



THE ARIZONA BOARD OF REGENTS

for and on behalf of

NORTHERN ARIZONA UNIVERSITY

REQUEST FOR QUALIFICATIONS
for
CONSTRUCTION MANAGER AT RISK SERVICES

NEW NURSING FACILITY
Project No. 09.340.261

DUE DATE/TIME: 2:00 pm on Thursday, February 26, 2026

ARIZONA BOARD OF REGENTS TRI UNIVERSITY MASTER CONTRACTS
STANDARD FORM 2025 EDITION

Time and Date of Pre-Submittal Conference

3:00 PM, February 3, 2026

Deadline for Inquiries

12:00 PM, February 20, 2026

Time and Date Set for Submittal

2:00 PM, February 26, 2026

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DIVISION I – ADVERTISEMENT

Arizona Board of Regents (“ABOR”), for and on behalf of Northern Arizona University (“Owner” and/or “University”) extends an invitation to interested **CONSTRUCTION MANAGER AT RISK (CMAR)** firms to submit in writing their qualifications to provide pre-construction and construction services for the **NEW NURSING FACILITY, PROJECT #: 09.340.261** on the University’s Flagstaff Mountain Campus. This solicitation follows the methodology prescribed by Section 3-804 of the ABOR Policy Manual.

This Request for Qualifications (RFQ) is for the CMAR’s pre-construction and construction services for construction of a new 40,000ft² building with a maximum construction budget of \$38,000,000, including contingency. The new building will be situated in the center of the NAU Flagstaff campus in the area currently occupied by the Peterson Hall, Academic Annex, and Babbitt Academic Annex buildings, which will be demolished as part of this project prior to the start of construction. The location of the new building is to the south of the campus science corridor and sits at a busy intersection of the north-south pedway and east-west routeway to/from the Health & Learning Center. This new building will contain state of the art classrooms, simulation labs, skills labs, teaching labs, offices, and gathering spaces to support a total student cohort of 1200 (projected growth from current cohort of 480) and associated College of Nursing faculty and staff.

Owner is seeking a CMAR with experience in construction of similar new construction projects in a higher education environment. Ideally, firms will have comparable experience constructing academic nursing buildings. Firms submitting a Statement of Qualifications (SOQ) in response to this Request for Qualifications (RFQ) must demonstrate comparable project-type experience and capability utilizing the Construction Manager at Risk delivery method, or comparable capability. The successful firm awarded a contract may be awarded additional work at Owner’s discretion for any other modifications or renovations at the project site through the warranty period of the project.

Any Offeror proposing to perform pre-construction and construction services must be appropriately licensed and registered, or in the process of obtaining licensure and registration, in the State of Arizona at the time of submission of the Qualifications.

An optional pre-submittal conference will be held on **Tuesday, February 3, 2026, at 3:00 PM**, via MS Teams. Information on how to join the video conference is located in Division III of the RFQ.

SCHEDULE OF DEADLINES

Advertise for Services: January 29, 2026

Pre-Submittal Conference (optional via MS Teams): 3:00 PM, February 3, 2026

Qualifications Due: 2:00 PM, February 26, 2026

Interviews with Shortlisted Firms (Optional): week commencing March 30, 2026 (Tentative)

Begin Contract Period: May 2026

Request for Qualification packages may be obtained from the NAU Planning, Design & Construction Bids & RFQs webpage at <https://in.nau.edu/facility-services/pdc/bids-rfqs/> after 3:00 p.m. local time on January 29, 2026.

Sealed Qualifications are due no later than Thursday, February 26, 2026, at 2:00 PM. Responses to the RFQ shall be received at Facility Services (Bldg. #77), at the Front Reception Desk, 501 E. Pine Knoll Drive, Flagstaff, Arizona 86011 (<https://in.nau.edu/university-transit-services/maps/>) or by mail to: Northern Arizona University, Box 6016, Flagstaff, Arizona, 86011. **Attention: Judith Scholar Winfield, Contracts Analyst, Sr., PDC.** If mailing the SOQ by courier (e.g., FedEx or UPS), please use the street address noted above.

Received sealed Qualifications will be opened immediately following the 2:00 PM deadline, and Planning, Design & Construction shall publicly announce the names of those firms submitting a response to this RFQ on the MS Teams meeting link provided in Division V of this RFQ. In-person attendance at this meeting shall not be permitted.

No telephonic, electronic, or facsimile Offer shall be considered. Offers received after the date and time set for opening will be rejected. The University reserves the right to extend the time and date set for opening.

The Board of Regents reserves the right to reject any or all SOQs, to waive or decline to waive any irregularities in any SOQ, or to withhold the award for any reason it may determine. Women-owned and minority-owned firms are encouraged to apply. Persons with a disability may request a reasonable accommodation.

All correspondence relating to this project should be addressed to:

NAU Facility Services
Attention: Judith Scholar Winfield
Box 5637
Northern Arizona University
Flagstaff, Arizona 86011
Email: judith.scholarwinfield@nau.edu

ARIZONA BOARD OF REGENTS
By: Jeff McKay
VP of Capital Planning and Campus Operations

DIVISION II – PROJECT DESCRIPTION AND SCOPE OF SERVICES

ARIZONA BOARD OF REGENTS NORTHERN ARIZONA UNIVERSITY REQUEST FOR QUALIFICATIONS (RFQ)

Northern Arizona University (“Owner” or “University”) extends an invitation to interested and qualified Construction Manager at Risk (“CMAR”) firms (“Offeror”) to submit a Statement of Qualifications (“SOQ” or “Qualifications”) for pre-construction and construction services for the **New Nursing Facility – Project #09.340.261**. The estimated construction budget for this project is \$38,000,000.

Any Offeror proposing to perform Construction Manager at Risk services must be appropriately licensed and registered in the State of Arizona by the Registrar of Contractors at the time of submission of the Qualifications.

This project will be built using Construction Management at Risk services. The Owner intends to form a team (consisting of the Owner, the Design Professional, and the contracted Construction Manager at Risk firm (CMAR)) that will work together in a cooperative and mutually supportive manner for the benefit of all the members of the team. Owner is looking specifically for an Offeror with the demonstrated ability to operate as a team member in a Construction Manager at Risk project delivery method arrangement, which may include a formal partnering arrangement.

PROJECT DESCRIPTION

This project is for construction of a new 40,000ft² building with a maximum construction budget of \$38,000,000, including contingency. The new building will be situated in the center of the NAU Flagstaff campus in the area currently occupied by the Peterson Hall, Academic Annex, and Babbitt Academic Annex buildings, which will be demolished as part of this project prior to the start of construction. The location of the new building is to the south of the campus science corridor and sits at a busy intersection of the north-south pedway and east-west routeway to/from the Health & Learning Center. This new building will contain state of the art classrooms, simulation labs, skills labs, teaching labs, offices, and gathering spaces to support a total student cohort of 1200 (projected growth from current cohort of 480) and associated College of Nursing faculty and staff.

The University is seeking a CMAR with experience in construction of similar new construction academic nursing buildings in a higher education environment. Firms submitting a Statement of Qualifications in response to this Request for Qualifications (RFQ) must demonstrate comparable project-type experience and capability utilizing the Construction Manager at Risk project delivery method, or comparable capability. The successful firm awarded a contract may be awarded additional work at Owner’s discretion for any other modifications or renovations at the project site through the warranty period of the project.

DRAFT PROJECT SCHEDULE

Design	Spring 2026 – Spring 2027
Demolition of existing buildings	Summer 2027
Construction of Underground/Utility Package:	Summer 2027
Construction of Vertical Construction begin:	August/September 2027

Substantial Completion:

December 2028

Final Completion:

June 2029

PROJECT LOCATION AND SITE DESCRIPTION

Northern Arizona University is located on a volcanic plateau at the base of the San Francisco Peaks, the highest mountains in Arizona. The 480-acre main campus is located in Flagstaff, Arizona. Flagstaff is a four-season city located at an elevation of 7,000 feet. Because the campus is at an elevation of 7000 feet, the climate is vigorous, with cold winters and mild summers. Diurnal temperature changes are considerable, resulting in average first and last occurrences of 32° F. in September and June. Temperature extremes range from -32° F. to 97° F., with average minimums in January of 14° F. The mountain campus includes approximately 170 buildings with over 6.9 million square feet, including buildings in the Arizona Normal School Historic District which exceeds 100 years of age. The University is governed by the Arizona Board of Regents (ABOR) and is a fully accredited institution of higher learning supported by the State of Arizona.

The New Nursing Facility will be located on the site currently occupied by the Peterson (Building 22) and Babbitt Academic Complex (Building 23) buildings bordered by the campus north-south pedway, McCreary Drive and Beaver Street. The building location on the site is to be reviewed and designed as part of this project and should encompass an appropriate size to accommodate future projects on this site. The property is within the campus boundary, and not restricted by city zoning.

All areas described above are owned by the Arizona Board of Regents. The existing structures have been identified to contain asbestos and asbestos abatement must be completed prior to demolition. The scope of work does not include relocation of the occupants of Babbitt Academic Annex, but does include the demolition of the three buildings and associated site work. Areas of the site adjacent to the new building should be designed for replacement parking and green space.

SCOPE OF SERVICES

Proposed services for this project include design phase construction management (pre-construction) and construction services.

The contracted Construction Manager at Risk will begin in an agency support role for design phase services. At some point prior to construction, the CMAR will assume the risk of delivering the project through a guaranteed maximum price (GMP) contract.

After agreement on the GMP, the contract agreement shall become a contract for construction and warranty services. The University may terminate the contract if the GMP is not agreed by Owner and CMAR. The CMAR will be responsible for construction means and methods, and will be required to solicit bids from prequalified subcontractors to perform the work using the Owner's subcontractor selection process. The CMAR may also compete to self-perform limited amounts of work. Complete construction services include all labor and materials to provide a complete project.

Details of the scope of the required services will be furnished to the selected firm at the time of selection. However, listed below are a sample of services that may be required under this project.

A. Preconstruction/Design phase services by the CMAR shall include at a minimum, but are not limited to:

- incorporate University design guidelines and technical standards;
- provide detailed cost estimating and knowledge of marketplace conditions;
- provide for construction phasing and scheduling that will minimize interruption to Owner operations;

- provide project planning and scheduling;
- advise the team on choosing sustainable building materials in an effort to meet Owner's commitment to our Carbon Neutrality Action Plan: <https://in.nau.edu/green-nau/nau-climate-action-plan/>;
- provide alternate systems evaluation and constructability studies;
- advise the Owner of ways to gain efficiencies in project delivery;
- provide long-lead procurement studies and initiate procurement of long-lead items;
- prepare GMP package(s);
- lead the permitting processes;
- participate with the Owner in a process to set goals and prequalification meetings for subcontractor participation;
- select subcontractors/suppliers for this project;
- protect the Owner's expectations of quality and safety, and sensitivity to environmental factors.

B. Construction phase services by the CMAR shall include at a minimum, but are not limited to:

- incorporate University design guidelines and technical standards;
- construct the project on schedule and in budget;
- bond and insure the construction;
- coordinate with various Owner departments, other agencies, utility companies, etc.;
- arrange for procurement of materials and equipment;
- schedule and manage site operations;
- bid, award, and manage all construction related contracts while meeting the Owner bid requirements including subcontractor participation goals;
- provide quality controls;
- prepare meeting minutes and maintain records up-to-date;
- address all Owner, state, and federal permitting requirements;
- work in a cooperative manner to address any changes that may arise during construction;
- provide all required closeout documents, and;
- maintain a safe work site for all project participants.

DIVISION III – PRE-SUBMITTAL CONFERENCE

An optional pre-submittal conference to be held online at:

DATE:	Tuesday, February 3, 2026
TIME:	3:00 PM Arizona Local Time
LOCATION:	https://events.teams.microsoft.com/event/69dadc16-847f-41aa-ad84-7ef042a1a9b9@27d49e9f-89e1-4aa0-99a3-d35b57b2ba03

The conference may be recorded and the recording may be posted as soon as possible following the conference on the following webpage: <https://in.nau.edu/facility-services/pdc/bids-rfqs/>

At this pre-submittal conference, Owner will discuss the scope of work, general contract issues, and respond to questions from the attendees. **Owner, including any agents or representatives, will not be available to respond to individual inquiries regarding the project outside of this pre-submittal conference. It is strongly recommended that interested firms attend the pre-submittal conference, although it is not mandatory.**

Neither Offerors, nor members of their team, shall communicate concerning this project with selection committee members, students, and employees of the University, except as stipulated in this Request for Qualifications. **Failure to abide by this requirement may result in rejection of the Offeror's Statement of Qualifications.**

DIVISION IV – SELECTION CRITERIA

The Owner intends to utilize a Construction Manager at Risk (CMAR) project delivery method for this project. In this delivery method, the CMAR team is selected using a qualifications-based selection process. It is the Owner's intent to select the Offeror, which is most favorable in all respects, as assessed through the following selection criteria, to achieve the successful realization of this project.

Upon ranking of the most-qualified Offeror, the Owner will negotiate a fee for Pre-Construction Phase services. During the Pre-Construction Phase, a Guaranteed Maximum Price (GMP) will be prepared and negotiated.

A selection committee will evaluate the Statement of Qualifications submitted in response to this RFQ.

The evaluation criteria will relate to the qualifications of the Offeror to perform the services under this RFQ. This evaluation will be based on the following:

<u>Criteria</u>	<u>Maximum Points</u>
(A) Introduction	5
(B) Prime Firm Project Experience	20
(C) Additional Project Experience	5
(D) Prime Team Member Experience	15
(E) Understanding of the Project	45
(F) Project management controls and team approach	45
(G) Work Location	5
(H) Overall Evaluation of the Firm	15
(I) Submittal Certification	0
(J) Resumes	0
(K) For those Offerors shortlisted based on items A - J, the evaluation may include an interview.	
Total Points for SOQ Evaluation	155

Deviations and Exceptions: Deviations from the stated requirements or exceptions stipulated by an Offeror in their SOQ may result in disqualification. Language to the effect that Offeror does not consider this solicitation part of the contract may result in rejection of the Offeror's SOQ. Further qualification requirements are outlined in Division V – Statement of Qualifications Requirements.

The Statement of Qualifications submitted should be fully self-contained and include the information requested below, **listed in order and index tabbed** the same. Additional response formatting requirements are outlined in Division V – Submittal Requirements.

(A) INTRODUCTION (5 points max)

- 1) Please provide an introduction highlighting the prime firm's or (if a legal joint venture) prime team's qualifications for this particular project.
 - a) If your firm is teaming with another firm, the relationship needs to be clearly identified in this section. **Only legal teaming relationships will be recognized.** Teams that are arranged as a single prime firm are preferred.
 - b) Any firms that are submitting as a joint venture or another legal partnering agreement must submit the contract for the formal arrangement before an interview, if shortlisted (do not submit as part of the Qualifications package).
- 2) Indicate the following information for the primary point(s)-of-contact of the prime firm:
 - a) Name

- b) Telephone number
- c) Direct e-mail address – ***e-mail with this point-of-contact will be Owner's primary form of communication with the firm so ensure accuracy.***

- 3) List the Arizona professional and contractor licenses held by the firm/team and the key personnel who will be assigned to this project. Provide the license number and explain if held by an individual or the firm.
- 4) Provide an organization chart that represents the intended roles, responsibilities, authorities, and relationships. Please include all key members of the team.
- 5) Identify any contract or subcontract held by the firm or officers of the firm, which has been terminated within the last five years. Identify any claims arising from a contract which resulted in litigation or arbitration within the last three years. Briefly describe the circumstances and the outcomes.
- 6) Provide a statement on surety letterhead from an A- or better surety company describing the Company's bonding capacity, as a separate page to the introduction section.

(B) PRIME FIRM PROJECT EXPERIENCE (20 pts max)

Reference Item (A)1) above for who the Prime Firm is.

- 1) Identify a minimum of five (7) and a maximum of seven (7) comparable projects in which the firm served as the CMAR during design and construction.

The listed projects must demonstrate, through previously completed work, that the firm has developed expertise to provide pre-construction and construction services as required for this project.

For each project listed, please provide:

- a) A description of the project, including the name of the owner, the architect, the project square footage, the project location, the year it was built, and at least one picture. The description must include details appropriate to the New Nursing Facility project, the project's LEED rating, and if the project site was occupied during construction or adjacent to an occupied building(s). Further, identify the elevation of the project location.
- b) The role of the firm on the project, specifying services provided during pre-construction phase, (i.e. cost estimating, scheduling, value engineering, etc.)
- c) The original construction budget per the construction agreement, actual bid or GMP amount, and the final construction amount. If final construction amount is greater than bid/GMP amount, differentiate between owner-requested change orders and those attributable to construction costs. Also indicate the amount of all contractor's contingency (including both design and construction contingencies) used on the project.
- d) The original project schedule by listing design phase start date, construction start date, and Substantial Completion date. Compare the *contractual* dates with *actual* respective dates. Explain any differences between original and actual project schedule milestones.
- e) The name and role of individuals from the proposed team who worked on each project listed in this section.

f) The name and current phone number of the owner's project manager or other owner representative for the project.

A higher evaluation weighting will be applied to those firms who can substantiate successful demonstrated experience on:

- Comparable projects utilizing a CMAR project delivery method.
- Comparable projects that were sustainably constructed.
- Comparable projects with institutions of higher education.
- Comparable projects at similar climates and elevations.
- Comparable projects which were completed **5** or fewer years ago.
- Comparable projects which were of a similar size and programming.

(C) ADDITIONAL PROJECT EXPERIENCE (5 points)

- 1) List all CMAR project delivery method projects awarded to your firm by Northern Arizona University, Arizona State University and the University of Arizona during the last two years, all projects currently ongoing, and/or all projects for which your firm has been selected but are not yet under contract. For each project provide the project description, award date (note if pending), construction cost, status of completion, and estimated completion date. As part of the selection process, the University has the responsibility of taking into account the size and complexity of the project under consideration, the resource investment of the Offeror in current work, and the amount or quality of previous work recently performed for the University, in order to extend CMAR project delivery method opportunities to a broad representation of qualified firms.

(D) PRIME TEAM MEMBER EXPERIENCE (15 pts max):

- 1) Identify the specific individuals from the prime construction firm who are proposed to be assigned to this project. Clearly identify the following specific individual(s) responsible for the following roles:
 - a) the person who will be responsible for day-to-day management of the project, and coordination and communication with the University during all phases of design and construction;
 - b) the person(s) who will lead the pre-construction phase;
 - c) the person(s) who will lead the construction phase;
 - d) the superintendent;
 - e) the person(s) who will lead the project documentation efforts;
 - f) the LEED® Accredited Professional who will champion sustainable construction.

A higher evaluation weighting will be applied to those firms who can substantiate and ensure that the same person will lead the design and construction phase.

- 2) For each key person identified, list their length of time with the firm and at least two comparable projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the firm in Section B above, provide just the project name and the role of the key person.

For other projects provide the following:

- a) Description of project
- b) Role of the person
- c) Contractor method (i.e., General Contractor, Construction Manager at Risk, Design-Build)
- d) Project's original contracted construction cost and final construction cost

- e) Construction start and completion dates
- f) Project owner
- g) Reference information (current owner representative name with telephone number for each project listed)

3) Describe the current workload and availability of key staff to service the project (include existing projects, pending projects, and this proposed project). Also, complete the following chart for a visual depiction of the workload. Expand as necessary.

Team Member	Role	Preconstruction	Construction
Name	Project Director	xx%	xx%
Name	Preconstruction Manager	xx%	xx%
Name	Construction Project Manager	xx%	xx%
Name	Superintendent	xx%	xx%
Name	Other Roles	xx%	xx%

Note that your firm will need to notify Owner of any substantial change in anticipated workload. Further, substituting different team members at any point in the project will require both written notification to and approval of Owner.

4) Describe the experience this proposed team has working together on previous projects. Include the following chart for a visual depiction of past experience. Expand as necessary.

Team Member	Role	Project 1	Project 2	Project 3	Additional projects as needed
Name	Project Director	Indicate what percentage of time was spent on project and in what role			
Name	Preconstruction Manager				
Name	Construction Project Manager				
Name	Superintendent				
Name	Other Roles				

A higher evaluation weighting will be applied to those firms who can substantiate the proposed team has experience working together on past similar projects.

- 5) Describe the value this team brings to pre-construction, specifically programming, and how the team could transition into further phases of the project.

(E) UNDERSTANDING OF THE PROJECT (45 pts max):

- 1) Discuss the major opportunities and challenges your team has identified on this project and describe how you intend to address those issues. Give examples of how your team has addressed similar challenges.
- 2) Describe your methodology for providing reliable pricing at each stage of design. How do you determine what to carry for contingency at these phases in order to maximize the Owner's budget?
- 3) How does your firm evaluate design and material selection for not just constructability, but maintainability? How do you push the boundary on new building materials and techniques while balancing an Owner's ability to train staff to maintain after turnover? What are specific areas for review in a nursing building?
- 4) Describe the type of collaboration needed between the designer and the CMAR in the pre-construction phase.
- 5) Describe how principles of integrated project delivery could be applied to this project, and what role your team would have?
- 6) What is the advantage to the Owner of delivering this project via the CMAR delivery method as opposed to other delivery methods? Why is your firm specifically positioned to deliver that advantage?

(F) PROJECT MANAGEMENT CONTROLS AND TEAM APPROACH (45 pts max):

- 1) Attached to this Request for Qualifications is the link to the Northern Arizona University Construction Manager at Risk Contract, which contains requirements on subcontractor selection (General Conditions Section 2).
 - a) Describe how you intend to implement this subcontractor selection plan including your recommendations for subcontractor trades to be selected by qualifications only vs. qualifications and bids; and discuss the benefit that your subcontractor selection plan provides to the project.
 - b) Which subcontractors would you intend to select during the pre-construction phase and why?
- 2) Budget Methodology and Cost Control
 - a) Define how estimates of probable construction cost are established and maintained with respect to the Owner's project budget; Describe how estimates are calculated and updated in real-time.
 - b) Explain how constructability reviews, value engineering, and other design phase cost controls will be utilized;
 - c) Define how change orders and other potential add-costs during the construction phase will be avoided and controlled. Describe how change order requests from subcontractors will be reviewed and processed quickly.
- 3) Quality Control
 - a) How does your team minimize the knowledge gap from preconstruction to construction between

team members on both your team, as well as the Owner and the Design team?

- b) Explain how your firm will ensure necessary communication to the entire team and assist the team in producing properly executed drawings for this project.
- c) Summarize your approach to quality control and quality assurance during construction of the project, especially as it relates to design and construction under Flagstaff's climate conditions.

4) Schedule Control

- a) This RFQ outlines a draft schedule. Provide a proposed construction project schedule with recommended phasing for GMP and construction packages. The move of occupants out of Babbitt Academic Annex cannot happen until May 2027.
- b) What are risks to the proposed schedule? How can your firm mitigate these risks?
- c) How does your firm ensure fast and accurate estimates for each design phase?
- d) Provide information on your data management, including RFI, ASI and submittal reviews, in order to stay on schedule.
- e) Provide information on how to maintain the schedule while working within the guidelines of Owner's Technical Standards, Permit Process, and general construction procedures.

5) Sustainability

- a) Explain how your firm can assist the project team in designing a project that is durable and maintainable.
- b) Describe how your team can assist in incorporating life cycle planning, energy efficiency, durability, water conservation, and other sustainable design aspects into this project.

6) Site Logistics

- a) Explain how your firm will maintain access to the surrounding buildings, as well as the main pedestrian walkway? There are thousands of students that walk by this site every day. How do you ensure safety?
- b) Beaver Street forms the University's Transit Spine, which is a primary bus route. How will you ensure the bus schedule is not affected by the project?
- c) Describe your experience delivering construction material to site through a congested area (i.e. a busy campus, busy city, etc.)
- d) Include a high-level proposed site logistics plan

7) Describe your firm's program for Veteran employment.

8) Describe what makes your firm stand out above your peers, and why your firm should be chosen as the most qualified Offeror for this project.

(G) WORK LOCATION (5 points max):

- 1) Indicate the proximity of the Offeror's office to the Northern Arizona University campus in Flagstaff, Arizona and the home office location of key staff on this project. Include any logistical challenges your current location presents as related to the project location and how those challenges would be addressed.
- 2) Define the team's familiarity of the project area and their knowledge of the local labor and materials markets, highlighting any potential challenges.

(H) OVERALL EVALUATION OF THE FIRM (15 points max): This is the overall evaluation of the firm/team and its perceived ability to provide the required services, as determined by the selection panel members along with any client references obtained by the committee or given by the Design Professional. No submittal response is required.

(I) **SUBMITTAL CERTIFICATION. (0 points – not included in maximum page count)**
Include **Attachment B – RFQ Submittal Certification** and **Attachment C – Boycott of Israel Certification** found in Part II of this Request for Qualifications as the last item in this section.

(J) **RESUMES (no separate points – points to be attributed to project team scores):**
Resumes will help determine the level of skills and qualifications of each proposed individual related to this specific type of project. Resumes for each key team member shall contain employee information only and no additional company information. Resumes should include the individual's project experience, including projects' size, brief description, and cost. **Resumes shall be limited to a maximum length of ONE (1) page per person. Resumes should not include project pictures or general firm information.**

DIVISION V – SUBMITTAL REQUIREMENTS

Submit RFQ response using the format listed in Division IV, in order and index tabbed to match. Failure to follow instructions regarding format may result in rejection of Offer.

RFQ responses to be submitted as:

- One (1) complete SOQ in an 8.5" x 11" format, using double-sided printing, spiral bound, and clearly marked as original and two (2) copies clearly marked as copies for a total of three (3).
- One (1) digital copy of the complete SOQ in a single PDF file on a USB flash drive.
- Use a font size no less than 10 points.
- Limit SOQ to twenty-five (25) pages. Included in the page count are Cover Letter and responses to Division IV Items A through G. Item H – Overall Evaluation of the Firm does not require a response. Item I – Submittal Certification and Item J – Resumes are excluded from the twenty-five (25) page count. A page is defined as any side of the paper that has content (i.e. a piece of paper printed with information on both sides is considered two pages). **Front and back covers, Table of Contents pages and tabbed divider pages will not be counted if they do not contain submittal information. Resumes should not include project pictures or general firm information.**
- On the outside of the sealed submittal package display the Offeror's name, project title and project number.

All qualifications submittals should be sent or delivered to:

Facility Services Building, Building No. 77
Front Reception Desk
Flagstaff, Arizona (southwest corner of Pine Knoll Drive and San Francisco Drive)

- or -

NAU Facility Services
PO Box 6016
Flagstaff, Arizona, 86011

- or for FedEx/UPS/Other Courier -

NAU Facility Services
501 E. Pine Knoll Dr.
Building 77, Main Entrance Reception Desk
Flagstaff, Arizona, 86011

Attention: Judith Scholar Winfield, Contracts Analyst, Sr., Planning, Design & Construction

Note: **THE CMAR SHALL NOT SUBMIT OR COMMUNICATE, IN ANY FORM TO THE UNIVERSITY, ANY INFORMATION ON FEES, PRICE (HOURLY RATES), MAN-HOURS OR ANY OTHER ASSOCIATED COST INFORMATION. ARIZONA LAW PROHIBITS THE UNIVERSITY FROM CONSIDERING ANY INFORMATION ON FEES, PRICE (HOURLY RATES), MAN-HOURS OR ANY OTHER COST INFORMATION DURING THE REQUEST FOR QUALIFICATIONS (RFQ) COMPETITION.** Accordingly, any sealed formal qualifications that contain any information of this type will be deemed non-responsive, will not be considered, and will be returned to the Offeror. This exclusion of information applies to the Offeror's formal sealed qualifications, to any discussion/interview and to all other aspects of the RFQ competition.

Please be advised that failure to comply with the following criteria may be grounds for disqualification:

- The number of originals and/or copies of the RFQ response specified.
- Adherence to the maximum page requirement for the SOQ.
- Deposit of qualifications in correct location.
- Submitting pricing information, which is not allowed at the RFQ stage.
- Failure to provide required information
- Inappropriate communication (see Division VII – Restriction on Communications)

Received sealed qualifications will be opened immediately following the 2:00 PM deadline and Planning, Design & Construction shall publicly announce the names of those firms submitting a response to this RFQ on the Teams meeting link provided below. In person attendance shall not be permitted.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/29170183660440?p=XLKFOYmsRJ3yNhvAVq>

Meeting ID: 291 701 836 604 40

Passcode: nB7LE3YU

Dial in by phone

[+1 928-331-0022, 64213969#](tel:+19283310022,64213969#) United States, Gila Bend

Phone conference ID: 642 139 69#

DIVISION VI – THE SELECTION PROCESS AND PROJECT SCHEDULE

SELECTION PROCESS. A Selection Committee will evaluate and score each submitted Statement of Qualifications to arrive at a shortlist of no less than three (3) and no more than five (5) Offerors, who may be required to participate in interviews. The University reserves the right to determine the interview process an optional component and proceed, at its discretion, to verify references. If an interview is held, the Selection Committee may secure additional information and additional reference checks or visit completed projects following the interview.

The following are tentative project schedules and may be modified as required by the University:

SCHEDULE OF DEADLINES

Advertise for Services:	Thursday, January 29, 2026
Pre-Submittal Meeting:	Tuesday, February 3, 2026, at 3:00 PM
Deadline for Inquiries:	Friday, February 20, 2026, at 12:00 PM
Qualifications Due:	Thursday, February 26, 2026, at 2:00 PM
Interviews with Short-listed Firms (optional):	Week Commencing March 30, 2026 (Tentative)
Begin Contract Period:	May 2026
Construction Start:	Summer 2027
Construction Complete	December 2028
Final Completion	June 2029

DIVISION VII – GENERAL INFORMATION

DEFINITIONS. All definitions are per ABOR Policy, the Construction Agreement, and Owner's Design Guidelines and Technical Standards, unless otherwise defined within.

SOLICITATION OF QUALIFICATIONS BY FACILITY SERVICES. All solicitations are performed in accordance with University policies and procedures.

INFORMAL QUESTIONS. If you have informal questions about technical information regarding this Request for Qualifications or if you have informal questions about the purchasing process, please contact:

Judith Scholar Winfield, Contracts Analyst, Sr. Tel: (928) 523-4468

The University will answer informal questions verbally. University makes no warranty of any kind as to the correctness of any verbal answers and uses this process solely to provide minor clarifications rapidly. Verbal statements or instructions shall not constitute an amendment to this RFQ. Offerors shall not rely on any verbal responses from the University. If you have formal questions about any part of this Request for Qualifications, which could result in a material issue or a formal amendment to this RFQ, see **INTERPRETATIONS AND ADDENDA** below.

INTERPRETATIONS AND ADDENDA. Should an Offeror find any ambiguity, inconsistency or error in the Request for Qualifications, or should the Offeror be in doubt as to their meaning, they shall at once notify the Contracts Analyst, Sr. Or Contracts Analyst for Planning, Design, & Construction identified in this Request for Qualifications, in writing (contact information noted below), who will send a written addendum by e-mail to all registrants on the University Contractor Listserv. All written addendums will also be posted to the Planning, Design & Construction [Bids&RFQs webpage](#). Neither the University nor its representatives will be responsible for verbal instructions or information. Interpretation or correction of the RFQ will be made only by written addendum, which will be communicated as noted above. The University is not responsible for any other explanations or interpretations of the RFQ.

If an Offeror on the final shortlist fails to receive any addendum, or should fail to acknowledge receipt of same, the Offeror shall have the option of staying on the final short list under the terms of the Request for Qualifications or of withdrawing from the final shortlist in which event the next most qualified Offeror will be added to the final shortlist. The Owner is not responsible for assuring delivery of addenda to any Offeror. Failure to receive addenda or failure to acknowledge receipt shall not constitute a basis for claim, protest, or reissue of the Request for Qualifications.

This RFQ, the qualifications submittal of the successful Offeror and any addenda issued by the Owner during the RFQ period are to be included in and will become a part of the Agreement when awarded. The Offerors shall acknowledge receipt of addenda in the space provided, on the RFQ Submittal Certification, see Attachment B.

All formal inquiries or requests for significant or material clarification or interpretation, or notification to the University of errors or omissions relating to this Request for Qualifications must be directed, in writing by email to:

Judith Scholar Winfield, Contracts Analyst, Sr.
Planning, Design and Construction
Facility Services
Northern Arizona University
P.O. Box 6016
Flagstaff, AZ 86011
Email address: judith.scholarwinfield@nau.edu

Such requests must be submitted on a copy of the Submittal Inquiry Form in Attachment D of this RFQ. All formal inquiries must be submitted before the time and date set for this RFQ. Failure to submit inquiries by the deadline may result in the inquiry not being answered.

RESTRICTION ON COMMUNICATIONS. Neither Offerors nor members of their team shall communicate concerning this Project with Selection Committee members, students, and employees of the University, except as stipulated above. **Failure to abide by this requirement may result in rejection of the Offeror's qualifications submittal.**

PROPRIETARY INFORMATION. If Offeror is submitting any information you consider proprietary, Offeror must place it in a separate envelope and mark it "Proprietary Information". If University Legal Counsel concurs, this information will not be considered public information. The University Legal Counsel is the final authority as to the extent to which material is considered proprietary or confidential. The University assumes no liability for disclosure or use of unmarked data. Unless identified, information submitted in response to this RFQ may be disclosed pursuant to the applicable Arizona Public Records Law and applicable Arizona Revised Statutes.

PROFESSIONAL LICENSE/REGISTRATION IN ARIZONA. Any individual or firm that is proposing to perform pre-construction and construction services must be appropriately licensed / registered in the State of Arizona at the time of submission of the Statement of Qualifications.

RELATED WORK. The successful firm awarded a contract may be awarded additional work at Owner's discretion for any other modifications or renovations at the project site through the warranty period of the project, which may be authorized under a separate contract.

OFFERORS INTERESTED IN MORE THAN ONE RFQ RESPONSE. No person, firm, partnership, or corporation shall be allowed to submit as a prime firm/team member on more than one Statement of Qualifications for services on the same project. A person, firm, partnership, or corporation, who has submitted as a subcontractor to an Offeror, is disqualified from submitting a Statement of Qualifications for the project as a prime Offeror. A person, firm, partnership, or corporation shall be allowed to submit subcontractor Qualifications to more than one Offeror.

OBLIGATIONS. This RFQ does not obligate the University to pay any costs incurred in the preparation and submission of a Statement of Qualifications nor to enter into an agreement with any of the applicants.

WITHDRAWAL OF QUALIFICATIONS. Qualifications may be withdrawn either personally or by written request at any time.

RETURN OF QUALIFICATIONS. The University will not return any Qualifications that are submitted.

AWARD OR REJECTION OF QUALIFICATIONS. Owner has the right to cancel this Request for Qualifications, to reject any or all submissions of Qualifications, and to waive or decline to waive any irregularities in any submitted Qualifications, or to withhold the award for any reason it may determine in the best interest of the University and also reserves the right to hold open any or all Qualifications for a period of ninety (90) days after the submission due date thereof and the right to accept Qualifications not withdrawn before the scheduled due date.

DELIVERY OF INSURANCE POLICIES OR CERTIFICATES AND EXECUTION OF AGREEMENT. Promptly after negotiation of the priced Statement of Qualifications, Owner will deliver to the successful Offeror the Construction Manager at Risk Agreement to be executed by the successful Offeror. This

Agreement will be the form in Attachment E or the University's then current form of agreement. The successful Offeror shall execute and return to Owner the Agreement within ten (10) days after receipt of the Agreement. Failure to return the executed copies of the Agreement may result in rejection of the successful Offeror's Qualifications and withdrawal of the award. Within three (3) days of issuance of the Agreement, the successful Offeror shall deliver to Owner the required insurance policies or certificates in a form satisfactory to the University. Failure to do so may result in rejection of the successful Offeror's Qualifications and withdrawal of the award.

NEGOTIATION OF THE AGREEMENT. The University may proceed to negotiate a contract for services at a compensation which the Owner determines to be fair and reasonable. In making this decision, the University may take into account the estimated value of the scope of services, the complexity, and the professional nature of the services to be rendered. A personnel plan will be requested as a part of the fee Statement of Qualifications. If Owner is unable to negotiate a satisfactory contract with the Offeror considered to be the most qualified, at a price determined to be fair and reasonable, negotiations with that Offeror will be formally terminated. The Owner may then undertake negotiations with the next most qualified Offeror in sequence until an agreement is reached or a determination is made to reject all Qualifications. The Owner will negotiate a fixed fee for preconstruction services. Prior to any construction, a guaranteed maximum price (GMP) and construction phase fee will be negotiated. If a GMP is successfully negotiated, the preconstruction contract will be amended to incorporate the established construction phase fee and GMP into the Agreement.

When a Guaranteed Maximum Price is agreed upon by the Owner and the Construction Manager at Risk, the contract will become a contract for construction. If negotiations for a Guaranteed Maximum Price are not successful, the Owner may terminate the contract.

SITE VISIT. In advance of negotiating an agreement for preconstruction services, the highest ranked Offeror will be requested to participate in a site visit with representatives of the Owner to become familiar with the project site and to discuss the Owner's needs. The Offeror's key team members for the project shall attend the meeting. Prior to the meeting, the highest ranked Offeror will have received from the Owner available project documentation, including estimates budgets, DP project deliverables, drawing formats and other relevant information that the Owner deems appropriate.

REGULATIONS. Should fee negotiations result in an agreement, the agreement will be subject to all the provisions of the University Procurement Code as issued by the Arizona Board of Regents, and will include all the terms, clauses, and conditions required by the University Procurement Code.

SMALL BUSINESS. The University is committed to the development of Small Business and Small Disadvantaged Business (SB & SDB) suppliers. If subcontracting is necessary, the Offeror shall make every effort to use SB & SDB in the performance of the Contract.

PROTESTS. The University believes that it can best maintain its reputation for treating contractors and/or suppliers in a fair, honest, and consistent manner by conducting solicitations in good faith and by granting competitors an equal opportunity to win an award. If Offeror feels that the Owner has fallen short of these goals, Offeror may submit a protest pursuant to the Arizona Board of Regents procurement procedures, Section 3-809, in particular Section 3-809C. This paragraph does not include all of the provisions of the Regents procedures, but it does provide information to initiate a protest. First, Offerors must be an "interested party". "An interested party" is an actual or prospective contractor submitting a Statement of Qualifications whose direct economic interest may be affected by the issuance of a solicitation, the award of an agreement, or by the failure to award an agreement. Whether an actual prospective contractor has a direct economic interest will depend upon the circumstances in each case. At a minimum, the interest must be substantial and must be tangibly affected by the administrative action or proposed action concerned in the case. Second, Offeror must submit the protest in a timely manner. In procurements requesting Statement

of Qualifications, protests based upon alleged errors, irregularities or improprieties in a solicitation that are apparent before the closing date for receipt of initial Statement of Qualifications shall be filed before the closing date for receipt of initial Statement of Qualifications.

Protests concerning improprieties that do not exist in the initial solicitation, but that are subsequently incorporated into the solicitation, shall be filed by the next closing date for receipt of Statement of Qualifications following the incorporation. In cases other than those just covered, protests shall be filed no later than ten (10) days after an agreement is awarded in connection with the procurement action. Failure to file a protest in a timely manner shall be deemed a waiver of all rights. Third, and finally, protests shall be in writing and shall include the following information: (1) The name, address, area code, telephone number, and fax number of the protestor; (2) The signature of the protestor or its representative; (3) Identification of the solicitation or agreement number; (4) Detailed statement of the legal and factual grounds of the protest including copies of relevant documents; and (5) The response or relief requested. Protests should be directed to:

Becky McGaugh, Associate Vice President
Contracting, Purchasing & Risk Management
Northern Arizona University
545 E. Pine Knoll Drive
Flagstaff AZ 86011

Tel: (928) 523-6415
FAX: (928) 523-9441
Email address: becky.mcgaugh@nau.edu

Please note that the University takes protests very seriously, and expects Offerors to do so as well. Frivolous protests will not result in any gain for your firm.

COOPERATIVE PURCHASING AGREEMENTS. 15.01 An award of contract resulting from this RFQ may be extended for use to other municipalities and government agencies of the state. Any such usage by other municipalities and government agencies must be in accordance with the ordinance, charter and/or rules and regulations of the respective political entity. Any public agencies not identified within this RFQ who wish to cooperatively use the contract are subject to the approval of Proposer.

Owner is a member of S.A.V.E. (Strategic Alliance for Volume Expenditures), which consists of numerous municipalities, counties, universities, colleges, schools, cities, and other Arizona State agencies. These cooperatives are achieved through Intergovernmental Agreements (IGA) in accordance with provisions allowed by A.R.S. § 11-952 and § 41-2632. The IGAs permit purchases of material, equipment and services from proposers at the prices, terms and conditions contained in contracts originated between any and all of these agencies and a successful Respondent.

TIME. All time shall be assumed to be Arizona local time.

ATTACHMENT LIST

ATTACHMENT A: SITE LOCATION MAP

ATTACHMENT B: RFQ SUBMITTAL CERTIFICATION

ATTACHMENT C: BOYCOTT OF ISRAEL CERTIFICATION

ATTACHMENT D: SUBMITTAL INQUIRY FORM

ATTACHMENT E: WEBLINKS TO NAU STANDARD FORM AGREEMENTS FOR DP AND CMAR

ATTACHMENT F: NAU AND CON BRAND SHOWCASE (ABRIDGED VERSION)

ATTACHMENT A: SITE LOCATION MAP

Parking Information

Year round a permit or paid short term parking is required to park on campus.

Weekdays (after 4:30 pm) and weekends all day, commuter and most employee lots are open to all permits unless otherwise posted.

Weekends all day, commuter and most employee lots are open to all permits unless otherwise posted.

NOTE - Please be aware some lots are closed 12am-7am, where posted.

Visitor Parking (hourly/daily options)

- P** Parking garage (96A, 96B)
- P** Public parking - purchase a permit at nearby kiosk
- P** Parkmobile
- i** Kiosk - purchase a permit here
- P** Pay by space - purchase a permit at nearby kiosk (2 hour max)
- P** Meter (2 hour max)
- bus** Bus Stop
- +** Patient parking (P28A, P48A, and P49 only) Requires patient permit
- UP** University Police

Informational Only (not on map)

15 15 Minute Parking No Permit Required Stalls are located throughout campus.

ADA accessible parking is located in proximity to all campus buildings, and if unavailable, parking is permitted in any non-reserved stall with a valid NAU permit.

MC Motorcycle parking in designated stalls or white hashed areas not adjacent to ADA stalls or fire hydrants.

EV Car Charging Stations (P16A, P60, P96B) Fee for service

Parking Zones

- E** Employee
- NC** North Commuter
- 96A** Knoles Garage
- 96B** San Francisco Garage
- 96C** Mt. View Residents Only
- 96G** SkyView Garage
- R1** Residence parking
- R2** Residence parking
- R3** Residence parking
- R4** Residence parking
- R5** Residence parking
- R6** Residence parking
- SC** South Commuter



Building List Alphabetical

Departments/Buildings	Building #	Grid
Adel Mathematics	26	B-2
Admissions Welcome Center	60	C-3
Allen Hall	46	B-4
Anthropology Laboratory	49	C-5
Applied Research and Development	56	B-4
Aquatics and Tennis Complex	86	C-3
Ardrey Auditorium	37A	B-3
Ashurst Hall/Graduate College	11	B-2
Atmos. Observatory/Lutz Telescope	47	C-5
Babbitt Academic Annex	23	B-3
Babbitt Administrative Center	51	B-6
Bilby Research Center	52	B-5
Biological Sciences	21	C-2
Biology Greenhouse	18A	C-2
Blome (CIE)	2	B-1
Bookstore/Postal Services	35	C-3
Bury	8	B-2
Campbell Hall	6	C-2
Campus Heights Apartments	50	B-4
Campus Living/North Hall	5	C-2
CECMEE Field Station	97	C-7
Centennial Building	91	C-2
Ceramics Complex	80	D-7
Cline Library	28	B-3
Communication	16	B-2
Contracting and Purchasing Services	98B	D-7
Cowden Learning Community	38	B-3
Disability Resources	25	C-3
Drury Inn	58A	B-1
du Bois South Union	64	B-6
Eastburn Education	27	B-2
Engineering Research	98C	D-6
Engineering and Technology	69	B-7
Ernest Calderon Learning Community	29	B-4
Extended Campus Operations Center	98D	D-7
Facility Services/Property Surplus	77	D-7
Gabaldon Hall	53	B-5
Gammage	1	B-2
Gateway Student Success Center	43	B-4
Geology	12	B-2
Geology Annex	13	B-2
Gillenwater Hall	31	B-3
Greenhouse Complex	79	C-7
J. H. Health and Learning Center (HLC)	25	C-3
Health Professions	66	B-7
High County Conference Center	58	C-1
Hilltop Townhomes	59	C-4
Honors Living and Learning Community	41	B-4
Hughes Hotel and Restaurant Management	33A	C-3
Information Technology Services	54	B-4
Institute for Human Development	27A	A-3
International Pavilion	50A	B-5
KNAU	83	D-7
Learning Resource Center	61	B-6
Liberal Arts	18	C-2
Lumberjack Stadium	25	C-3
McConnell Hall	62	C-6
McDonald Hall	40	B-3
McKay Village	50B	B-4
Morton Hall	4	B-2
Mountain View Hall	55	D-3
Native American Cultural Center	14	B-2
North Heating and Cooling Plant	24	B-2
North Union/1899 Bar and Grill	3	B-2
Nursing	72	B-7
Old Main	10	B-2
Performing and Fine Arts	37	B-3
Peterson	22	C-3
Physical Sciences	19	C-2
Pine Ridge Village	95	C-6
Ponderosa	92	A-3
Printing Services	57	C-2
Prochnow Auditorium	3A	B-2
Raul H. Castro (SBS)	65	B-6
Raymond Hall	39	B-3
Reilly Hall	48	B-4
Riles/College of Arts and Letters	15	B-2
Rolle Activity Center	68	B-7
Roseberry Apartments	13A	B-2
ROTC	47A	C-5
School of Informatics, Computing, and Cyber Systems	90	A-4
Science Annex	20	C-2
Science and Health	36	B-2
Science Lab Facility	17	C-2
Sculpture Studio	84	C-7
Sechrist Hall	42	C-4
Skyview	87	B-5
Social and Behavioral Sciences	65	B-6
Social and Behavioral Sciences West	70	A-6
South Beaver School (PIE)	93	C-2
South Heating and Cooling Plant	67	B-7
South Village	71	B-8
Southwest Forest Science Complex	82	B-7
Student and Academic Services	60	C-3
Student Support Services	42	C-4
The Suites	75	B-6
Taylor Hall	9	B-2
Tinsley Hall	44	B-4
University Marketing	16A	B-2
University Police	98A	D-6
University Transit Services	91	C-2
University Union	30C	B-3
University Union Fieldhouse	30	B-3
The W. A. Franke College of Business	81	B-6
Walkup Skydome	73	C-6
Wettaw	88	C-2
Wilson Hall	45	B-4

Academic year hours: Monday – Thursday 7:30 a.m. – 10 p.m., Friday 7:30 a.m. – 4:30 p.m.

Summer hours: Monday – Thursday 7:30 a.m. – 4:30 p.m.

Front office: 928-523-6623 | Dispatch (after hours): 928-523-9066

Visitor parking

Daily and hourly parking options include pay-by-space, pay-and-display, metered parking, and parking garages. Permits may be obtained at kiosks, pay-by-phone, or online. Visitor parking is preferred in the parking garages and in lot P66. Visitors may ride the campus shuttle buses free of charge.

Pay-by-phone

Pay-by-phone options are available using the ParkMobile app. Download the ParkMobile app, register at parkmobile.com, or call 877-727-5950 and set up an account before using this option. Each lot has its own ParkMobile code and is lot-specific.

The most commonly used zones are as follows: lot P13 after 4:30 p.m. is zone 4693, lot P62 is zone 4692, lot P64 is zone 4691, and lot P66 is zone 4690. Please visit the app for all current zone options.

Bike program

Register your bike at the University Transit Services office at no cost; just bring the bike and your JacksCard. Registration is essential in locating your bike if it is lost or stolen, or if you are requesting your lock to be cut. University Transit Services also offers bike locker and enclosure rentals to protect your bike from the elements.

Motorist assistance

University Transit Services offers help with jump starts, tire inflations, lockouts, emergency gas, and bike lock cuts (for registered bikes only). Motorist assistance is offered during the hours of operation listed above.

Shuttle information



Mountain Line Route 10 Hours when NAU is in Session:

Mon. – Thurs.: First bus departs Stop 1 at 6:25 a.m. Last bus departs at 10:05 p.m. Buses run every 20 minutes from 6:25 a.m. – 8:45 a.m. Every 8 minutes from 9:00 a.m. – 4:04 p.m. Approximately every 20 minutes from 4:17 p.m. to 10:05 p.m.

Friday: First bus departs Stop 1 at 6:25 a.m. Last bus departs at 10:05 p.m. Buses run every 20 minutes from 6:25 a.m. – 8:45 a.m. Every 10 minutes from 9:55 a.m. – 3:55 p.m. Approximately every 20 minutes from 4:05 p.m. to 10:05 p.m.

Weekends: First bus departs Stop 1 at 7:25 a.m. Last bus departs at 7:45 p.m. Buses run every 20 minutes.

Mountain Line Route 10 Hours during NAU breaks (Spring, Summer, Winter)

Mon. – Fri.: First bus departs Stop 1 at 6:25 a.m. Last bus departs at 10:15 p.m. Buses run every 20 minutes.

Weekends: First bus departs Stop 1 at 7:25 a.m. Last bus departs at 7:45 p.m. Buses run every 20 minutes.

Mountain Line Route 10

Louie

Jacks

AXELite

Route Direction

Transit Spine

Buses and bicycles only.

Downtown Connection Center

Connect to Mountain Line Routes: 2, 3, 4, 5, 7, 8, 14, 66 and Mountain Express (seasonal)

For complete Mountain Line route and schedule information, visit www.mountainline.az.gov

5-minute Walk

FARES & PASSES

FARES	YOUTH (7-17)*	ADULTS	SENIORS (60+)*	DISABLED/MEDICARE
Cash Fare (one way) ⁵	\$0.60	\$1.25	\$0.60	
Day Pass (unlimited rides) ³	\$1.25	\$2.50	\$1.25	
30-Day Pass (first purchase)	\$18.50	\$37	\$18.50	
30-Day Pass (reload)	\$17	\$34	\$17	
Semester Student Pass**	\$49	\$99	\$49	
Annual Student Pass***	\$119	\$239	\$119	

⁵ ID must be presented to qualify for reduced fare.

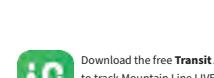
³ K-12 (must show proof of enrollment) Fall Semester Pass valid Aug. 1 – Dec. 31; Spring Semester Pass valid Jan. 1 – Jun. 15

College Semester pass valid Jan. 1 – Jun. 15 Fall Semester Pass valid Aug. 15 – Dec. 20; Spring Semester Pass valid Jan. 5 – May 15

^{**} Annual passes valid for an entire calendar year from date of purchase.

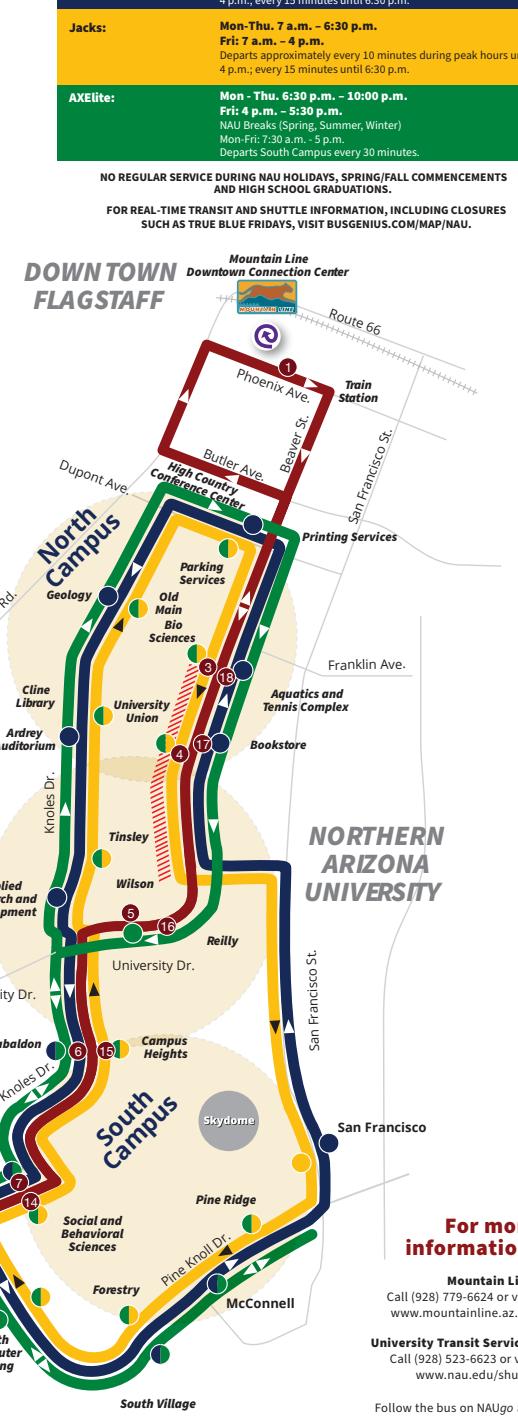
^{***} Cash fare must be paid with exact change.

⁵ Cash fare must be paid with exact change.



NAU Students ride Mountain Line Route 10 FARE-FREE With ID*

*ID must be presented to qualify for reduced fare.



ATTACHMENT B: RFQ SUBMITTAL CERTIFICATION

(Date)
Facility Services
Northern Arizona University
Flagstaff, AZ 86011

The undersigned certifies that to the best of his/her knowledge: Check one.

There is no officer or employee of Northern Arizona University who has, or whose relative has, a substantial interest in any contract resulting from this request.

The names of any and all public officers or employees of Northern Arizona University who have, or whose relative has, a substantial interest in any contract resulting from this request, and the nature of the substantial interest, are included below or as an attachment to this certificate.

The undersigned further certifies that their firm **IS** or **IS NOT** currently debarred, suspended, or proposed for debarment by any federal entity. The undersigned agrees to notify the University of any change in this status, should one occur, until such time as an award has been made under this procurement action.

The undersigned further agrees that their firm or individual warrants to the University, that they have completed an internal manpower loading plan and their firm has the personnel and resources to complete this project, should their firm or an individual be awarded this project.

In compliance with **OWNER PROJECT: Project #: 09.340.261, New Nursing Facility** and after carefully reviewing all the terms, conditions and requirements contained therein, the undersigned agrees to furnish such goods/services in accordance with the specifications/scope of work.

THE FOLLOWING ADDENDA ARE HEREBY ACKNOWLEDGED AS FOLLOWS:

ADDENDUM NUMBER: _____ DATED: _____ ADDENDUM NUMBER: _____ DATED: _____

ADDENDUM NUMBER: _____ DATED: _____ ADDENDUM NUMBER: _____ DATED: _____

FORM OF AGREEMENT. The undersigned certifies that the undersigned has read Owner's current pro forma of Agreement Between Owner and Design Professional (Construction Manager at Risk) including the contract with the construction manager at risk and general conditions, which contain provisions applicable to the design professional, all of which are attached to the RFQ. If selected as the design professional for this project, the undersigned agrees to execute this agreement, subject only to the exceptions listed in the space below. The undersigned understands that any exceptions taken to the agreement that are not accepted and/or approved by the Owner may be a basis for rejection of the undersigned's Qualifications as non-responsive. The undersigned also understands that Owner may make changes in the standard form of agreement and that therefore the form of agreement presented to the successful Offeror may be different from the agreement attached to the RFQ, in which case the successful Offeror will be given the opportunity to review the changes.

List any objections to agreement here or attach a separate sheet behind this certification: _____

ATTACHMENT C: BOYCOTT OF ISRAEL CERTIFICATION

Legislation has been enacted to prohibit the University from contracting with firms currently engaged in a Boycott of Israel. To ensure compliance with A.R.S. §35-393 and §35-393.01 this form to be completed and returned with Bid Package.

By signing this form, Offeror certifies that it is not currently engaged in and agrees, for the duration of the Contract, to not engage in a Boycott of Israel.

Name of Offeror		
Name of Contact		Title of Contact
Address 1		Address 2
City	State	Zip Code
		-
Telephone Number		E-mail address, if available
() -		() -
Print Name of Offeror's Authorized Agent		Signature of Offeror's Authorized Agent
Title of Offeror's Authorized Agent		Date

ATTACHMENT D: SUBMITTAL INQUIRY FORM
(Pre-submittal Questions, General Clarifications, etc.)

PROJECT NAME: New Nursing Facility

PROJECT NUMBER: 09.340.261

INQUIRY DEADLINE: Friday, February 20, 2026, at 12:00 PM

QUESTIONS ON: ORIGINAL RFQ PACKET or ADDENDUM NO.

SECTION NUMBER: _____

COMPANY: _____

EMAIL ADDRESS: _____

FAX NO. _____ **PHONE NO.** _____

COMPANY E-MAIL ADDRESS: _____

DATE: _____

QUESTIONS:

ATTACHMENT E: WEBLINKS TO NAU STANDARD FORM AGREEMENTS FOR DP AND CMAR

The Design Professional Standard Form Agreement and Exhibit A: General Conditions are located at the following website, under “Contracts”: <https://in.nau.edu/facility-services/dp-contract/>

The Construction Manager at Risk Standard Form Agreement and Exhibit A: General Conditions are also located at the following website, under “Contracts”: <https://in.nau.edu/facility-services/dp-contract/>

ATTACHMENT F: NAU AND CON BRAND SHOWCASE (Abridged Version)

NAU & CON Brand Showcase

Abridged Version for Project 09.340.261 - New Nursing Facility
Request for Qualifications - January 2026

Brand Walkthrough

College of Nursing

What is your college brand?

It's more than just a logo or tagline ...

It's what you believe in.

It's who you are on your best day.

It's who you are today, and who
you aspire to be in the future.

Brand promise

The core idea driving what the college stands for.

Building healthier communities—this is where you belong.

Go beyond what you picture first when you hear the word “nurse.” We are NAU nurses. We are changemakers—caring heads, hearts, and hands who understand that truly caring for each person takes first caring about them, individually and in every stage of life. Our authentic awareness of what’s needed, now and next, drives us to influence policy; lead research and innovate new technology; advance knowledge in areas from mental health to palliative health; practice care in any setting (in hospital, in home, in flight, etc.); and educate tomorrow’s nursing leaders. No matter where your degree takes you, we are all in this together—supporting communities and fostering compassionate and equitable care for all.

Brand pillars

How the college stands apart in the marketplace.

Pillar 1: Student experience

The environment we create within the college

CON Pillar 1: Creating a culture that takes care of each community.

Pillar 2: Learning environment

The relationships we foster among students, faculty, and staff

CON Pillar 2: Preparing nurses through a dynamic, immersive learning environment.

Pillar 3: Career readiness

The future outcomes we prepare our students for

CON Pillar 3: Advancing nursing to advance healthcare for everyone.

Pillar 1

Creating a culture that takes care of each community.

We value our students' diverse backgrounds and expose them to endless possibilities.

We know our students by name, care about the impact they want to make, and immerse them in an environment and an ethos of personal connection and innovative spirit—preparing our students to serve diverse communities with empathy, flexibility, and expertise.

Pillar 2

Preparing nurses through a dynamic, immersive learning environment.

We recognize that addressing complexity of care and honoring the human condition takes passion, compassion, a sense of discipline, and a sense of humor. We foster a balanced approach to nursing education—through personalized mentorship, future-focused learning, hands-on experiences, and real-world community interaction. **And, when laughter's the best medicine, a dose of that, too.**

Pillar 3

Advancing nursing to advance healthcare for everyone.

Students graduate from the NAU College of Nursing prepared to excel as practitioners, leaders, and educators, contributing to excellence in nursing throughout Arizona and across the country. We take pride in developing and delivering responsive programs that prepare NAU nurses to succeed in a constantly changing profession, and we're committed to an inclusive future of care; this is how our students become their best. And the only way healthcare will get better.

Brand personality

The tone and character of the college.

NAU Traits

Welcoming

- Caring
- Supportive
- Encouraging
- Uplifting

Persevering

- Ready
- Adaptive
- Tenacious
- Doer

Professional

- Engaging
- Practical
- Visionary
- Intentional

CON Traits

Real

- Versatile
- Mindful
- Bold
- Big-hearted

Life-changer

- Inspirational
- Leader
- Community-first
- Unstoppable

Voice spectrum

Powerful and Professional

From the emergency room to the boardroom—NAU nurses are leading the charge.

Changing lives. All in a day's work.

When we deliver care, we advance it.

NAU nurses. Science-powered. Community-focused.

We're combining expertise and empathy to deliver exceptional care.

Compassionate and Collaborative

You'll know you belong before you even step on campus.

NAU nurses are making a difference, together.

Every day's a challenge but everyone's a teammate.

We want you to succeed just as much as you do. **We're in this together.**

Sometimes, saving the day is as simple as listening.



You'll leave knowing the science.
(And how to explain it to others.)

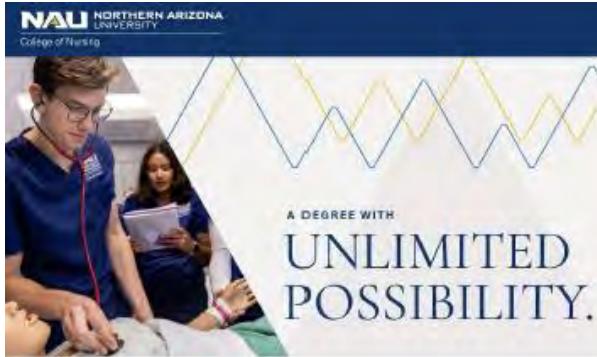
No matter where you want to work or which of our statewide campuses you choose, we'll make sure you're ready to lead.

Get ready to elevate healthcare.

Save the day. Just by clocking in.

Don't worry. An NAU nurse is on the case.

Brand expression



Changing lives. All in a day's work.

With an NAU College of Nursing degree in your hands, you'll be ready to lead the charge (no matter where you choose to take your talents). Our students go on to become top-tier practitioners, leaders, and educators across and beyond our home state of Arizona.

