THE ARIZONA BOARD OF REGENTS

for and on behalf of

NORTHERN ARIZONA UNIVERSITY

REQUEST FOR QUALIFICATIONS
for
CONSTRUCTION MANAGER AT RISK SERVICES

CLINE LIBRARY RENOVATIONS
Project #09.280.261

DUE DATE/TIME: Tuesday, March 17, 2026, 3:00 PM Arizona local time

ARIZONA BOARD OF REGENTS TRI UNIVERSITY MASTER CONTRACTS
STANDARD FORM 2021 EDITION, REVISED 2026

Date and Time of Pre-Submittal Conference	**Monday, February 16, 2026, 11:00 AM**
Deadline for Inquiries	**Friday, March 6, 2026, 11:00 AM**
Date and Time Set for Submittal	**Tuesday, March 17, 2026, 3:00 PM**
	(all times are Arizona local time)

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DIVISION I – ADVERTISEMENT

Arizona Board of Regents ("ABOR"), for and on behalf of Northern Arizona University ("NAU" or "Owner" 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 **CLINE LIBRARY RENOVATIONS, PROJECT #09.280.261** on NAU'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 a renovation of Cline Library on the NAU Flagstaff Mountain campus. The renovation will address a critical life-safety and code compliance issue by separating the building's HVAC water supply from its fire sprinkler water system. Currently, the systems are interconnected in a way that does not meet modern building and fire codes. Additionally, this project supports a strategic initiative to relocate occupants of the Babbitt Academic Annex by performing a tenant improvement renovation of space in Cline Library, consolidating academic and support services in a single, efficient, collaborative facility.

Owner is seeking a CMAR with experience in construction of similar projects in a higher education environment. Firms submitting a Statement of Qualifications (SOQ) in response to this 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.

The proposed construction budget is approximately $33.4 million.

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 SOQ.

An optional pre-submittal conference will be held at 11:00 AM (Arizona local time) on Monday, February 16, 2026, via MS Teams video conference. Information on how to join the video conference is located in Division III – Pre-Submittal Conference of the RFQ.

SCHEDULE OF DEADLINES (all times are Arizona local time)

Advertise for Services:	Thursday February 12, 2026
Pre-Submittal Conference (optional via MS Teams):	Monday, February 16, 2026, 11:00 AM
Qualifications Due:	Tuesday, March 17, 2026, 3:00 PM
Interviews with Shortlisted Firms (optional):	week of April 20, 2026 (tentative)
Begin Contract Period:	May 2026

RFQ 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 PM (Arizona local time) on Thursday, February 12, 2026.

Sealed SOQs are due no later than 3:00 PM (Arizona local time) on Tuesday, February 17, 2026 and 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: Kevin McElwee, Contracts Analyst, PDC. If sending the SOQ by courier (e.g., FedEx or UPS), please use the street address noted above.**

Received sealed SOQs will be opened immediately following the 3:00 PM submission deadline, and NAU shall publicly announce the names of those firms submitting a response to this RFQ on the MS Teams meeting link provided in Division VI – Selection Process and Project Schedule of this RFQ. In-person attendance at this meeting shall not be permitted.

No telephonic, electronic, or facsimile SOQ shall be considered. **SOQs received after the submission deadline will be rejected.** The University reserves the right to extend this deadline.

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 RFQ should be addressed to:

NAU Facility Services
Attention: Kevin McElwee
Box 6016
Northern Arizona University
Flagstaff, Arizona 86011
Email: kevin.mcelwee@nau.edu

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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 ("NAU" or "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 **Cline Library Renovations, Project #09.280.261**. The estimated construction budget for this project is $33.4 million.

Any Offeror proposing to perform CMAR 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 CMAR firm) 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 CMAR project delivery method arrangement, which may include a formal partnering arrangement.

PROJECT DESCRIPTION

This project is for a renovation of Cline Library on the NAU Flagstaff Mountain campus. The renovation will address a critical life-safety and code compliance issue by separating the building's HVAC water supply from its fire sprinkler water system. Currently, the systems are interconnected in a way that does not meet modern building and fire codes. Additionally, this project supports a strategic initiative to relocate occupants of the Babbitt Academic Annex by performing a tenant improvement renovation of space in Cline Library, consolidating academic and support services in a single, efficient, collaborative facility.

DRAFT PROJECT SCHEDULE

Programming & Design:	August–December 2026
Construction of Tenant Improvement Space:	December 2026–June 2027
Move-In:	May 2027
HVAC/FLS Work:	January–December 2027
Substantial Completion:	January 2028
Final Completion:	May 2028

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 main campus is located in Flagstaff, Arizona. Flagstaff is a four-season city located at an elevation of 7,000 feet. Because of this elevation, the climate is vigorous, with cold winters and mild summers. Diurnal temperature changes are considerable, resulting in average first and last occurrences of 32 ºF in September and June. Temperature extremes range from −32ºF to 97 ºF, with average minimums in January of 14 ºF.

The mountain campus includes over 170 buildings with 6.9 million square feet, including buildings in the Arizona Normal School Historic District that exceed 90 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.

Cline Library was originally constructed in 1966 and underwent major additions in 1980 and 1991. The library sits at a unique physical and symbolic crossroads on the Flagstaff campus, being centrally located near other key campus facilities, such as the University Union, the Center for Native American and Indigenous Futures, and performing arts auditoriums, as well as the prominent campus/community interface at South Milton Road. The building has 211,312 GSF and in excess of $13.7 million in deferred maintenance. The most recent Cline Library Facility Condition Assessment Report (September 2020) is included as Attachment E.

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 pre-qualified 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. Pre-construction/design-phase services by the CMAR shall include at a minimum, but are not limited to:

- incorporating University design guidelines and technical standards;
- providing detailed cost estimating and knowledge of marketplace conditions;
- providing for construction phasing and scheduling that will minimize interruption to Owner operations;
- providing project planning and scheduling;
- advising 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/;
- providing evaluations of alternate systems and constructability studies;
- advising the Owner of ways to gain efficiencies in project delivery;
- providing long-lead procurement studies and initiating procurement of long-lead items;
- preparing GMP package(s);
- participating in permitting processes;
- participating with the Owner in a process to set goals and prequalification meetings for subcontractor participation;
- selecting subcontractors/suppliers for this project;

- meeting 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:

- incorporating University design guidelines and technical standards;
- constructing the project on schedule and within budget;
- bonding and insuring the construction;
- coordinating with various Owner departments, other agencies, utility companies, etc.;
- arranging for procurement of materials and equipment;
- scheduling and managing site operations;
- bidding, awarding, and managing all construction-related contracts while meeting Owner bid requirements, including subcontractor participation goals;
- providing quality controls;
- preparing meeting minutes and keeping records up to date;
- addressing all Owner, state, and federal permitting requirements;
- working in a cooperative manner to address any changes that may arise during construction;
- providing all required close-out documents;
- maintaining a safe work site for all project participants.

DIVISION III – PRE-SUBMITTAL CONFERENCE

An optional **Pre-Submittal Conference** will be held online as follows:

DATE:	Monday, February 16, 2026
TIME:	11:00 AM Arizona local time
LINK:	https://events.teams.microsoft.com/event/d0e2bd21-ee97-4789-ba3f-04eaf68047df@27d49e9f-89e1-4aa0-99a3-d35b57b2ba03

The conference may be recorded, and the recording may be made available 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 staff will discuss the scope of work and general contract issues and also respond to questions from the attendees. **University staff will not be available to respond to individual inquiries regarding the project outside of this pre-submittal conference. Therefore, it is strongly recommended that interested firms attend the pre-submittal conference, although this is not mandatory.**

Neither Offerors, nor members of their team, shall communicate concerning this project with selection committee members, students, and/or 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 that 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 Statements 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:

Criteria	Maximum Points
(A) Introduction	5
(B) Prime Firm Project Experience	25
(C) Additional Project Experience	5
(D) Prime Team Member Experience	15
(E) Understanding of the Project	40
(F) Project Management Controls and Team Approach	40
(G) Work Location	5
(H) Overall Evaluation of the Firm	15
(I) Submittal Certification	0
(J) Resumes	0
For Offerors shortlisted based on items A–J, the evaluation may include an interview.	
Total points for SOQ evaluation	**150**

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 – Submittal Requirements.

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

(A) INTRODUCTION (5 points maximum)

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 other legal partnering arrangement must submit the contract for the formal arrangement before an interview, if shortlisted (do not submit as part of the SOQ 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 that has been terminated within the last five years. Identify any claims arising from a contract that 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 (25 points maximum)

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

1) Identify **a minimum of five (5) 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 Cline Library Renovations project, and indication whether the project site was occupied during construction or adjacent to an occupied building or buildings. Further, identify the elevation of the project location.

   b) The role of the firm on the project, specifying services provided during the pre-construction phase (e.g., cost estimating, scheduling, value engineering)

   c) The original construction budget per the construction agreement, actual bid or GMP amount, and the final construction amount. If the final construction amount is greater than the 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 **renovation** projects utilizing a **CMAR project delivery method**.
- Comparable projects that were **sustainably constructed**.
- Comparable projects with **institutions of higher education**, especially those involving **academic libraries and archives**.
- Comparable projects at **similar climates and elevations**.
- Comparable projects that were completed **5 or fewer years ago**.
- Comparable projects that were of a **similar size and programming**.
- Comparable projects in spaces that were **occupied and in full use by the tenants during the construction period**.

(C) ADDITIONAL PROJECT EXPERIENCE (5 points maximum)

List all CMAR projects awarded to your firm by Northern Arizona University, Arizona State University, and the University of Arizona during the last two years, all higher education projects (regardless of delivery method) in the State of Arizona currently ongoing, and/or all higher education projects (regardless of delivery method) in the State of Arizona 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 a responsibility to take 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 points maximum)

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.

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 the project
b) Role of the person
c) Project delivery method (e.g., 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 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**	**Pre-construction**	**Construction**
Name	Project Director	xx%	xx%
Name	Pre-Construction 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 notification 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
		[Indicate what percentage of time was spent on each project and in what role]			
Name	Project Director				
Name	Pre-construction 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 (40 points maximum)

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 on past projects.

2) What challenges do you foresee with handling sensitive items such as books/stacks and archives/special collections, and how has your firm addressed such issues in the past?

3) 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?

4) How does your firm evaluate design and material selection for not just constructability, but maintainability? How is this different in a renovation as opposed to new construction? What are specific areas for review in a library building?

5) Describe the type of collaboration needed between the designer and the CMAR in the pre-construction phase.

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 (40 points maximum)

1) Occupied Construction Space
   a) This project is in a very busy building that will remain occupied during construction. How will your team minimize disruptions to building occupants and adjacent sites during the construction phase?
   b) What are some difficulties with having a construction project ongoing in a heavily utilized area?
   c) What has your team done in the past to mitigate disruptions and keep operations as smooth as possible?

2) Subcontractor Selection
   a) Attached hereto is a link to the NAU Construction Manager at Risk Standard Form Agreement, which contains requirements on subcontractor selection (General Conditions, Section 2.2.4.6). Describe how you intend to approach subcontractor selection, 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?
   c) Are there areas of scope you intend to self-perform, and why?

3) 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.

4) Quality Control
   a) How does your team minimize the knowledge gap from pre-construction 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.

5) Schedule Control
   a) This RFQ outlines a draft schedule. Provide a proposed construction project schedule with recommended phasing for GMP and construction packages based on the indicated milestones.
   b) What risks are involved in the proposed schedule? How can your firm mitigate these risks?
   c) Provide information on your data management, including RFI, ASI, and submittal reviews, in order to stay on schedule.

d) Provide information on how to maintain the schedule in working within the guidelines of NAU's Technical Standards, permit process, and general construction procedures.

6) 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.

7) Site Logistics
   a) Explain how your firm will maintain access to unaffected areas of the building, as well as surrounding buildings. Cline Library is used by thousands of students each day. How do you ensure safety, not only for construction personnel, but also the general public and building occupants?
   b) Knoles Drive is a primary bus route. How will you ensure the bus schedule is not affected by the project?
   c) Describe your experience delivering construction materials to site through a congested area (e.g., a busy campus or city).
   d) Include a high-level proposed site logistics plan.

8) How do you track warranty during the two-year warranty period? What is your typical response time?

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

10) 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 maximum)

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 with the project area and its knowledge of the local labor and materials markets.

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

(I) SUBMITTAL CERTIFICATION (0 points – not included in maximum page limit): Complete and include **Attachment A – RFQ Submittal Certification** and **Attachment B – No Boycott of Israel Certification** found below in this RFQ.

(J) RESUMES (no separate points – points attributable to project team scores; not included in maximum page limit): These will help determine each proposed key team member's skill level and qualifications related to this specific type of project. Resumes shall

contain employee information only and no additional company information. Resumes should include the individual's project experience, including size, brief description, and cost. **Resumes should be limited to a maximum length of ONE (1) page per person and should not include project pictures or general firm information.**

DIVISION V – SUBMITTAL REQUIREMENTS

Firms interested in the above project should submit a Statement of Qualifications (SOQ) using the format listed in Division IV – Selection Criteria, in order and index tabbed to match. **Failure to follow instructions regarding format may result in rejection of Offer**.

The SOQ shall be submitted as:

- One (1) complete SOQ in letter (8.5" x 11") format, portrait orientation, 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 a **cover letter and responses to Division IV Items A** (including the **bonding capacity statement**) **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 page count with regard to the twenty-five (25) page limit. 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, along with the NAU project name and number.

The SOQ should be sent or delivered to:

Facility Services Building, Building #77
(southwest corner of Pine Knoll Drive and San Francisco Drive)
Front Reception Desk
Flagstaff, Arizona

- 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: Kevin McElwee, Contracts Analyst, Planning, Design & Construction

Note: THE OFFEROR SHALL NOT SUBMIT OR COMMUNICATE, IN ANY FORM TO THE UNIVERSITY, ANY INFORMATION ON FEES, PRICE (HOURLY RATES), PERSON-HOURS, OR ANY OTHER ASSOCIATED COST INFORMATION. ARIZONA LAW PROHIBITS THE UNIVERSITY FROM CONSIDERING ANY INFORMATION ON FEES, PRICE (HOURLY

RATES), PERSON-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 CMAR's formal sealed qualifications, any discussion/interview, and all other aspects of the RFQ competition.

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

- The specified number of originals and/or copies of the SOQ
- Adherence to the maximum page limit for the SOQ
- Deposit of SOQ in correct location
- No submission of pricing information (which is not allowed at the RFQ stage)
- Provision of all required information
- No inappropriate communication (see "Restriction on Communications" in Division VII – General Information)

Received sealed SOQs will be opened immediately following the 3:00 PM submission deadline on Tuesday, March 17, 2026, and NAU shall publicly announce the names of those firms submitting a response to this RFQ on the MS Teams meeting link provided in Division VI – Selection Process and Project Schedule of this RFQ. In-person attendance at this meeting shall not be permitted.

No telephonic, electronic, or facsimile SOQ shall be considered. **SOQs received after the submission deadline will be rejected.** The University reserves the right to extend this deadline.

DIVISION VI – 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 interviews are held, the Selection Committee may secure additional information and additional reference checks or visit completed projects following the interviews.

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

SCHEDULE OF DEADLINES (all times are **Arizona local time**)

Advertise for Services:	Thursday, February 12, 2026 (in *Glendale Star*)
Pre-Submittal Meeting:	Monday, February 16, 2026, 11:00 AM
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CMAR Selection:	May 2026
Begin Contract Period:	June 2026
Construction Start:	December 2026
Cline Space Construction Complete:	June 2027
HVAC/FLS Construction Complete:	December 2027
Final Completion:	May 2028

* Received sealed qualifications will be opened immediately following the 3:00 PM submission deadline on March 17, 2026, and NAU shall publicly announce the names of those firms submitting a response to this RFQ on the Teams meeting link provided below. In-person attendance at this meeting shall not be permitted.

Qualifications Opening meeting link
Meeting ID: 268 966 368 072 12
Passcode: YJ28MT7R

DIVISION VII – GENERAL INFORMATION

DEFINITIONS. All definitions are per the Arizona Board of Regents (ABOR) Policy Manual, the CMAR Standard Form Agreement, and Owner's Design Guidelines and Technical Standards, unless otherwise defined herein.

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: Kevin McElwee, Contracts Analyst, tel.: (928) 523-8692.

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 that could result in a material issue or a formal amendment to this RFQ, see INTERPRETATIONS AND ADDENDUMS below.

INTERPRETATIONS AND ADDENDA. Should an Offeror find any ambiguity, inconsistency, or error in this 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 given below), who will send a written addendum by email to all subscribers to 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 shortlist 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 addendums to any Offeror. Failure to receive addendums 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 addendums issued by the Owner during the RFQ period are to be included in and will become a part of the Agreement when awarded. Offerors shall acknowledge receipt of addendums in the space provided, on the RFQ Submittal Certification (Attachment A).

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:

Kevin McElwee, Contracts Analyst
Planning, Design & Construction
Facility Services
Northern Arizona University
P.O. Box 6016
Flagstaff, AZ 86011

Email: kevin.mcelwee@nau.edu

Requests must be submitted on a copy of the Submittal Inquiry Form in Attachment C to this RFQ. All formal inquiries must be submitted before the time and date set for this RFQ. Failure to submit inquiries by this 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/or employees of the University, except as stipulated above. **Failure to abide by this requirement may result in rejection of the Offeror's Statement of Qualifications**.

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 Statues.

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 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 Qualifications, or to enter into an agreement with any Offeror.

WITHDRAWAL OF QUALIFICATIONS. Qualifications may be withdrawn either personally or by written request 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 CMAR preconstruction fee proposal, Owner will deliver to the successful Offeror the Construction Manager at Risk Standard Form Agreement to be executed by the successful Offeror. This Agreement will be in the form linked to in Attachment D hereto or Owner's then-current form of agreement. The successful Offeror shall execute and return the Agreement to Owner 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 CMAR's fee proposal. 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 pre-construction services. Prior to any construction, a guaranteed maximum price (GMP) and construction-phase fee will be negotiated. If a GMP is successfully negotiated, the pre-construction contract will be amended to incorporate the established construction phase fee and GMP into the Agreement.

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

SITE VISIT. In advance of negotiating an agreement for pre-construction 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 estimated budgets, DP project deliverables, drawing formats, and other relevant information as 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 suppliers 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 file a protest pursuant to the Arizona Board of Regents

Policy Manual, in particular, Section 3-809B. This paragraph does not cover all the applicable provisions of the ABOR Policy, but it does provide information on filing a protest. First, a protest must be filed by an "Interested Party," which 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 in the case. Second, the protest must be filed in a timely manner. In procurements requesting Statements of Qualifications, protests based upon alleged errors, irregularities, or improprieties in a solicitation that are apparent before the closing date for receipt of initial Statements of Qualifications shall be filed before the closing date for receipt of initial Statements 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 Statements 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, and telephone number of the protestor; (2) the signature of the protestor or its representative; (3) identification of the solicitation or agreement number; (4) a 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
Contracts, Purchasing & Risk Management
Northern Arizona University
545 E. Pine Knoll Drive
Flagstaff, AZ 86011

Tel.: (928) 523-6415
Fax: (928) 523-9441
Email: **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. 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 Offeror.

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 Arizona Revised Statutes § 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 times indicated herein shall be assumed to be Arizona local time.

ATTACHMENT A: RFQ SUBMITTAL CERTIFICATION

_____
(Date)

Northern Arizona University
Facility Services

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 agreement award subsequent to this Statement of Qualifications.

☐ 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 agreement award subsequent to this Statement of Qualifications, 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** (**check one**) 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 **NAU PROJECT #09.280.261 – Cline Library Renovations** 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 ADDENDUMS 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 Agreements Between Owner and Design Professional / Construction Manager at Risk, including the contract with the design professional and general conditions, which contain provisions applicable to the construction manager at risk, all of which are attached to the RFQ. If selected as the construction manager at risk 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 Statement of 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:

_____

_____

_____

_____ (Firm)	_____ (Address)
_____ (Signature required)	_____ (Phone number)
_____ (Print name)	_____ (Email)
_____ (Title)	_____ (Federal TIN)

ATTACHMENT B: NO BOYCOTT OF ISRAEL CERTIFICATION

Legislation has been enacted that prohibits the University from contracting with firms currently engaged in a boycott of Israel. To ensure compliance with Arizona Revised Statutes § 35-393 and § 35-393.01, **this form must be completed and returned with the Statement of Qualifications**.

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

AN AUTHORIZED AGENT OF THE OFFEROR SHALL SIGN THIS FORM

ATTACHMENT C: SUBMITTAL INQUIRY FORM

(To be used for Pre-Submittal Questions, General Clarifications, etc.)

PROJECT NAME: Cline Library Renovations (CMAR RFQ)

PROJECT NUMBER: 09.280.261

INQUIRY DEADLINE: 11:00 AM on Friday, March 6, 2026

QUESTIONS ON: _____ ORIGINAL RFQ PACKAGE or _____ ADDENDUM #

SECTION NUMBER: _____

WRITER: _____

EMAIL: _____ **PHONE NUMBER:** _____

COMPANY: _____

COMPANY EMAIL: _____

DATE: _____

QUESTIONS: _____

ATTACHMENT D: WEBLINKS TO NAU STANDARD FORM AGREEMENTS

The current Construction Manager at Risk Standard Form Agreement and General Conditions, along with the current Design Professional Standard Form Agreement and Exhibit A thereto, are available at the following website, under “Contracts”: https://in.nau.edu/facility-services/dp-contract/.

ATTACHMENT E: FACILITY CONDITION ASSESSMENT REPORT

[See following page for the Cline Library Facility Condition Assessment Report issued in September 2020]

Northern Arizona University

Facility Condition Assessment Report

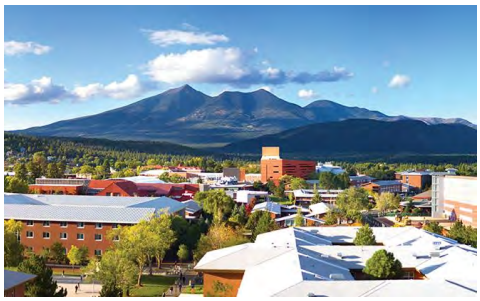
Cline Library (Bldg. #28) and Gammage Administration (Bldg. #1)

NAU #11.020.202

FLAGSTAFF, AZ

JULY 2020 (REVISED SEPTEMBER 2020)

FOR THE LIFE OF YOUR BUILDING



Contents

Northern Arizona University – Cline/Gammage Facility Condition Assessment

Executive Summary

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at the Cline Library (Building 28) and the Gammage Administration Building (Building 1) located on the Northern Arizona University campus. Both of the subject buildings were inspected during the period of June 29 – July 1, 2020 between the hours of 8:00 a.m. and 5:00 p.m. PDT. Weather was sunny and 80°F during this period. The Department of Planning, Design & Construction at Northern Arizona University intends to utilize the findings of this report to prioritize maintenance efforts as well as plan for future maintenance and replacement costs associated with Cline Library and the Gammage Administration Building.

FACILITY SUMMARY – CLINE LIBRARY

The building is located at 1001 South Knoles Drive, Flagstaff, AZ 86001. The original construction was completed in 1966 and included approximately 32,000 square feet. An addition of approximately 70,000 square feet was completed in 1980. The third phase of construction occurred in 1991, adding another 109,312 square feet for a combined total of 211,312 square feet. The Library includes 85,923 square feet on the First Level, 85,923 square feet on the Second Level, 30,883 square feet on the Third Level, and 8,583 square feet of Basement area. Of note, the Second Level includes the Collections Area, a secured space that is a repository for numerous irreplaceable artifacts and documents of historical significance.

Fig. 1: Cline Library

The primary mechanical systems serving the Cline Library consist of 145 Water-Source Heat Pumps in the 1991 portion of the building, which are served by a single Cooling Tower and associated pumps. The 120-ton Chiller, built in 1964, has been abandoned for decades. The 140-ton Chiller, built in 1991, has not been enabled since 2015, and it is unknown if this chiller is operational at this time. Chilled-water, originating at the Main Plant, serves the Heat Pump Condenser Water Loop and the 15 Air Handler Chilled Water Coils. The chilled-water loop temperature set point can be reset at the Main Plant per seasonal requirements via the Alerton Building Automation System (BAS). Additionally, the Condenser Water System (CWS) includes three 125,000 gallon (each) storage tanks located in the 1991 Mechanical Room. These storage tanks serve both the CWS and the fire protection sprinkler system which is extremely unusual from a design perspective. Once the chillers are replaced, the chilled water system (CHWS) piping (which is currently completely isolated and drained at the two chillers) will need to be opened to the remainder of the CHWS piping. Considering that most of the HVAC/Mechanical items in Cline Library date to either 1966, 1980, or 1991, most existing HVAC components will require replacement soon.

Many of the Electrical and Plumbing components are nearing the end of their expected useful lives or are past their expected useful lives. Approximately 80% of all electrical panelboards, switchboards, transformers, and motor control centers are 1991 or older. Five out of the six steam-to-heating water heat exchangers are in very poor condition and well past their expected useful lives.

Northern Arizona University – Cline/Gammage Facility Condition Assessment

Per the request of NAU Facilities, a cost estimate to convert the steam baseboard units located in all three phases of the Cline Libray to HW baseboard units has been provided by McKinstry. Refer to Appendix A, Steam System Alternate Project for details.

Overall, the Mechanical, Electrical and Plumbing Capital Planning expenditures associated with Cline Library that are anticipated within the next ten year period are substantial at $11,443,042. Refer to the CAP Plan Summary section below for details.

FACILITY SUMMARY – GAMMAGE ADMINISTRATION BUILDING

[Gammage information removed]

[Gammage information removed]

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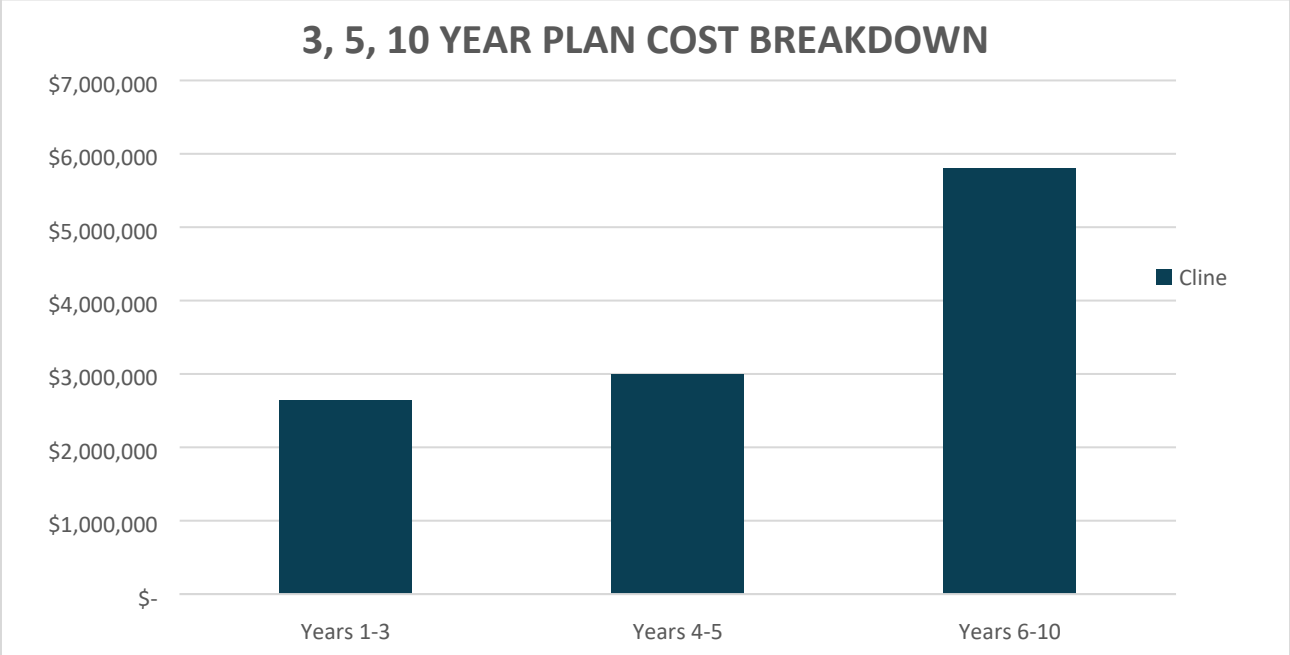
Northern Arizona University – Cline/Gammage Facility Condition Assessment

CAP PLAN SUMMARY – CLINE & GAMMAGE

The estimated replacement costs for equipment expected to fail within the next ten years is shown below, broken up into three separate plans. These plans are the 3-year plan, 5-year plan, and 10-year plan. Each plan includes the equipment expected to fail during these periods, based on the observed condition of the equipment at the time of the assessment.



FACILITY NAME	YEARS 1-3 REPLACEMENT COST	YEARS 4-5 REPLACEMENT COST	YEARS 6-10 REPLACEMENT COST
CLINE LIBRARY	$ 2,638,167	$ 2,997,705	$ 5,807,170

Northern Arizona University – Cline/Gammage Facility Condition Assessment

Approach/Method

BUILDING/SITE LIST

The scope of the FCA project included assessments on the following buildings/sites.

FACILITY NAME	AREA (SF)	YEAR(S) BUILT
CLINE LIBRARY	211,312	1965, 1980, 1991

RATINGS METHODS AND SCORING

To allow the facility more flexibility in prioritizing its capital planning efforts, McKinstry has developed the following metrics which assign a score to each asset.

Condition

Condition ratings are presented for each asset as a score of 1 – 5. Scores are based upon a visual inspection during the building evaluation period. A score of 1 signifies that the asset is in great, "like new" condition. A score of 2 indicates that the asset is in good condition. A score of 3 signifies that the asset is in expected "average" condition based off function and the age of the asset. A score of 4 signifies that the asset is in poor condition, in need of repair, and will require replacement soon. A score of 5 signifies that the asset is in very poor or failed condition and in need of imminent replacement.

SCORE	CONDITION ASSESSMENT
1	Asset is in great condition, no action required
2	Asset is in good condition, regular maintenance expected
3	Asset is in expected condition, regular replacement/maintenance expected
4	Asset is in poor condition, maintenance/replacement recommended soon
5	Asset is in very poor condition, urgent replacement needed

Occupant Impact

Occupant Impact scores are presented for each asset on a scale of 1 – 5. This metric considers occupant comfort as well as health and safety risks associated with the equipment if it were to fail. For example, if an air handler serving a critical space in the building fails, and there is no backup unit to serve the space, the asset will receive a score of 5, indicating a severe occupant impact. If an air handler fails that serves a common area, and there is a backup unit present, the asset will receive an Occupant Impact score of 3, signifying a moderate impact to the occupants of the building. An Occupant Impact score of 1 will be assigned to an asset that serves a typically unoccupied area (such as a mechanical room or basement corridor) such that if it were to fail, the asset would not have a significant impact on the occupants of the building.

SCORE	OCCUPANT IMPACT SCORE
1	Failure poses no significant occupant impact.
2	Failure poses low occupant impact.
3	Failure poses moderate occupant impact. Asset serves non-critical area or has backup.
4	Failure poses high occupant impact.
5	Failure poses severe occupant impact. Asset serves critical area and has no backup.

Energy Impact

Energy Impact scores are presented for each asset on a scale of 1-5. Each of the assets within the scope of this assessment were evaluated based on the amount of energy impact the equipment were to have if replaced with a new item. There are three aspects to be considered in the Energy Impact score: cost of energy, carbon footprint, and impact to local emissions. These aspects are weighted at 20% for cost of energy, 50% for carbon footprint, and 30% for emissions impact.

For example, if a pump motor that is well beyond its expected useful life fails, the replacement for that pump motor will be substantially more energy efficient due to advances in technology and engineering since the time that the original pump motor was installed. Such an asset will receive a score of 5 since replacement of the asset will necessarily result in increased energy efficiency. Another example of an asset that would receive an Energy Impact score of 5 is a dated fluorescent lighting fixture that will be replaced with a much more energy efficient LED lighting fixture. Items such as a roof access hatch or carpet flooring will receive an Energy Impact score of 1, as their replacements will not gain any energy efficiency. An example of an asset that will receive an Energy Impact score of 3 is a heat exchanger that is well beyond its expected useful life. Replacement of this asset will not increase energy efficiency due to technological improvements made during the lifespan of the asset, but replacement of a new like item will increase energy efficiency to the system solely due to that new asset operating at peak efficiency.

SCORE	ENERGY IMPACT SCORE
1	Replacement of asset results in little or no energy impact
2	Replacement of asset results in low energy impact
3	Replacement of asset results in moderate energy impact
4	Replacement of asset results in high energy impact
5	Replacement of asset results in severe energy impact

Industry Life Expectancy

The designed life expectancy for a given asset is determined using a combination of widely accepted industry standards including ASHRAE and BOMA, as well as a manufacturers' database of equipment life expectancies. This value is expressed in number of years.

Observed Remaining Life

The Observed Remaining Life is also expressed in number of years and takes into consideration the function and operating environment of the asset, as well as a determination based upon a visual inspection of the asset. The

Observed Remaining Life value may vary from the Design Life value. For example, a secondary heat exchanger that has been well maintained may have an Observed Remaining Life that is greater than the expected Design Life. Likewise, a primary chilled water pump that has not been well maintained, and shows visual signs of premature wear and tear, may have an Observed Remaining Life that is less than the expected Design Life.

SCOPE

The scope of this facility condition assessment includes the major mechanical, electrical, and plumbing equipment as well as exterior envelope and interior finish items deemed to have a significant impact upon the operation and occupancy of the buildings. Building superstructure, site, appliances and kitchen equipment were excluded from the assessment.

The table below lists the general asset types included within the scope of this assessment. Also shown is the corresponding Uniformat code, which has been used to catalog equipment based on type and intended use.

UNIFORMAT CODE	CATEGORY DESCRIPTION
A10	Foundation
B20	Exterior Vertical Enclosures (i.e., walls, windows, doors)
B30	Exterior Horizonal Enclosures (i.e., roof, skylights, hatches)
C10	Interior Construction (interior doors)
C20	Stairways
C30	Interior Finishes (flooring, wall and ceiling finishes)
D10	Conveying (i.e., elevators)
D20	Plumbing (i.e., water heating, pumps, compressed air)
D30	Heating, Ventilation and Air Conditioning
D50	Electrical (panels, transformers, switchgear)

COST ESTIMATING

Each asset receives an Estimated Replacement Cost, presented in dollars. The Estimated Replacement Cost includes both the material cost of the asset and the installation of that asset. This information is intended to assist in the prioritization and resource allocation associated with maintenance and capital replacement projects. Cost estimates are determined using specific characteristics of each asset (tonnage, motor size, capacity, etc.) along with one of several cost information data sets. These data sets include industry standards, localized RSMeans data, and data sourced through McKinstry's construction division. Additionally, site specific construction and equipment invoices have been utilized as available. All estimated costs are based upon 2020 figures.

Findings

TOP TEN ISSUES

The lists below indicate the top ten issues for each building assessed, based on asset condition, occupancy impact and observed remaining life. Items on these lists likely need immediate replacement or maintenance to reduce further negative occupant impact.

CLINE LIBRARY (BUILDING 28)

1. Water-Cooled Chiller-1, located in the 1991 Mechanical Room, has not been enabled since 2015. NAU Maintenance Staff is unsure whether or not Chiller-1 could enable at this time if started up. This is a 1991-built, 140-ton Carrier Water-Cooled Chiller with an estimated replacement cost of $274,797 (see Figure 3, below).
2. Water-Cooled Chiller-2, located in the 1966 Mechanical Room (Room 156), has been abandoned for several decades. As both Chiller-1 and Chiller-2 are inoperable and/or abandoned, chilled-water is provided to the Cline Library by the Main Plant. Chiller-2 is a 1964-built, 120-ton Carrier Water-Cooled Chiller with an estimated replacement cost of $250,636 (see Figures 4 and 5, below).

Fig. 3: Chiller-1

Fig. 4: Chiller-2 (Abandoned)

Fig. 5: Chiller-2 tubes exposed

3. Steam-to-Heating Water Heat Exchangers -2,3,4,5,6: These five Heat Exchangers all date to the original 1966 construction, and all are considered to be in very poor condition. These five heat exchangers are enabled on a seasonal basis, and per NAU staff they all continue to function. Heating water in Cline Library is supplied by Electric Water Heaters in the 1966 and 1980 sections of the building on a year-around basis. Steam-to-Heating Water Heat Exchangers -2,3,4,5,6 serve the 15 Air Handler Hot Water Coils seasonally. Replacement of these five Heat Exchangers is estimated at $92,500 (see Figure 6).
4. Condensate Tank/Pumps 28-1-8 & 9: The Condensate Tank dates to 1966, and the associated pumps are approximately 10 years old. The entire Condensate System is currently abandoned in the 1966 portion of the building. The Condensate Tank/Pumps should be replaced at the same time that the 1966 Heat Exchangers are replaced. Estimate replacement cost is $9,000 (see Figure 7).

Fig 6: Heat Exchanger – 2

Fig 7: Condensate Tank/Pumps

5. Chilled Water Pumps 28-1-2,3,4: As Chiller-2 has been abandoned in the 1966 section of the building, so too have these three associated pumps. The Chilled Water Pump 28-1-2 motor has been removed entirely, and the others are abandoned in place. CHW Pumps should be replaced at the time that Chiller-2 is replaced. Estimated cost is $32,427 for all three pumps. (See Figure 8).
6. Chilled Water Pumps 5 & 6: These two 1991-built Chilled Water Pumps are associated with Chiller-1, which has been disabled since 2015. These pumps remain disabled in the 1991 Mechanical Room. NAU staff are unsure whether or not Pumps 5 & 6 are functional if they were to be started up. CHW Pumps 5&6 should be replaced at the time that Chiller-1 is replaced. Estimated cost is $26,235 for both pumps. (See Figure 9).

Fig 8: Chilled Water Pump 28-1-2

Fig 9: Chilled Water Pump-5

7. Exhaust Fan - North Switchgear Room: During the on-site inspection, this EF was found to be missing its motor belt and was disabled at the starter. EF was built in 1991, so is past its expected useful life, but it appears that if the belt is replaced the EF can be used for several more years (see Figures 10 & 11).
8. Electrical Panels 1P4, 2HP2, & 3P2: These three panelboards have cabinet covers that are missing screws, therefore allowing live electrical components to be exposed. Panelboards are electrocution hazards. All three can be easily repaired by NAU staff (see Figure 12).

Fig 10: EF- North Switchgear Room

Fig 11: Missing belt

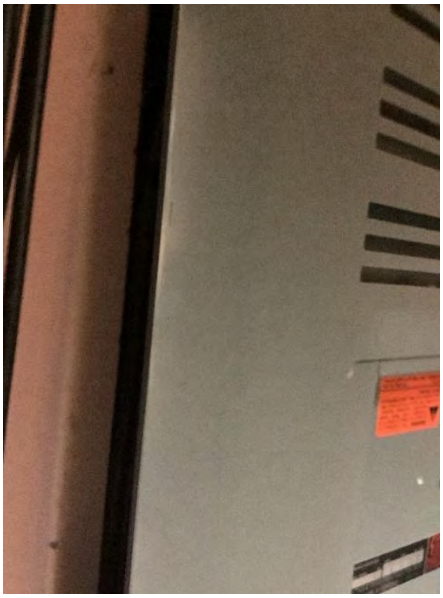


Fig 12: Panel 1P4

9. Sump Pump - 3 Basement 1966 Mechanical Room: Built in 1966, this Sump Pump serves the Basement 1966 Mechanical Room, which is occupied by several electrical components including a switchboard, transformer, and motor control center. Unit is 38 years past its expected useful life and is in “very poor” condition. NAU Mechanical Staff does not believe this Sump Pump is operational. Estimated cost to replace is $9,555. (See Figure 13).
10. Heating Water Pumps 28-1-6 & 7: Built in 1966, these two HW Pumps are 38 years past their expected useful lives. Both pumps are in “very poor” condition, though they currently continue to operate. Estimated cost is $29,240 for both pumps. (See Figure 14).

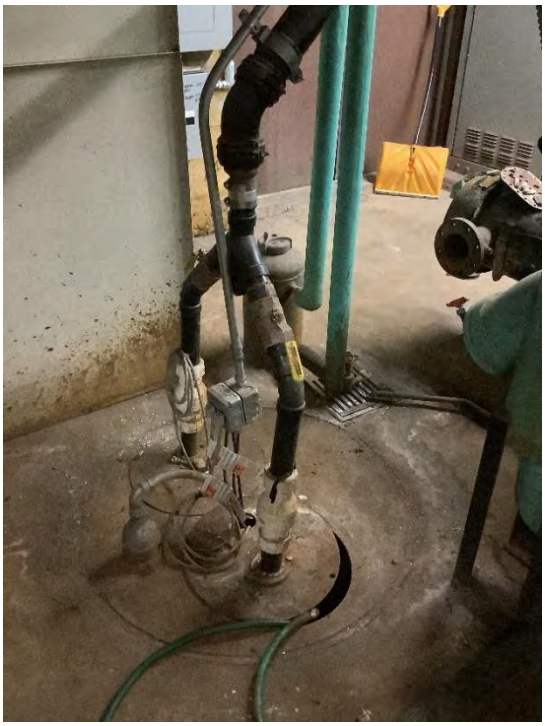


Fig 13: Sump Pump - 3 Basement 1966 Mechanical Room

Fig 14: Heating Water Pump 28-1-6

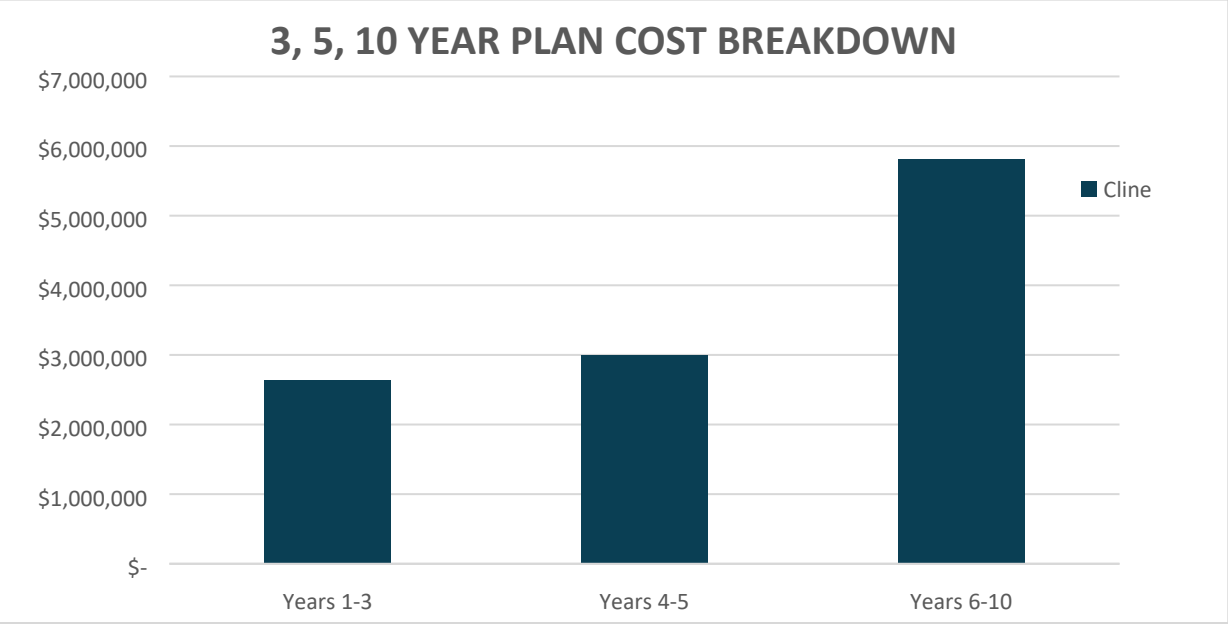
[Gammage information removed]

Northern Arizona University – Cline/Gammage Facility Condition Assessment

3-, 5-, 10-YEAR PLANS

The following sections present the expected equipment replacement costs over the next ten years, broken into three separate plans. These plans are the 3-year plan, 5-year plan, and 10-year plan. Each plan includes the equipment expected to fail during these periods, based on the observed condition of the equipment at the time of the assessment. Note, the 3-year plan includes assets failing within the next three years, the 5-year plan includes assets failing between four and five years, and the 10-year plan includes assets failing between in the next six to ten years from the assessment date.

The chart below presents the total expected replacement costs for each plan, broken down for each of the buildings assessed. Note that these values represent current year (2020) replacement costs.



FACILITY NAME	YEARS 1-3 REPLACEMENT COST	YEARS 4-5 REPLACEMENT COST	YEARS 6-10 REPLACEMENT COST
CLINE LIBRARY	$ 2,638,167	$ 2,997,705	$ 5,807,170

3-Year Plan

The table below displays total replacement costs by facility, the number of associated assets expected to fail within the next three years, and the distribution of assets by facility within the 3-year plan. Assets requiring replacement or extensive maintenance in this plan are presented in Appendix A.

FACILITY NAME	3 YEAR ASSET QUANTITY	3 YEAR REPLACEMENT COST
CLINE LIBRARY	201 (91%)	$ 2,638,167

5-Year Plan

The table below displays total replacement costs by facility, the number of associated assets expected to fail within the next four to five years, and the distribution of assets by facility within the 5-year plan. Assets requiring replacement or extensive maintenance in this plan are presented in Appendix B.

FACILITY NAME	5 YEAR ASSET QUANTITY	5 YEAR REPLACEMENT COST
CLINE LIBRARY	59 (48%)	$ 2,997,705

10-Year Plan

The table below displays total replacement costs by facility, the number of associated assets expected to fail within the next six to ten years, and the distribution of assets by facility within the 10-year plan. Assets requiring replacement or extensive maintenance in this plan are presented in Appendix C.

FACILITY NAME	10 YEAR ASSET QUANTITY	10 YEAR REPLACEMENT COST
CLINE LIBRARY	64 (80%)	$ 5,807,170

DATA-DRIVEN MAINTENANCE APPROACH

Included with the submission of this report is the FCA Data Collection Workbook, which includes all data collected for each asset. The Workbook can be used to quickly sort through equipment and prioritize maintenance and replacement efforts. Additional observations and equipment details are provided within the workbook for each asset. Each asset is classified according to building system, size, capacity, and other standards, as well as ratings of current condition and impact of failure. Such organization and classification facilitate searching and sorting the data for maintenance and replacement priorities.

As mentioned above, the impact ratings help to compare one asset to another. Based on observed condition and impact scores, the future maintenance priorities for each building are described further in later sections.

As each of the components identified in the workbook is repaired or replaced, the information can be revised to reflect the new conditions. Remaining useful life values can also be manually iterated one year from the

assessment date to reflect fewer remaining years of life. Assets no longer in service can be removed from the list. Similarly, asset that have been newly installed can be added to the list. Following the impact guidelines, relative priority can be calculated for these assets.

Summary Pages

The summary pages assign a composite Overall Priority Score to each of the six sites included in the Facility Condition Assessment. Priority Scores range from 5 (best) to 25 (worst), and are based on condition, occupant impact, student teacher impact, estimated replacement cost, and observed remaining life. In addition to the Overall Priority Score, each Subsystem category within the site is assigned a Priority Score. The Subsystem scores are color coded to reflect the level of priority: ≤10 = Green, 11-15 = Yellow, ≥16 = Red. Each Subsystem category includes a general narrative section under the Description column.

Northern Arizona University – Cline/Gammage Facility Condition Assessment

CLINE LIBRARY SUMMARY

CLINE LIBRARY

BUILDING TYPE:	Education/Library
YEARS BUILT:	1966, 1980, 1991
GROSS SQUARE FOOTAGE:	211,312
DATE ASSESSED:	6/30/2020
OVERALL PRIORITY SCORE:	12.8

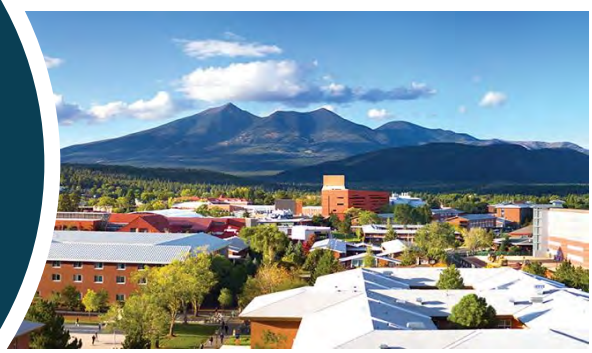
SUBSYSTEM	DESCRIPTION	PRIORITY SCORE
A10 – Foundation	The three concrete foundations date to 1966, 1980, and 1991. They are all in average condition for their respective ages, with no major cracking or heaving observed. Approximately 30-50 years of expected useful life remaining.	**12.7**
B20 – Exterior Vertical Enclosures	The exterior walls are in average condition. Doors and windows will require replacement in the next 5-15 years. Minor leaking observed at the Roof Cupola Windows.	**11.5**
B30 – Exterior Horizontal Enclosures (Roofing)	The EDPM roof dates to 2013 and is in good condition. The single roof hatch is damaged and in poor condition. Roof hatch is difficult to open due to damage.	**12.5**
C10 – Interior Construction	The 1966 interior wood doors were observed to require replacement within the next 7 years. The 1980 and 1991 interior wood doors were observed to require replacement within the next 15-25 years.	**11.0**
C20 – Stairways	The eight stairways, one spiral staircase, and three ramps are in average to good condition. Upgrades are recommended within 15-20 years.	**10.3**
C30 – Interior Finishes	All interior floor, wall, and ceiling finishes are due to be updated in the next 7-10 years except for the 1966 carpeting, which is 42 years past expected useful life. Recommend replacing 1966 flooring within 2 years.	**13.1**
D10 – Conveying	The 1978-built Elevator-3 is 12 years past expected useful life, and subject to replacement within 5 years. The two 1991-built elevators will require replacement in 7 years. The 2005-built Stack Elevator needs to be replaced in 18 years.	**14.0**
D20 – Plumbing	Two Electric Water Heaters will need to be replaced in the next two years. Other plumbing components are average. See D30-HVAC for poor condition HVAC pumps and heat exchangers.	**12.7**
D30 – HVAC	Two Water-Source Chillers are disabled/abandoned. Many of the CHW, CW, and HW Pumps are abandoned or are in very poor condition. All AHUs and Heat Pumps are 2-5 years from expected replacement, which represents a substantial Capital Expenditure.	**15.4**
D50 – Electrical	Most of the electrical components date to the original 1966, 1980, and 1991 construction phases. As such, many components will require replacement in the next 2-10 year time frame. Combined, these electrical item replacements represent a substantial Capital Expenditure.	**14.8**

System priority scored from 5 (best) to 25 (worst) based on condition, occupant impact, student teacher impact, estimated replacement cost, and observed remaining life. [≤10 = green, 11-15 = yellow, ≥16 = red]

[Gammage information removed]

Appendix

A



3-Year Plan Assets List

APPENDIX A: 3-Year Plan Assets List

The individual assets associated with each 3-Year Plan are shown below, sorted from highest to lowest estimated replacement cost.

CLINE LIBRARY #28

REVEAL ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
Multiple	Heat Pumps	Heat Pumps, Water Source (145 count)	2-3	$ 687,449
0280019	1966 Original Flooring	Flooring	2	$ 382,200
0280047	Chiller-1	Chiller, Wtr Cooled	1	$ 274,797
0280046	Chiller-2	Chiller, Wtr Cooled	1	$ 250,636
0280145	Switchgear-8	Switchboard	3	$ 106,400
0280008	AC-4	Air Handling Unit	2	$ 85,382
0280009	AC-5	Air Handling Unit	2	$ 85,382
0280036	Exterior Lighting	Ext Building Ltng	2	$ 75,890
0280149	Transformer-3	Transformer	3	$ 50,400
0280003	AC-10	Air Handling Unit	3	$ 35,861
0280081	MCC-3 Section 1	Motor Control Cent.	2	$ 34,580
0280064	Expansion Tank -1	Expansion Tank	2	$ 33,686
0280077	Main Breaker - 1966 Building	Circuit Breaker	2	$ 33,603
0280082	MCC-3 Section 2	Motor Control Cent.	2	$ 24,907
0280083	MCC-3 Section 3	Motor Control Cent.	2	$ 24,907
0280138	Switchgear- Distribution Basement	Switchboard	3	$ 24,907
0280146	Transformer- Basement	Transformer	3	$ 22,800
0280367	Heat Exchanger-2	Heat Exchanger	1	$ 19,500
0280368	Heat Exchanger-3	Heat Exchanger	1	$ 19,500
0280369	Heat Exchanger-4	Heat Exchanger	1	$ 19,500
0280039	CHW Pump 28-1-2	Chilled Water Pump	1	$ 19,383
0280063	Exhaust Fan - North Switchgear Room	Exhaust Fan	1	$ 18,750
0280060	Electric Water Heater -2	Water Heater	2	$ 17,000
0280061	Electric Water Heater -3	Water Heater	2	$ 17,000
0280071	Heat Exchanger-6	Heat Exchanger	1	$ 17,000
0280072	HW Pump 28-1-6	Heating Water Pump	1	$ 17,000
0280370	Heat Exchanger-5	Heat Exchanger	1	$ 17,000
0280078	MCC-4 Basement Mechanical	Motor Control Cent.	2	$ 16,604
0280152	Sump Pump - 2 Main Mechanical Room	Sump Pump	3	$ 16,398
0280042	CHW Pump 28-1-5	Chilled Water Pump	3	$ 13,118
0280048	CHW Pump-5	Chilled Water Pump	3	$ 13,118
0280049	CHW Pump-6	Chilled Water Pump	1	$ 13,118
0280073	HW Pump 28-1-7	Heating Water Pump	1	$ 12,240
0280021	Cooling Tower Pump N	Pump	1	$ 11,656
0280022	Cooling Tower Pump S	Pump	1	$ 11,656
0280135	Sump Pump - 3 Basement 1966 Mechanical Room	Sump Pump	1	$ 9,555

REVEAL ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
0280136	Sump Pump - 1 North Switchgear Room	Sump Pump	3	$ 9,555
0280099	Panel 1P4	Panelboard	1	$ 8,630
0280108	Panel 2HP2	Panelboard	1	$ 6,760
0280125	Panel 3P2	Panelboard	1	$ 6,760
0280040	CHW Pump 28-1-3	Chilled Water Pump	1	$ 6,522
0280041	CHW Pump 28-1-4	Chilled Water Pump	1	$ 6,522
0280001	Pneumatic Control Panel	Air Compressor	3	$ 5,750
0280029	Rooftop Exhaust Fan-1	Exhaust Fan	3	$ 5,355
0280030	Rooftop Exhaust Fan-2	Exhaust Fan	2	$ 4,888
0280050	Condensate Pump -1	Cond Water Pump	2	$ 4,750
0280051	Condensate Pump -2	Cond Water Pump	2	$ 4,750
0280052	Condensate Pump 28-1-8	Cond Water Pump	2	$ 4,500
0280053	Condensate Pump 28-1-9	Cond Water Pump	2	$ 4,500
0280084	Panel - Parking & Street Lighting	Panelboard	3	$ 4,260
0280104	Panel 28-3	Panelboard	2	$ 4,260
0280105	Panel 28-4	Panelboard	2	$ 4,260
0280129	Panel EM 28-2	Panelboard	2	$ 4,260
0280130	Panel M	Panelboard	2	$ 4,260
0280352	Roof Access Hatch	Roof Hatch	1	$ 3,116
0280058	DW Circulation Pump -3	Pump	3	$ 1,230
0280044	BFP - Mech 156	Backflow Preventer	2	$ 400
TOTAL 3 YEAR REPLACEMENT COST				**$ 2,638,167**

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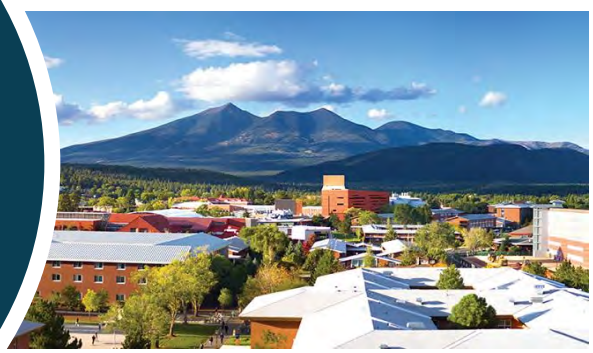
Appendix

B



5-Year Plan Assets List

Appendix B: 5-Year Plan Assets List

The individual assets associated with each 5-Year Plan are shown below, sorted from highest to lowest estimated replacement cost.

CLINE LIBRARY BUILDING #28

REVEAL ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
0280037	Interior Lighting	Lighting	5	$ 1,109,388
0280020	Cooling Tower -1	Cooling Tower	5	$ 256,219
0280026	Elevator 3	Elevator	5	$ 160,000
0280015	AHU-2	Air Handling Unit	5	$ 134,221
0280016	AHU-3	Air Handling Unit	5	$ 134,221
0280014	AHU-1	Air Handling Unit	5	$ 120,389
0280006	AC-2	Air Handling Unit	4	$ 85,382
0280038	Roof Cupola Windows	Metal Windows, fixed	5	$ 60,372
0280004	AC-11	Air Handling Unit	5	$ 56,352
0280005	AC-12	Air Handling Unit	5	$ 56,352
0280002	AC-1	Air Handling Unit	5	$ 56,352
0280007	AC-3	Air Handling Unit	4	$ 56,352
0280010	AC-6	Air Handling Unit	4	$ 56,352
0280011	AC-7	Air Handling Unit	5	$ 56,352
0280012	AC-8	Air Handling Unit	5	$ 56,352
0280013	AC-9	Air Handling Unit	5	$ 56,352
0280350	1980 Addition Exterior Windows	Metal Windows, fixed	5	$ 37,916
0280065	Expansion Tank -2	Expansion Tank	5	$ 33,686
0280066	Expansion Tank-3	Expansion Tank	5	$ 33,686
0280067	Exterior Feeder Switch -2	Pwr Distrib Unit	5	$ 33,000
0280068	Exterior Feeder Switch -1	Pwr Distrib Unit	5	$ 33,000
0280054	CW Pump-1	Cond Water Pump	5	$ 27,711
0280055	CW Pump-1A	Cond Water Pump	5	$ 27,711
0280366	Heat Exchanger-1	Heat Exchanger	5	$ 27,000
0280074	HW Pump-1	Heating Water Pump	5	$ 12,240
0280075	HW Pump-2	Heating Water Pump	5	$ 12,240
0280096	Panel 1P16	Panelboard	5	$ 8,630
0280100	Panel 1P5	Panelboard	5	$ 8,630
0280101	Panel 1P6	Panelboard	5	$ 8,630
0280114	Panel 2P1	Panelboard	5	$ 8,630
0280116	Panel 2P2	Panelboard	5	$ 8,630
0280121	Panel 2P7	Panelboard	5	$ 8,630
0280069	Fire Alarm Panel - Notifier	Fire Alarm System	5	$ 8,012
0280086	Panel 1HP1	Panelboard	5	$ 6,760
0280087	Panel 1HP2	Panelboard	5	$ 6,760
0280091	Panel 1P1	Panelboard	5	$ 6,760
0280092	Panel 1P11	Panelboard	5	$ 6,760
0280093	Panel 1P13	Panelboard	5	$ 6,760
0280094	Panel 1P14	Panelboard	5	$ 6,760
0280097	Panel 1P2	Panelboard	5	$ 6,760
0280098	Panel 1P3	Panelboard	5	$ 6,760

REVEAL ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
0280102	Panel 1P7	Panelboard	5	$ 6,760
0280103	Panel 1P8	Panelboard	5	$ 6,760
0280109	Panel 2HP3	Panelboard	5	$ 6,760
0280115	Panel 2P10	Panelboard	5	$ 6,760
0280117	Panel 2P3	Panelboard	5	$ 6,760
0280118	Panel 2P4	Panelboard	5	$ 6,760
0280119	Panel 2P5	Panelboard	5	$ 6,760
0280120	Panel 2P6	Panelboard	5	$ 6,760
0280122	Panel 2P9	Panelboard	5	$ 6,760
0280126	Panel 3P3	Panelboard	5	$ 6,760
0280127	Panel BP1	Panelboard	5	$ 6,760
0280106	Panel 2CP1	Panelboard	5	$ 4,210
0280124	Panel 3P1	Panelboard	5	$ 4,210
0280085	Panel 1E1	Panelboard	5	$ 2,830
0280107	Panel 2E1	Panelboard	5	$ 2,830
0280123	Panel 3E1	Panelboard	5	$ 2,830
0280167	Shipping CUH	Unit Heater	5	$ 2,561
0280043	BFP - Main Mech Tunnel	Backflow Preventer	5	$ 800
TOTAL 5 YEAR REPLACEMENT COST				**$ 2,997,705**

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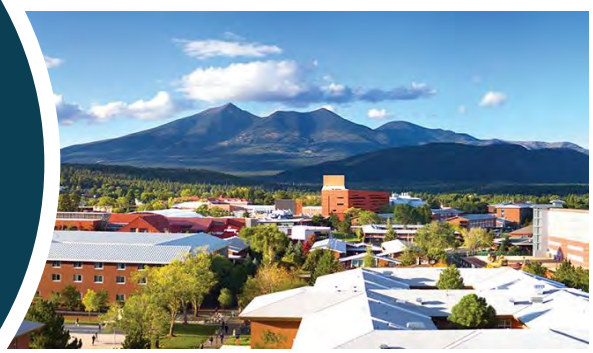
Appendix

C



10-Year Plan Assets List

Appendix C: 10-Year Plan Assets List

The individual assets associated with each 10-Year Plan are shown below, sorted from highest to lowest estimated replacement cost.

CLINE LIBRARY BUILDING #28

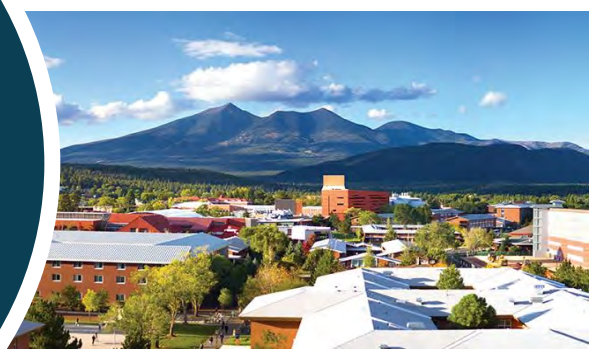
REVEAL ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
0280159	1966 Original Wall Finishes	Painting and Coating, Exposed Bick & Drywall	8	$ 1,132,950
0280188	1991 Addition Flooring	Flooring	6	$ 755,938
0280164	1991 Addition Ceiling Finishes	Acoustic Tiles	10	$ 474,263
0280151	1991 Addition Wall Finishes	Painting and Coating	8	$ 428,750
0280147	Transformer-1	Transformer	10	$ 240,000
0280163	1966 Original Ceiling Finishes	Acoustic Tiles	10	$ 224,700
0280340	1980 Addition Flooring	Flooring	7	$ 174,720
0280025	Service Elevator	Elevator	7	$ 160,000
0280139	Switchgear-2	Switchboard	10	$ 159,600
0280144	Switchgear-7	Switchboard	10	$ 159,600
0280140	Switchgear-3	Switchboard	10	$ 146,300
0280141	Switchgear-4	Switchboard	10	$ 146,300
0280142	Switchgear-5	Switchboard	10	$ 146,300
0280143	Switchgear-6	Switchboard	10	$ 146,300
0280342	1980 Addition Wall Finishes	Painting and Coating	8	$ 109,760
0280341	1980 Addition Ceiling Finishes	Acoustic Tiles	7	$ 102,720
0280349	1966 Original Exterior Windows	Metal Windows, fixed	6	$ 99,530
0280155	Baseboard Heating (Level 3)	Radiant Heater	9	$ 94,878
0280024	Main Elevator	Elevator	7	$ 80,000
0280023	S-1 DOAS Unit	DOAS	8	$ 80,000
0280148	Transformer-2	Transformer	10	$ 77,060
0280153	Baseboard Heating (Level 1)	Radiant Heater	9	$ 71,159
0280031	Main Entry Doors	Glass/Storeft Door	8	$ 47,360
0280337	1966 Interior Doors	Wood Door	7	$ 44,942
0280362	Spiral Staircase	Stairs	10	$ 37,125
0280080	MCC-2	Motor Control Cent.	10	$ 34,580
0280137	Switchgear -1	Switchboard	10	$ 34,580
0280028	MAU EF-1	Make Up Air Unit	6	$ 32,600
0280079	MCC-1 Section 5	Motor Control Cent.	10	$ 24,907
0280371	MCC-1 Section 1	Motor Control Cent.	10	$ 24,907
0280372	MCC-1 Section 2	Motor Control Cent.	10	$ 24,907
0280373	MCC-1 Section 3	Motor Control Cent.	10	$ 24,907
0280374	MCC-1 Section 4	Motor Control Cent.	10	$ 24,907
0280154	Baseboard Heating (Level 2)	Radiant Heater	9	$ 18,976
0280062	Exhaust Fan - Main Mechanical	Exhaust Fan	7	$ 13,850
0280183	AHU-1 SF VFD	VFD	6	$ 13,600
0280185	AHU-2 SF VFD	VFD	6	$ 13,600
0280187	AHU-3 SF VFD	VFD	6	$ 13,600
0280174	AC-2 SF VFD	VFD	6	$ 11,050
0280176	AC-4 SF VFD	VFD	6	$ 11,050

REVEAL ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
0280177	AC-5 SF VFD	VFD	6	$ 11,050
0280134	Snow Melt System	Snowmelt System	10	$ 10,076
0280170	AC-1 SF VFD	VFD	6	$ 9,350
0280175	AC-3 SF VFD	VFD	6	$ 9,350
0280178	AC-6 SF VFD	VFD	6	$ 9,350
0280179	AC-7 SF VFD	VFD	6	$ 9,350
0280184	AHU-2 RF VFD	VFD	6	$ 9,350
0280186	AHU-3 RF VFD	VFD	6	$ 9,350
0280032	Original Storefront Doors	Glass/Storeft Door	10	$ 7,893
0280171	AC-10 SF VFD	VFD	6	$ 6,800
0280180	AC-8 SF VFD	VFD	6	$ 6,800
0280182	AHU-1 RF VFD	VFD	6	$ 6,800
0280173	AC-12 SF VFD	VFD	6	$ 5,780
0280033	Double Metal Doors	Metal Door, Double	7	$ 5,209
0280172	AC-11 SF VFD	VFD	6	$ 4,250
0280181	AC-9 SF VFD	VFD	6	$ 4,250
0280057	DW Circulation Pump -2	Pump	8	$ 2,844
0280156	CUH (Stair 6)	Unit Heater	6	$ 2,561
0280157	CUH (Stair 7)	Unit Heater	6	$ 2,561
0280158	CUH (Stair 5)	Unit Heater	6	$ 2,561
0280166	Vestibule CUH-A	Unit Heater	8	$ 2,561
0280168	Vestibule CUH-B	Unit Heater	8	$ 2,561
0280076	Lighting Dimmer Control Panel - Auditorium	Lighting Controls	8	$ 2,500
0280035	Single Metal Doors (1980)	Metal Door, Single	8	$ 1,736
TOTAL 10 YEAR REPLACEMENT COST				**$ 5,807,170**

[Gammage information removed]

Appendix

D



Steam System Alternate Project

Appendix D: Steam System Alternate Project

Project:	Northern Arizona University - Cline Library #28			Revision Date:	16-Sep-20
Scope of Work:	Steam System Alternate Project			Budget Phase:	DMA
Description:	Opinion of Probable Costs				
Consultant:	McKinstry Essention			211,312	SqFt
A. PROJECT CONSTRUCTION COSTS				**$/SQFT**	**TOTAL**
1	Architectural			$ -	$ -
2	Equipment & Furniture			$ -	$ -
3	Fire Protection			$ -	$ -
4	Plumbing				
		Installation of 2,295 LF of new HW loop piping		$ 0.55	$ 115,392
		Installation of one (1) new steam-to-HW heat exchanger		$ 0.13	$ 27,000
		New 5 Hp circulation pump to serve HW baseboard loop		$ 0.06	$ 12,240
4a	Storm			$ -	$ -
4b	Sanitary			$ -	$ -
5	Mechanical/HVAC				
		Replace 390 LF of baseboard units		$ 0.88	$ 185,012
6	Controls - Equipment & Integration			$ 0.24	$ 50,000
7	Electrical			$ -	$ -
8	Add Alternates			$ -	$ -
9	General Conditions		10.0%	$ 0.18	$ 38,964
10	Construction Contingency		5.0%	$ 0.09	$ 19,482
			Sub-Total:	$ 2.12	$ 448,091
A1. SUB-TOTAL CONST. COST (1 thru 10) =					**$ 448,091**
1	Payment and Performance Bond		0.8%	$ 0.02	$ 3,585
2	Insurance		1.3%	$ 0.03	$ 5,601
3	Permits / Fees / 3rd Party Review		0.3%	$ 0.01	$ 1,120
			Sub-Total:	$ 0.05	$ 10,306
A2. TOTAL CONSTRUCTION COST (SUB-TOTAL A1 + 1 thru 3) =					**$ 458,397**
B.	**PROFESSIONAL SERVICES**				
1	Architectural & Engineering Design		5.0%	$ 0.11	$ 22,405
2	Specialty Consultants		0.5%	$ 0.01	$ 2,240
3	Preconstruction		1.0%	$ 0.02	$ 4,481
4	Construction Management		4.0%	$ 0.08	$ 17,924
5	Commissioning		0.0%	$ -	$ -
B1.	**TOTAL PROFESSIONAL SERVICES (1 thru 5) =**				**$ 47,050**
C. SUB-TOTAL DESIGN/BUILD CONST. COST (TOTAL A2 + TOTAL B1) =					**$ 505,446**
D.	**DESIGN BUILD FEES**				
1	Design Build Fee		0.0%	$ -	$ -
2	Project Contingency		2.0%	$ 0.05	$ 10,109
E.	**TOTAL COST OF PROJECT**				**$ 515,555**
1	Project Management Fee		2.0%	$ 0.05	$ 10,311
2	Taxes		8.65%	$ 0.21	$ 44,596
F.	**TOTAL PROJECT BUDGET**			**$ 2.70**	**$ 570,462**

Appendix D: Steam System Alternate Project

Project Scope: Includes the conversion of the existing steam baseboard heaters to heating water baseboard heaters at the Cline Library.

Direct Costs - HVAC **$ 185,012**

Removal of 390 linear feet of existing steam baseboard units in all three phases of Cline Library buildings, and installation of 390 linear feet of new heating water baseboard units = $185,012.00 (Cost includes demolition of existing equipment, materials, labor. Cost excludes finish repairs and controls equipment and integration.)

Direct Costs - Plumbing **$ 154,632**

Installation of 2,295 linear feet of HW loop piping (1.5” O.D., includes all fittings and supports) from 1991 Basement Mechanical Room to baseboard units located on all three floors in all three building phase sections = $115,392.00 (Cost includes demolition of existing steam piping, materials, labor. Cost excludes finish repairs.)

Installation of new steam-to-HW heat exchanger (125 psi, 168 gpm) located in the 1991 Basement Mechanical Room = $27,000.00 (Cost includes materials, labor. Cost excludes finish repairs and controls equipment and integration.)

Installation of new 5 Hp circulation pump to serve HW baseboard loop = $12,240.00 (Cost includes materials, labor. Cost excludes finish repairs and controls equipment and integration.)

Direct Costs - Controls **$ 50,000**

Estimated cost of controls equipment and integration into the existing BAS = $50,000 (Cost includes equipment: controllers, wiring, valves. Cost includes software integration and testing by licensed controls contractor. Cost excludes finish repair.)