

Project Status Report - As of: 2/4/2026

Project	Project #	Original Scope	Scope Adjustments	Account #	Project Manager	Total Budget	Funded/Non Funded	Phase	Past Weeks Progress
Project Manager: Gabriel Gurrola									
AT&T Cell Sites	10.090.233	New cell site for football practice fields and the relocation of Ardrey Auditorium rooftop site		C9001295	Gabriel Gurrola	\$10,000	Funded	Design	Past meeting with city regarding permits regulations.
Babbitt Admin Boiler Replacement	09.510.241	Replace boiler.		C9001334	Gabriel Gurrola	\$185,000	Funded	Construction	No updates at this time.
Bio-Science Annex Boiler Replacement	09.212.241	As a vivarium housing research animals, we need heat redundancy. We need to remove the old broken boiler from this room and replace it with a new one.		C9001374	Gabriel Gurrola	\$150,000	Funded	Construction	RKS to complete work by end of summer.
Bus Barn EV Chargers Install	09.830.251	Identify best charger for NAU; install in bus barn.			Gabriel Gurrola	\$0	Not Yet Funded	Planning	Client approved to move forward with a standalone design
Butler Office Building ITEP Move	09.073.221	Relocate ITEP out of 22-Peterson Hall into 7C-Butler Office Building.	clean up of old bank signage and install of thermofilm	C9001222	Gabriel Gurrola	\$715,000	Funded	Construction	no update at this time.
Campus Living Water Softeners (Gillenwater, McKay, Mtn View, Pine Ridge, and Raymond)	09.002.240	Service, Repair and Replacement of water softeners in CLC buildings Gillenwater, Mckay, Mountain View, Pine Ridge, and Raymond		C9001380	Gabriel Gurrola	\$75,000	Funded	Construction	met with GC for campus-wide assessment proposal.
Campus-Wide Water Softeners	09.002.234	Develop maintenance program for campus-wide water softeners, and repair replace as necessary.		C9001258	Gabriel Gurrola	\$50,000	Funded	Holding Account	no update at this time
Cline Library Air Chiller Repair	09.280.251	Repair of Cline Library Chiller.		C9001367	Gabriel Gurrola	\$55,000	Funded	Construction	Part Received (long lead) work scheduled for week of 8/11/25.
Cline Library Heat Pump Replacement	09.280.252	Replace 10 heat pumps that are non-functioning.		C9001371	Gabriel Gurrola	\$80,000	Funded	Construction	No update at this time.
Conduit/Fiber Install at Riordan Ranch Road	10.090.232	Installation of conduit and fiber for Suddenlink to provide connectivity to ATT and NAU.			Gabriel Gurrola	\$0	Not Yet Funded	Design	No update at this time
Fieldhouse HVAC Replacement	09.300.251	Relocation of HVAC work from Fieldhouse Restroom Project.	Added a third unit with heat coils only.	C9001412	Gabriel Gurrola	\$51,000	Funded	Design	DP selected, proposal received.
Forestry Renovations	09.820.252	This design-only CPA focuses on renovating aging building systems, including the roof, hall lighting, and mechanical systems. Two options are under consideration for the mechanical upgrade: replacing the existing boiler with a higher-efficiency model or connecting the building to the district heating system via the campus south loop.		C9001401	Gabriel Gurrola	\$4,800,000	Funded	Design	Meeting the project team for a design kick-off. Received and reviewed pre-con proposal from Kinney.
McConnell Hall Renovation & Landscape Upgrade	09.620.251	Initiating a design only CPA with plans for construction in summer 2026. McConnell will not be used for camps & conferences summer 2026 to accommodate this construction. Install vanities/sinks in student rooms, replace carpet in rooms with LVP, LED lighting throughout building, and adjust the grade of the west entrance/functional landscape design. Replace the bathtubs in 9 CA rooms with shower inserts and new shower valves. Two staff apartments; install vanities in bathroom and replace bathtub with new bathtub or appropriate insert. Paint corridors.		C9001376	Gabriel Gurrola	\$9,900,000	Funded	Design	SD pricing received and reviewed with the team, SD comments implemented into the DD set.
Multi-Building Facility Condition Assessments 2025	11.020.251	Complete comprehensive Facility Condition Assessments of university buildings.		C9001394	Gabriel Gurrola	\$25,000	Funded	Construction	McKinstry to deliver FCA information; provided project information for FCA's
Science Lab Pneumatic Control Replacement	09.170.251	Project to furnish and install new DCC control valves and replace system coils, ensuring proper functionality and integration with existing systems while meeting all safety and operational standards		C9001382	Gabriel Gurrola	\$350,000	Funded	Construction	Procurement of DDC valves
SHB Dilution Refrigerator Installation	09.360.261	Electrical, cooling water, compressed air, and hoisting equipment are requested for the installation of a dilution refrigerator			Gabriel Gurrola	\$0	Not Yet Funded	Close Out	The product is shipped to the site and maintenance work on the existing HVAC system
South Campus ADA Improvements	08.030.261	TBD			Gabriel Gurrola	\$0	Not Yet Funded	Planning	DP selected, met, and discussed the scope for this project.

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South Plant Boiler Derating	09.670.231	Make engineered modifications to the existing boilers to convert them from power boilers to hot water boilers.		C9001302	Gabriel Gurrola	\$450,000	Funded	Design	worked with JOC PM to set the project up for PMWEB and Billing
Steam System Maintenance Upgrade	09.240.221	Design and replace pumping systems to be more efficient and possibly work with future low temp hot water conversion.		C9001207	Gabriel Gurrola	\$575,000	Funded	Construction	Wrap up inspections and work on project sign-off
Project Manager: Kelly Davis									
Cline Library Renovations	09.280.261	Renovate Cline Library			Kelly Davis	\$0	Not Yet Funded	Planning	No new updates at this time.
Project Manager: Martin Yepiz									
Allo Fiber Hut & Distribution	10.090.262	Allo is looking to install pre-fab central office on NAU property to the northwest of Building 54. From this building, fiber will be distributed across campus to easements with APS, City, and other resources. There is no defined path at this time.			Martin Yepiz	\$0	Not Yet Funded	Planning	Waiting on license agreement to be finalized.
Aquatic & Tennis Complex Exterior Repairs	09.860.261	Exterior court repairs.			Martin Yepiz	\$0	Not Yet Funded	Planning	Proposal from Design Professional on board is now under review.
Asphalt 2026 Streets	08.020.261	Annual street maintenance and repair.		C9001413	Martin Yepiz	\$150,000	Funded	Design	Design Professional has started campus wide assessment.
Biological Sciences Phase II	09.210.251	The scope of this project is to replace the damaged exterior windows due to window AC unit installation, correct the emergency shower locations to avoid additional claims and floods, replace exterior doors and update finishes as budget allows.	None currently identified.	C9001387	Martin Yepiz	\$3,180,000	Funded	Design	Design package is underway for general contractor to start pricing summer 2026 scope of work.
Cable Barriers - San Francisco/McConnell Dr.	08.060.251	The scope of work for this project is to provide protection to the posts/cables that compose the barrier at the San Francisco & McConnell intersection. The purpose is to diminish any possible impact from people going down the hill as much as possible.		C9001366	Martin Yepiz	\$138,600	Funded	Construction	Relocation of fence from San Francisco and McConnell to P64 has been scheduled for Monday 2/2. This should be completed in a week.
Campus Living Gutter Repair/Ventilation	09.986.251	The scope of this project is to install high bay ventilation in the warehouse sections. This will drop the heat load in the space during the summer months without having to air condition.		C9001381	Martin Yepiz	\$100,000	Funded	Planning	Met with carpentry, HVAC, and electrical shop to discuss what it would take to install attic fans to the RLSS warehouse. This will be a much more economical and efficient approach than adding cooling to the space.
Civil Utility Repairs 2026	10.010.261	The scope of work for this project is to perform repairs for major utility issues across campus. These issues are reported consistently throughout the fiscal year by NAU utilities and plant staff.		C9001415	Martin Yepiz	\$218,500	Funded	Planning	Meeting has been scheduled with NuFlow to walk a sewer line that recently backed up and is now at the top of our priority list.
Concrete 2025	08.030.251	Concrete maintenance project to address and correct deteriorated or damaged concrete resulting in trip hazards and/or ADA accessibility deficiencies.		C9001377	Martin Yepiz	\$325,000	Funded	Construction	No Updates at this time. Project still has the majority of the funds available. Priority locations for 2026 are still to be determined.
Dubois South Union Ballroom AHU Repair	09.640.251	Repair/replace AHU's 3,4,5,8,9,10 in the soffit as well as AHU's 6 & 7 over the entry way to full functionality.		C9001393	Martin Yepiz	\$180,000	Funded	Planning	Proposal from McKinstry for commissioning is under review.
Fountaine House Redevelopment	09.890.261	Exploration of demolishing the Fountaine House and building 4-8 plex. Architect then hard bid, home builder.			Martin Yepiz	\$0	Not Yet Funded	Planning	Awaiting on leadership decision about how to move forward with this project.
HLC - Steam Pipe Distribution Line Repair	10.040.241	Steam pipe distribution line needs repair and insulation is in need of replacement		C9001280	Martin Yepiz	\$250,000	Funded	Construction	While resuming activities after winter break, the contractor pointed at an issue they discovered after removing insulation for the existing pipe. After this, a meeting took place with the structural engineer on board to determine the best path forward. After evaluating existing conditions, the engineer suggested to not move forward with the second vault we originally planned to do as part of this project.

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ITS Trailer Decommission & Disposal	09.542.261	Decommission for potential sale or removal.		Martin Yepiz	\$0	Not Yet Funded	Planning	Met with General Contractor on site to discuss scope of work to decommission ITS trailer.
Lumberjack Stadium Track Renovation	08.070.263	<p>Environmental Health & Safety (EHS): ☒ — The primary risk driver is athlete safety and compliance; the deteriorated track surface presents a direct safety hazard and non-compliance risk with NCAA and broadcast standards.</p> <p>Program Overview</p> <p>The project addresses deterioration of the outdoor track surface to restore a safe, competition-ready facility and extend its usable life in support of ongoing athletic programs and future championship events. The primary risk driver is safety and compliance, as the existing surface has exceeded its intended service life, increasing the potential for athlete injury and exposure to non-compliance with NCAA and broadcast standards required for televised competition. Additional operational and asset risks include the potential loss of hosting capability for major events and accelerated asset failure if renewal continues to be deferred. The recommended long-term approach is installation of a new polyurethane wear-layer overlay coordinated with future field replacement to protect the track investment and maximize lifecycle value.</p> <p>Project Need & High-Level Update</p> <p>The outdoor track was last resurfaced in 2011 and is now in critical condition. Widespread surface degradation is present, and the track no longer meets expected performance or safety standards for competitive use. No interim or temporary mitigation measures are currently in place. Due to the extent of deterioration, maintenance or localized repairs are not</p>		Martin Yepiz	\$0	Not Yet Funded	Planning	Proposal from Sports Surfaces vendor is now under review, and CPA is pending final approvals.
McKay Hot Water Heater Replacement Phase 2	09.502.252	<p>Program Overview</p> <p>Project ID: 09.502.252</p> <p>Project Name: McKay Hot Water Heater Replacement – Phase II</p> <p>Location/Building: McKay Village, Building 50A (Buildings A-D)</p> <p>Purpose:</p> <p>Replace aging and failing hot water heaters serving residential apartments to ensure reliable domestic hot water and radiant heating for occupants.</p> <p>Risk Identified:</p> <p>Operational, asset-protection, and code compliance risk due to continued failures of existing equipment, potential water damage, and historical mold concerns.</p> <p>Recommended Long-Term Solution:</p> <p>Complete Phase II by replacing remaining hot water heaters with appropriately designed tankless systems to improve reliability, safety, and long-term performance.</p> <p>Project Need & High-Level Update</p> <p>Existing Conditions & Observed Failures:</p> <p>Phase I of the hot water heater replacement has been</p>		Martin Yepiz	\$0	Not Yet Funded	Planning	CPA will be revised to reflect design only costs. We will move forward with the design portion and determine how to best handle the construction portion later on during the spring.

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Mountain View Egress Correction	09.550.252	<p>Program Overview</p> <p>Project ID: 09.550.252</p> <p>Project Name: Mountain View Hall</p> <p>Location/Building: Building 55</p> <p>Purpose:</p> <p>Bring Mountain View Hall into compliance with current fire and life safety codes by addressing inadequate egress paths.</p> <p>Risk Identified:</p> <p>Fire egress and code compliance risk due to missing required exit pathways within major corridors, creating evacuation hazards for building occupants.</p> <p>Recommended Long-Term Solution:</p> <p>Implement a prescriptive code-compliant egress strategy, including additional exit connections and smoke control improvements, to provide safe and reliable evacuation routes.</p> <p>Project Need & High-Level Update</p> <p>Existing Conditions & Failures:</p> <p>The building contains four major hallways that currently lack required mid-point exits connecting to a compliant path of</p>	C9001388	Martin Yepiz	\$117,500	Funded	Design	Peak engineering is now working on design documentation. JWA is working on design for interior improvements and code compliance report per NAU BO's request.	
Multi-Building Energy Efficiency Improvements	09.002.261	Install and program VFDs and/or ECMS	C9001420	Martin Yepiz	\$0	Funded	Planning	Proposal has been received from McCarthy.	
North Campus Gas Master Meter Replacement	10.080.261			Martin Yepiz	\$0	Not Yet Funded	Planning		
Parking Lot Repairs 2025	08.020.252	We are conducting an asphalt assessment this fall which will provide a prioritized list for next summers repairs.	C9001375	Martin Yepiz	\$500,000	Funded	Close Out		
Skydome Roof Replacement	09.001.231	The roof of the Skydome is past the end of its useful life. It needs replacement due to continued leaks that are beyond warranty repair. A design was completed in 2016 that will be revisited and assessed to ensure it's the appropriate direction.	C9001228	Martin Yepiz	\$6,000,000	Funded	Construction	Waiting on general contractor to finalize cupula guardrail system. Installation has been scheduled for first week of March.	
University Union HVAC Controls Replacement	09.301.261	Primary: Add DDC controlled actuators to the HHW and CW valves feeding the AHU coils in order to regulate supply temperatures being sent to VAV's throughout the building. Secondary: According to NAU HVAC, HHWP-2 has failed leaving HHWP as the only source of HHW for building 030A and 030B without any backup. Need to confirm this status and, if accurate, replace HHWP-2 as a back-up.		Martin Yepiz	\$0	Not Yet Funded	Planning	Walked the site with HVAC to define the scope of work.	
Project Manager: Remi Hayden									
Bat Habitat Design & Installation	08.070.261	Design and installation of bat condos. Location is TBD	The project is being scoped.	Remi Hayden	\$0	Not Yet Funded	Planning	PM scheduled a meeting with the Game and Fish department	
Campus Living Flooring Repair/Replacement	09.002.265	<p>Program Overview</p> <ul style="list-style-type: none"> Project ID: 09.002.265 Project Name: Campus Living Flooring Repair/Replacement Purpose: <ul style="list-style-type: none"> o Address deteriorated and failing flooring across multiple Campus Living facilities to ensure safe, accessible, and code-compliant student housing environments. Primary Risk: <ul style="list-style-type: none"> o Safety / Egress Risk: Existing flooring failures and damaged rubber treads create trip hazards within student rooms and common egress paths. Recommended Long-Term Solution: <ul style="list-style-type: none"> o Remove failed flooring components and replace with durable, appropriate materials (e.g., rubber treads, luxury vinyl plank, coordinated door/floor interfaces) aligned with campus standards and lifecycle expectations. <p>Project Need & High-Level Update</p> <ul style="list-style-type: none"> Existing Conditions & Observed Failures: <ul style="list-style-type: none"> o Multiple locations across campus exhibit flooring degradation, including: <ul style="list-style-type: none"> ▣ Sechrist: Failed rubber stair treads ▣ McConnell: Deteriorated luxury vinyl plank flooring in student rooms ▣ Wilson and Allen Hall: Flooring and corridor/door interface failures o Conditions present uneven walking surfaces and localized trip hazards. Interim Measures: <ul style="list-style-type: none"> o None currently in place. Why Interim Measures Are Not Sufficient: 		Remi Hayden	\$0	Not Yet Funded	Planning		
Campus Wide ARC Flash Assessment	11.020.221	Initial inspection/assessment of campus electrical equipment and spaces for compliance with NFPA electrical/arc flash code requirements.	N/A	Remi Hayden	\$215,000	Funded	Close Out	The contractor applied the last labels to the equipment.	

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Dubois South Union Subway Refresh	09.640.261	Millwork and FFE will be provided under a separate contract through Sodexo as the franchise holder. This project is requested to have a GC to perform millwork installation and procurement/install of finishes as needed per attached plans.	The project is being scoped.		Remi Hayden	\$0	Not Yet Funded	Planning	PM discussed the timeline of the project with GC and user group, and it was concluded that there is not sufficient time the prepare for the project to be completed over winter break. PM received a JOC proposal from the GC. The user group asked to reduce the scope and budget. Submittals came in and PM is working through them.
PFA Outdoor Enhancements	09.370.251	We have completed the engineering assessment and now have a better understand of the space and what it can accommodate in terms of weight, drainage, etc. With this information in mind, we will move on to addressing the surface so that it's more usable and hospitable. This could involve minor demo of a concrete wall and replacement of a more practical and durable surface treatment like a Traffic Coated Membrane. Once complete, we will design for furniture, lighting, and natural elements.	N/A	C9001416	Remi Hayden	\$2,000	Funded	Design	PM notified the DP that the project will move forward. PM submitted a contract execution request for the DP to create a scope document.
SBS West SSLUG Garden Improvements	09.700.251	The SSLUG garden is requesting funding for improvements, specifically within the main growing section outside of SBS West. Through this funding, we will work with Morning Dew Landscaping to create accessible pathways throughout the main growing section and build raised garden beds to ensure students and community members with disabilities have equal opportunities to learn and interact with the space. Each of these beds will have PVC pipe hoops installed to allow our gardeners to transform them from shaded summer beds to frost-clothed cold-season beds, allowing us to elongate the growing season in the SSLUG Garden. With the additions of new accessibility measures at SSLUG, we intend to create more welcoming outdoor spaces for students with disabilities to participate in campus gardening. SSLUG also intends to use these funds to improve our soil quality to allow for more plant diversity and yield. We will also work with Morning Dew Landscaping to install drip irrigation to all of the beds in the main growing section to decrease the time and energy spent on hand watering and water waste. This irrigation system will connect to the rainwater harvesting tanks and city water, allowing for even more water conservation. This expansion would increase our capacity to 2,000 gallons of harvested rainwater. SSLUG will also use these funds to incorporate two different permaculture design beds into the space to demonstrate different growing methods. We will also add informative and educational signage throughout the garden to allow passersby the chance to learn more about the SSLUG Garden and give them resources for getting involved. These improvements will increase the garden's seasonality, interpretation, and access, decrease maintenance, and improve the garden's overall aesthetics.			Remi Hayden	\$0	Not Yet Funded	Planning	The Green Fund has asked to meet with PM to review the project budget, but has not scheduled anything.
Science Annex OVPR Suite Renovation	09.200.233	Program Overview Project ID: 09.200.233 Project Name: Science Annex OVPR Suite Renovation Location/Building: Science Annex, Building 20 – 4th Floor Purpose: Renovate and reorganize existing office space to co-locate the OVPR team in a single, functional suite that supports collaboration and operational efficiency. Risk Identified: Operational and code compliance risk due to staff being dispersed across multiple locations and the need to ensure new office and meeting spaces meet current building and life safety codes. Recommended Long-Term Solution: Construct code-compliant offices and shared workspaces designed to support team communication, productivity, and long-term program needs. Project Need & High-Level Update Existing Conditions & Observed Issues:	The scope has been reduced to better accommodate the budget of the user group.	C9001319	Remi Hayden	\$150,000	Funded	Planning	PM has submitted a revised CPA to cover construction costs.

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South Engineering Lab Open Space	09.985.241	Build NAU Metrology Research and Teaching Laboratory including offices, labs and cubicle space in the open area of the new South Engineering Lab - Building 98E.	N/A	C9001391	Remi Hayden	\$30,000	Funded	Design	DP shared a new set of DDS/25% CDs and PM shared them with the Code Review team. PM also received a preconstruction costs proposal from the GC and submitted it to the contracts team for execution.
South Village Pest Exclusion	09.710.261	Seal all buildings for pests per the report. Remediate attics from guano and other pest droppings. Address structural concerns with roof trusses in the report. Add security screen doors with locking hardware and a fully sealed apartment entrance to all apartment doors in place of the current wooden screen doors.	This project is being scoped		Remi Hayden	\$0	Not Yet Funded	Planning	PM schedule a site walk with the user group, trades, and the GC. PM discussed the project further with the structural engineer and they are preparing a proposal.
Project Manager: Skyler Hecker									
Cline Library Makerlab Expansion	09.280.253	Expand the DIRT walls with an additional 47 linear feet of wall shifting the current south wall of the MakerLab down two columns from its current location. Purchase furniture to fill in the space for making. We've been working with Skyler Christensen to get preliminary quotes from Goodmans for the additional DIRT wall structure as well as preliminary quotes for chairs. We will purchase the same workbenches we already have in the MakerLab. Cline Library personnel will shift the Government Documents collection to the second floor, maps and Gov Docs microforms will likely be shifted as well and some of this may require the help of NAU movers. Cline Library will move existing furniture to make way for the expansion of the MakerLab and we will set this up in 188C once the Gov Docs are relocated.	No scope adjustments at this time.	C9001421	Skyler Hecker	\$173,000	Funded	Construction	The CPA for this project was approved on October 31st and the budget has been fully set up. Purchase order requests have been issued for the tables, power cords, ceiling mounts for the power cords, and DIRT glass walls. Additionally, the trades work order estimates have been approved. Drawings have completed Bluebeam review and a permit application has been approved. This work is anticipating to begin Thursday February 12th. Reference work order F-32614573 for trades work.
Eastburn Lactation Space	09.270.251	We believe room 134 is large enough to be split into 2 offices, one being big enough to accommodate the lactation room. Room 134 shares a wall with our kitchen, and that wall has the plumbing for the sink. We have some furniture in storage that could furnish this new space, but we might need more than what I have available.	No scope adjustments at this time.	C9001418	Skyler Hecker	\$28,000	Funded	Construction	All construction work has been completed and trades work is finished. There is leftover funding in the budget which will be used to purchase artwork, a rug, and a lamp to create a comfortable and calm atmosphere. Reference work order F-32611587 for trades work.
Engineering Old ITS Space Conversion	09.690.241	<p>Program Overview</p> <p>Project ID: 09.690.241</p> <p>Project Name: Engineering Old ITS Space Conversion</p> <p>Location: Building 69 - Engineering</p> <p>Purpose:</p> <p>Repurpose underutilized former ITS spaces into functional academic and administrative areas, improving space efficiency and supporting current Engineering program needs.</p> <p>Primary Risk:</p> <p>Operational & Compliance: Existing spaces were designed for ITS functions and may not meet current building code, life-safety, or occupancy requirements once repurposed without formal renovation.</p> <p>Asset Risk: Continued vacancy and obsolete infrastructure (e.g., server cooling systems) accelerate deterioration and represent inefficient use of institutional assets.</p> <p>Recommended Long-Term Solution:</p> <p>Comprehensive renovation of former ITS areas to code-compliant office, print, and support spaces aligned with current Engineering department standards.</p>	No scope adjustments at this time.	C9001408	Skyler Hecker	\$587,000	Funded	Construction	The revised CPA was approved and the contract for construction and 3rd party plan review have been executed. A permit application will be submitted as well after the 3rd party plan review is complete and drawings are fully reviewed. Furniture and technology purchase orders will be able to be submitted once the project account reflects the new funding total. This project is anticipating to start the first day of Summer, May 11th, and will need to be completed and financially closed out before September 2026.

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Fieldhouse Office of Inclusion Room Renovation	09.300.252	Building a new office within or directly outside the Office of Inclusion (IMQ Center), painting the IMQ large lounge space, painting one office, painting a storage closet and replacing the carpet tiles in the same closet.	No scope adjustments at this time.	C9001403	Skyler Hecker	\$45,000	Funded	Construction	Carpentry has finished the drywall installation and Paint is working on texturing and painting the drywall as well as painting the new sprinkler head. Once this work is complete Twin Peaks will install the door and frame for the two offices. Once Paint is completed with their work, the user group would like to see how much funding is left to either paint an additional office, infill an office for privacy, or paint the large student gathering area. Reference work order F-32610583 for trades work.
Health Professions CSD Lab Renovation	09.660.261	Renovation to build 2 office spaces for clinic supervisors, 2 or 3 individual therapy rooms with observation windows, and 1 large group therapy room with an observation window within existing large space.	No scope adjustments at this time.		Skyler Hecker	\$0	Not Yet Funded	Planning	A meeting took place with the user group on December 17th to review the scope of work for this project. The Design Professional Grace Design Studios has been selected and a meeting took place on Monday January 26th to review the scope of work with the client. An in person meeting will take place on Wednesday February 4th to have the Design Team walk the site and document existing conditions. This project will start with a design only CPA and construction timeline is tentative on approvals.
McKay Lounge Remodel	09.502.251	<p>Furniture Only: ☑ — Furniture coordination (including donated Steelcase items) is part of the remodel</p> <p>Program Overview This project restores and remodels the McKay Village lounge to provide a functional, welcoming common space for residents following flood-related damage. The primary risk driver is asset protection and functional risk, stemming from damaged finishes, aging interior elements, and the need to meet current code requirements. The recommended long-term solution is a coordinated interior remodel that repairs damage, upgrades finishes and lighting, and aligns furniture and amenities with campus housing standards.</p> <p>Project Need & High-Level Update The lounge experienced flooding due to a sewer backup, damaging flooring and lower wall finishes. The space also requires upgrades such as new paint, dimmable lighting, and a built-in electric fireplace to enhance usability and resident experience. While damaged areas have been identified and furniture planning is underway (including potential Steelcase donations), permanent repairs have not yet been completed. Temporary conditions leave the lounge partially unusable, increase the risk of further deterioration, and do not achieve the desired functional or aesthetic standards.</p> <p>Action Required Proceed with the interior repair and remodel of the McKay Lounge. Corrective actions include removal and replacement of flood-damaged flooring and wall finishes, installation of new flooring, paint, and dimmable lighting, and integration of a built-</p>	No scope adjustments at this time.		Skyler Hecker	\$0	Not Yet Funded	Funding	A revised CPA has been requested to fund this project through a deductive CPA under project 09.550.253 Mountain View Deferred Maintenance. Once the CPA has been approved, drawings will be able to be submitted for Bluebeam review, furniture items will be purchased, and trades work will be scheduled.
Multi-Building LED Lighting Conversion	09.002.263	Convert lighting to LED.	Franke College of Business scope was added onto existing CPA and a revised CPA will be needed for the additionally requested lighting conversion requests in Eastburn Education.	C9001407	Skyler Hecker	\$165,000	Funded	Construction	This work has been created under separate work orders per building and finished. All work orders have been routed to the project and reconciled. Ongoing lighting replacements are currently happening in the College of Business. There is a request to continue work at Eastburn Education, however a revised CPA is needed to cover the overage of labor costs for the College of Business work.

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Multi-Building Residence Hall Exit Sign Replacement (McDonald & Raymond)	09.002.262	Replace exit signs in McDonald & Raymond).	No scope adjustments at this time.	C9001410	Skyler Hecker	\$175,000	Funded	Construction	Phase one of the construction work for the exit signs has been completed. Phase two of the construction is to update the direction of the egress door swings. The contractor provided pricing for the scope in McDonald Hall, and a change order has been executed. A new permit has also been approved. Construction is anticipated for Spring Break with a few days after to ensure any punch items are complete.
Nursing Classroom Renovations	09.720.261	Renovate classrooms before Spring semester 26.	No scope adjustments at this time.		Skyler Hecker	\$0	Not Yet Funded	Funding	An estimate walk with internal trades took place on Monday December 1st to review the desired scope of work. Layouts will be reviewed with space management and the Nursing department for furniture configurations. A budget was provided to leadership for review that outlines what costs are able to be transferred to the new Nursing building versus lost costs that can only be applied to the existing space, and it is approved. ITS will be providing finalized costs for the classroom technology which will confirm electrical and data requirements. Drawings will be submitted for Bluebeam review and to then be permitted.
PFA Renovation Room 209	09.370.253	Environmental Health & Safety (EHS): operational inefficiencies in a high-use academic space can impact safe and effective instructional delivery. Grant Funded - Funding is indicated as grant or alternate. Program Overview This project proposes the renovation of an underutilized computer lab to better support expanding Interior Design instruction while maintaining shared academic access for the School of Music. The current configuration limits effective instructional use of a high-value academic space. The primary risk driver is operational, as the existing layout restricts instructional capacity and results in inefficient space utilization. The recommended long-term solution is to reconfigure and modernize the space to align with the successful layout and functionality of a comparable adjacent instructional lab, enabling full instructional use with updated technology and finishes. Project Need & High-Level Update The existing computer lab is significantly underutilized, currently scheduled for only one class per week. Built-in casework and pony walls restrict flexibility, sightlines, and student capacity, limiting the space's ability to support modern	No scope adjustments at this time.		Skyler Hecker	\$0	Not Yet Funded	Funding	The donors for this project have committed to funding the renovation and the Foundation account is being created. The CPA has been submitted for review and approval and documented as a donor funded project. Once the CPA is approved, the drawing set can go through Bluebeam review and permitted, contracts can be created, and furniture and technology can be ordered.
Relocate CEFNS Dean's Office to SHB	09.360.251	Project objectives: Successfully relocate the CEFNS Dean's Office from Bury Hall to the Science and Health Building efficiently. Ensure full capacity of operation for our constituent services in our new domicile. Project goals: This move will make the CEFNS college office more accessible to the students, staff and faculty by relocating to an area where science instruction is taking place and a more moder, professional setting. Deliverables: We will successfully occupy a new space and reach total operational function as quickly as possible. Stakeholders: NAU students, staff, faculty, alums and external partners. Boundaries: Budgetary constraints for new furnishings. Making sure our files move safely, no loss of state property in the move. Risks: Loss of damage of state property, i.e. computers and peripherals and/or non-digital information.	No scope adjustments at this time.	C9001398	Skyler Hecker	\$183,000	Funded	Planning	Approval has been granted to move forward with the various purchase orders requested. The furniture, window film, roller shades, and bulletin boards have been completed. The locker keys are complete, however three additional cores have been requested for replacement. The new glass storefront door system contract will also move forward with work anticipated for Spring Break. A permit application will be submitted for the door scope.

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Taylor Hall Kitchen Remodel	09.090.241	Redesign and update the kitchen. If possible incorporate airflow in the kitchen due to the temperature. Furniture for kitchen and vending machine area.	No scope adjustments at this time.	C9001340	Skyler Hecker	\$11,000	Funded	Design	A page turn with internal trades took place on January 6th and the 100% construction documents have been reviewed in Bluebeam one last time with all comments incorporated. These drawings will allow our internal trades to provide estimates. Once construction costs are established, a revised CPA will be submitted and we will see if this project is approved to move forward this fiscal year.	
Yuma Counseling Center Renovation	12.010.261	<p>Program Overview</p> <p>Project ID: 12.010.261</p> <p>Project Name: Yuma Counseling Center Renovation</p> <p>Location/Building: Yuma Campus</p> <p>Purpose:</p> <p>Renovate and reconfigure existing classroom space to appropriately support mental health counseling, psychology, and related academic programs.</p> <p>Risk Identified:</p> <p>Operational and code compliance risk resulting from spaces that are not properly configured or equipped to support counseling instruction, observation, and instructional technology needs.</p> <p>Recommended Long-Term Solution:</p> <p>Implement a program-specific renovation that reconfigures the space layout and installs a VALT camera system to support effective instruction, observation, and program delivery.</p> <p>Project Need & High-Level Update</p> <p>Existing Conditions & Observed Issues:</p>	No scope adjustments at this time.	C9001423	Skyler Hecker	\$30,000	Funded	Design	The design only CPA was approved on January 13th. The timeline provided by the design professional has been updated to still aim for summer break construction. The design professional Nicklaus Engineering provided an updated proposal and schedule and the contract has been executed. I have engaged with the contractor Loven to see what their availability is for completing this work over Summer as they have a Yuma office location. Once 50% CDs are received, the contractor can use those to establish estimated construction costs to be able to submit a revised CPA.	
Project Manager: Thaddeus Green										
Anthropology Heat Replacement	09.490.241	Replace failing heating units.		C9001368	Thaddeus Green	\$45,000	Funded	Design	Have received the design from the engineer and completed plan review. Based on comments from electrical, Utilities is conducting a load study to ensure we have enough power for the new system. Contractor is working on a proposal.	
Bury Hall Renovations	09.080.241	This project will investigate and repair the flooding in the basement, bring in outside air to optimize the HVAC system, assess mechanical systems and repair/replace as necessary. A determination will be made as to future use of the building; office space, classroom space, or both.		C9001316	Thaddeus Green	\$7,000,000	Funded	Design	demoed concrete around the outside of building, tested mock-up of the waterproofing solution, completed 'make-safe' and started demo inside, discovered ACM pipe insulation yesterday. Working with Scott to bringing abatement contractor back.	
Gabaldon Renovation	09.530.243	Bathrooms: mitigate ventilation issues, replace shower valves, paint bathrooms/remove rust & mildew, re-caulk shower inserts; Roof: replace roof; Flooring: replace carpet in student suites with LVP & hallway carpet with carpet tile. Study Rooms: Redesign & make improvements in small study rooms.		C9001379	Thaddeus Green	\$3,280,000	Funded	Construction	GC and engineer working on an ASI for the exhaust fan motors. TAB will be conducted during winter break in each room.	
ITS Server Room Energy Conservation	11.050.251	Study the energy consumption at ITS to determine what energy conservation measures can be implemented, including thoughts surrounding heat recovery and passive cooling.		C9001399	Thaddeus Green	\$35,000	Funded	Design	Meeting with the engineer this Friday to discuss additional energy saving opportunities. Review the options, estimated costs and payback timelines.	
Lenel Install 2023	09.002.233	Install exterior card readers on multiple buildings.	Adjusting scope to include cameras for projects in Campus Wide Lenel Installation 2021.	C9001239	Thaddeus Green	\$611,756	Funded	Construction	No updates at this time.	
Lenel Install 2024	09.002.242	Install exterior card readers at NACC, Communications, Rolle, SBS West, Wettaw and Science Lab Facility.		C9001306	Thaddeus Green	\$1,225,000	Funded	Construction	Completed install at Wettaw. Currently installing at Rolle and SBS West. Walked 17 sites last week.	
New Nursing Facility	09.340.261	New nursing building.			Thaddeus Green	\$0	Not Yet Funded	Planning		

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Prochnow Replace Heating System	09.031.241	Heat exchanger has failed and needs to be replaced.		C9001328	Thaddeus Green	\$240,000	Funded	Design	no updates to report at this time.
Raymond Hall Renovations	09.390.261	The scope includes the replacement of the heat exchanger that began failing in November 2025. Replacement of the roof that was identified by NAU Roofing as problematic in 2023. Replacement or resin lining of wastelines that are failing per NAU Plumbing. Assess, determine a solution for, and repair moisture between window panes, likely due to failing seals. The window project may need to be delayed outside of this project, depending on the solutions.			Thaddeus Green	\$0	Not Yet Funded	Planning	
South Village Grounds Upgrade	09.710.241	Redesign and upgrade the grounds at South Village to create safe opportunities for outdoor use. Create spaces for students to hang out and create community outdoors. Fix many of the dangerous spots around the property		C9001326	Thaddeus Green	\$300,000	Funded	Construction	Received pricing from Landscaper. Working on VE to align scope with the budget.
STEM Science Annex Maintenance	09.200.261	This project focuses on replacing the failed passive optical network (PON) system at the Science Annex. The current system failure is causing significant operational disruptions. The FY26 funding request provides initial funding to begin this critical repair. The remaining funds will be allocated in FY27.			Thaddeus Green	\$0	Not Yet Funded	Planning	
Wettaw Hot Water Replacement	09.880.251	<p>Program Overview</p> <p>Project ID: 09.880.251</p> <p>Project Name: Wetta Hot Water Replacement</p> <p>Location: Wetta Building 88</p> <p>Purpose:</p> <p>Replace a failing steam-to-hot-water domestic hot water system with a modern, reliable solution that ensures code-compliant hot water delivery and protects building systems.</p> <p>Primary Risk:</p> <p>Operational & Asset Protection Risk</p> <p>Unreliable domestic hot water delivery impacting building operations.</p> <p>Ongoing leaks and failing valves increasing the risk of collateral damage to adjacent mechanical and utility equipment.</p> <p>Outdated pneumatic controls preventing proper monitoring, control, and integration with campus systems.</p> <p>Recommended Long-Term Solution:</p> <p>Remove the existing steam-to-hot-water generator and associated pneumatic controls.</p>		C9001402	Thaddeus Green	\$150,000	Funded	Design	Designer contract just completed. Meeting with designer next week.