

Project Status Report -
As of: 8/5/2026

Project	Project #	Original Scope	Scope Adjustments	Account #	Project Manager	Total Budget	Funded/Non Funded	Phase	Past Weeks Progress	30 Day Look Ahead
Project Manager: Gabriel Gurrola										
AT&T Cell Sites	10.090.233	New cell site for football practice fields and the relocation of Ardrey Auditorium rooftop site	No scope adjustments this reporting period.	C9001295	Gabriel Gurrola	\$10,000	Funded	Design	No new activity documented this reporting period.	Coordinate with Landscape Architect to confirm whether the landscaper has completed the review. Provide Centerline a path forward or formally place the project
Bus Barn EV Chargers Install	09.830.251	Identify best charger for NAU; install in bus barn.	No scope adjustments this reporting period.		Gabriel Gurrola	\$0	Not Yet Funded	Planning	No new activity was documented this reporting period. Project remains in planning phase.	No upcoming milestones. Pending budget authorization and scope definition.
Conduit/Fiber Install at Riordan Ranch Road	10.090.232	Installation of conduit and fiber for Suddenlink to provide connectivity to AT&T and NAU.	No scope adjustments this reporting period		Gabriel Gurrola	\$0	Not Yet Funded	Design	No new activity documented this week.	No upcoming milestones. Project remains in monitoring status while awaiting Optimum update.
Fieldhouse HVAC Replacement	09.300.251	Relocation of HVAC work from Fieldhouse Restroom Project.	No scope adjustments this reporting period.	C9001412	Gabriel Gurrola	\$51,000	Funded	Design	Worked on funding, scope, and controls sequencing	Work with utilities and the controls contractor to determine the needed sequence to operate the equipment.
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	No scope adjustments this reporting period.	C9001401	Gabriel Gurrola	\$4,800,000	Funded	Construction	Pre-construction coordination continues with the GC, design professional, and controls contractor.	Federal occupant awareness and phasing coordination remains ongoing. Utility infrastructure coordination is included in meeting attendance.
McConnell Hall Renovation	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	No scope adjustments this reporting period.	C9001376	Gabriel Gurrola	\$9,900,000	Funded	Construction		Weekly OAC and elevator coordination meetings continue through the month. An interior furniture package review with Campus Living is scheduled for early June. Bi-weekly inspector check-ins at the building continue over the summer. An irrigation and landscape coordination walk is scheduled for early June at the project site. Permit review meetings continue bi-weekly.

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Multi-Building Facility Condition Assessments 2026	11.020.261	☒ Environmental Health & Safety (EHS) Program Overview: This project conducts comprehensive facility condition assessments across university buildings to identify system deficiencies, safety risks, and deferred maintenance needs. The primary risk driver is safety, compliance, and asset protection, as unknown or undocumented building conditions can lead to unanticipated failures, increased liability exposure, and inefficient capital planning. The recommended long-term solution is to establish a consistent, data-driven understanding of facility conditions to inform prioritization of maintenance, repair, and capital renewal efforts. Project Need & High-Level Update: Many campus buildings require updated and standardized condition assessments to accurately document the state of	No scope adjustments this reporting period.		Gabriel Gurrola	\$0	Not Yet Funded	Planning	No new activity was documented this reporting period. New project for the FY26 assessment cycle with no budget assigned yet.	No upcoming milestones. FY26 assessment cycle — pending budget authorization.
Physical Science Renovation Phase I	09.190.251	Design-Only CPA- This design-only CPA focuses on enhancing the building's mechanical systems by introducing chilled water to improve cooling capabilities and optimizing the existing ventilation infrastructure. The scope includes a comprehensive review and improvement of the facility's cooling and ventilation systems, addressing outside air quality concerns, and resolving any identified code deficiencies. By prioritizing system efficiency and compliance, this project aims to create a healthier, more sustainable environment for building occupants.	No scope adjustments this reporting period.	C9001385	Gabriel Gurrola	\$291,000	Funded	Design	No activity this week.	No scope adjustments this reporting period.
Retrocommissioning of SHB and Communications	09.002.224	Preliminary review of building mechanical and lighting systems by commissioning agent, adjustment of sequences, test and balance of air and water systems, and possible replacement of failed sensors and actuators. Also, the scope would include training of the Commissioning and Controls	No scope adjustments this reporting period.	C9001199	Gabriel Gurrola	\$175,000	Funded	Construction	Utilities team has been working with RCx agent to correct and monitor the system as needed,	No project-specific milestones scheduled in the next 30 days. Continue monitoring for scope development and vendor engagement.
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.	No scope adjustments this reporting period.	C9001382	Gabriel Gurrola	\$350,000	Funded	Construction	Approval of proposal and contract executed	GC to order long lead items, start coordinating the start of the project.

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SHB Dilution Refrigerator Installation	09.360.261	Electrical, cooling water, compressed air, and hoisting equipment are requested for the installation of a dilution refrigerator.	No scope adjustments this reporting period.		Gabriel Gurrola	\$0	Not Yet Funded	Close Out	No activity this week. The product is shipped to the site, and maintenance work was performed on the existing HVAC	permit sign off and Closing of the project
South Campus ADA Improvements	08.030.261	☒ Environmental Health & Safety (EHS) Program Overview This project addresses non-compliant pedestrian access routes serving the south campus east side of the South Plant and adjacent academic buildings. The existing path of travel from surrounding parking lots to primary facilities does not meet ADA accessibility standards and presents uneven walking surfaces and trip hazards. The primary risk driver is safety and regulatory compliance. The recommended long-term solution is to reconstruct the accessible path of travel to meet current ADA and accessibility code requirements while integrating a central plaza space that enhances circulation, safety, and campus activation. The improvement will both mitigate compliance risk and create a defined, welcoming gathering space that supports campus use patterns.	No scope adjustments this reporting period.	C9001435	Gabriel Gurrola	\$2,500,000	Funded	Construction	No active design or construction activity this week. Project remains in early phase pending scope definition and vendor engagement.	Continue scope development and stakeholder engagement. ADA compliance and AHJ coordination will be incorporated as design scope progresses.
South Plant Boiler Derating	09.670.231	☒ Environmental Health & Safety (EHS) Program Overview: This project modifies existing boiler systems to convert them from power boilers to hot water boilers to improve operational safety, system functionality, and code compliance. The primary risk driver is safety and compliance, as existing boiler configurations may not align with current operational needs or regulatory requirements. The recommended long-term solution is implementation of engineered system modifications to transition the boilers to hot water operation in accordance with applicable codes and best practices. Project Need & High-Level Update: The current boiler systems are configured as power boilers, which are not optimally aligned with the building's heating demands and operational requirements. This condition may introduce	No scope adjustments this reporting period.	C9001302	Gabriel Gurrola	\$450,000	Funded	Design	Worked with vendor to identify remaining items needed to bring boiler operation to desired functionality.	Approval of the revised will allow for repairs to be made and the system to be ready for integration into campus BMS and our annual inspection of the boilers.

Project Manager: Kelly Davis

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Cline Library Renovations	09.280.261	☒ Environmental Health & Safety (EHS) Program Overview: This project will correct critical building system deficiencies and renovate underutilized interior space to support academic program relocation and future campus facility consolidation. The primary risk drivers are life safety system deficiencies, protection of special collections and building assets, and operational inefficiencies associated with aging facilities. The long-term solution is to separate and modernize the fire suppression and HVAC systems and complete an interior renovation that enables department relocation, allowing future demolition of high deferred maintenance facilities and improving overall campus facility efficiency. Project Need & High-Level Update: The existing building contains a	It was revealed that the extensive testing for existing MEP systems has delayed issuance of Schematic Design drawings by about one month, pushing all follow on activities with it. We are working on a recovery plan.	C9001433	Kelly Davis	\$600,000	Funded	Planning	Reviewed all pricing options with committee and decided on 7 different options to take into schematic design. 4 of these are all alts that we will track costs on to determine if we will include in final project	Begin Schematic Design, hold meetings with various NAU technical groups
Ponderosa Learning Lab	09.920.261	☑ Grant Funded / Alternate Program Overview: This project supports the renovation of existing space to create a new Learning Lab funded in part through donor contribution, expanding instructional capacity and supporting early learning programming. The primary risk driver is operational and capacity-related, as current facilities limit enrollment growth and the ability to provide adequate instructional space for ELDC programming. The recommended long-term solution is to develop a functional classroom and supplemental learning environment that supports expanded enrollment and enhances early childhood education opportunities. Project Need & High-Level Update: Existing space is currently underutilized and not configured to support classroom or instructional use. ELDC	The donor who initially funded this project has come back with an offer of more funding as needed to achieve the ultimate goal for this room. We are working on options that can achieve this and what time frame these can be achieved given the August 17 deadline. Some work will be deferred.	C9001440	Kelly Davis	\$190,000	Funded	Construction	framing is 90% complete, electrical is 30%, fire dampers were installed, underfloor plumbing trenches done	continue work in the room. receive approval of CPA for added \$150k to add bathroom, etc.
Skyview Exterior Renovation	09.870.251	In planning: will update scope once established	none	C9001397	Kelly Davis	\$33,317	Funded	Construction	continue with siding and window work	Replacement of damaged landscaping will commence by end of September. all siding and window work will be complete by mid-

Project Manager: Martin Yepiz

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Aquatic & Tennis Complex Exterior Repairs	09.860.261	☒ Environmental Health & Safety (EHS) Program Overview: This project addresses a developing structural hazard associated with the tennis court system where post-tensioned steel cables are failing. The primary risk driver is safety, with secondary asset-protection implications due to the potential for sudden cable release, flying debris, and accelerated court failure. The recommended long-term solution is to engage qualified structural engineering services to evaluate the post-tensioned system, repair the damaged courts, and implement corrective measures that prevent future cable failures and associated hazards to pedestrians and adjacent spaces. Project Need & High-Level Update: Two post-tensioned steel cables have already failed, confirming that the system is experiencing active distress rather than isolated		C9001425	Martin Yepiz	\$435,000	Funded	Planning	Design professional has provided Construction drawings and general contractor has been selected.	Meeting will be scheduled with General contractor to start bidding process.
Asphalt 2027 Streets	08.020.271	☒ Environmental Health & Safety (EHS) Program Overview: This project provides annual maintenance and repair of campus streets to preserve safe vehicular and pedestrian circulation, protect infrastructure assets, and extend pavement lifecycle. The primary risk driver is safety and asset degradation, as deteriorating roadway conditions can create hazards and accelerate infrastructure failure. The recommended long-term approach is a proactive, recurring maintenance program to address wear and prevent costly full reconstruction. Project Need & High-Level Update: Campus streets are subject to ongoing wear from traffic, weather exposure, and aging materials, resulting in cracking, surface deterioration, and localized failures. Without regular maintenance, these conditions will			Martin Yepiz	\$0	Not Yet Funded	Planning	CPA has been submitted for approvals.	

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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	Construction	Window replacement is moving forward rapidly. We are now back on track to meet the substantial completion deadline before school starts the third week of August. Storefront entrance replacement for North, West, and South entrances are now underway, and scheduled to be completed next week, with the exception of lenel. Other items such as thermal film installation, soffit replacements, flow meters for emergency showers, are all on track to be completed before school starts.	We are on track for substantial completion before the start of the fall semester.
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	Construction	Electrical is waiting on carpet equipment to be moved out of the building in order to finalize their conduit run for the north fan. Campus Living has mentioned that the equipment has been sold, but the buyer has not picked it up yet.	Project will be finalized.
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	Construction	We are now focusing on working with NuFlow on pipe lining for the sewer line between McKay and Campus Heights that caused a flood last year, in addition to lining the make up water tank at the south plant. This work will require a week shutdown which has already been scheduled for 8/10 -	Project closeout will start.
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	Planning	List of priorities has been determined and are in the process of getting priced. The plan is to complete concrete repairs in these locations before the start of school.	Priority repairs will be completed.
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	Meeting will be scheduled with Utilities team to discuss how to approach this project moving forward. There has not been any movement for the past month.	
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	Additional structural design is underway.	

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ITS Trailer Decommission & Disposal	09.542.261	☒ Environmental Health & Safety (EHS) Program Overview: This project addresses the removal and disposal of obsolete temporary trailer structures located on campus. The primary risk driver is environmental health and safety, as aging standalone structures and associated utilities present potential safety exposure, deferred maintenance liability, and site management concerns. The recommended long-term solution is full decommissioning of utilities followed by demolition and off-site disposal to eliminate ongoing asset risk and restore usable site area. Project Need & High-Level Update: Two trailer locations have been identified for priority removal. The first structure is located between the ARD and IT buildings. The second location, east of the South Beaver School building, consists of six single-wide trailers configured			Martin Yepiz	\$0	Not Yet Funded	Planning	CPA approval is pending.	
McKay Hot Water Heater Replacement Phase 2	09.502.252	☒ Environmental Health & Safety (EHS) Why: There is clear life-safety, mold, water damage, and code compliance exposure tied to failing domestic hot water and radiant systems. This squarely fits EHS. Program Overview This project completes Phase II of the McKay Village hot water heater replacement to ensure reliable domestic hot water and radiant heating for residential occupants. The primary risk drivers are operational reliability, asset protection, and code compliance due to aging equipment, repeated failures, and prior water intrusion and mold concerns. The recommended long-term solution is full replacement of remaining tank-style systems with properly designed, code-compliant tankless systems to improve reliability, safety, and long-term performance. Project Need & High-Level Update		C9001427	Martin Yepiz	\$150,000	Funded	Design	NAU Building Official has reviewed drawings and made minor comments for Design Professional. These will be addressed and CD package will get resubmitted.	No updates yet. Funding has not been identified.

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Morton Hall FLS Upgrade	09.040.251	FLS Upgrade to Morton Hall; in-house repairs to upgrade the FLS condition at Morton and work with a design professional to do a comprehensive FLS/Code review for development of future repairs.		C9001419	Martin Yepiz	\$40,000	Funded	Planning	Caliente construction has started on window balancer replacement. They've mentioned that some of the windows they have in their list are completely operational and do not need balancer replacement. That said, they will start investigating other windows in need of repairs in Morton, Campbell, and North Hall.	Project will kick-off.
Mountain View Egress Correction	09.550.252	☒ Environmental Health & Safety (EHS) Program Overview: This project addresses critical fire and life safety deficiencies within Mountain View Hall that create occupant safety and regulatory compliance risks. The primary risk driver is safety and compliance, as existing building conditions do not provide code-compliant egress pathways and adequate smoke containment during a fire event. The recommended long-term solution is the implementation of a prescriptive, code-compliant egress strategy that improves evacuation routes and enhances smoke control throughout the facility. Project Need & High-Level Update: Mountain View Hall currently contains four major corridors that lack required mid-point exit connections to compliant paths of travel, limiting safe occupant egress during an emergency. In		C9001388	Martin Yepiz	\$117,500	Funded	Design	Waiting on final design package from the civil engineer for exterior improvements and architect for interior improvements.	CD package will get priced by Civil contractor.
Multi-Building Energy Efficiency Improvements	09.002.261	Install and program VFDs and/or ECMS		C9001420	Martin Yepiz	\$170,000	Funded	Planning	Harris is working on new proposal.	

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North Campus Gas Master Meter Replacement	10.080.261	☒ Environmental Health & Safety (EHS) Program Overview: This project addresses replacement of the north campus gas master meter to maintain safe and reliable utility service in alignment with provider and regulatory requirements. The primary risk driver is safety and compliance, as failure or deficiency in a primary gas metering system presents potential life safety risk and exposure to utility non-compliance. The recommended long-term solution is replacement of the existing master meter with a compliant system that meets current utility standards and ensures continued safe operation. Project Need & High-Level Update: The existing north campus gas master meter, located north of the Science Annex, requires replacement as directed by the utility provider and governing authority. The current system may		C9001439	Martin Yepiz	\$5,400	Funded	Construction	Work started on Monday 7/13. We are working with Liberty Gandy to provide services to install 6 inch valve. This work needs to happen in parallel with Unisource's meter installation.	
Parking Lot Repairs 2027	08.020.272	☒ Environmental Health & Safety (EHS) Program Overview: This project addresses pavement deterioration through targeted repair methods to restore safe and functional surfaces and extend asset lifespan. The primary risk driver is safety and infrastructure degradation, as cracking and surface failure can create hazards for vehicles and pedestrians while accelerating pavement decline. The recommended long-term approach is to implement appropriate repair strategies, including crack sealing, patching, and localized milling and overlay, based on observed conditions. Project Need & High-Level Update: Pavement surfaces exhibit varying levels of deterioration, including cracking, surface wear, and localized failures. These conditions reduce surface integrity and, if left unaddressed, will continue to worsen, increasing safety risks and			Martin Yepiz	\$0	Not Yet Funded	Planning		

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Parking Structure Maintenance 2027	09.002.273	☒ Environmental Health & Safety (EHS) Program Overview: This project provides routine and cyclical maintenance to preserve building and site infrastructure, maintain safe conditions, and extend asset lifecycle. The primary risk driver is safety and asset degradation, as deferred maintenance can lead to surface failures, drainage issues, and deterioration of structural elements. The recommended long-term approach is implementation of a structured maintenance program, including periodic assessments, to proactively address deficiencies and prevent escalation into larger capital repairs. Project Need & High-Level Update: Building and site components require ongoing maintenance to address normal wear and environmental exposure. Identified needs include surface cleaning.			Martin Yepiz	\$0	Not Yet Funded	Planning	CPA has been submitted for approvals.	
Pine Ridge Village Underground Repairs	09.950.261	☒ Environmental Health & Safety (EHS) Program Overview: This project addresses underground utility repairs at Pine Ridge Village (PRV) to restore reliable service and prevent potential disruptions to residential operations. The primary risk driver is safety, operational reliability, and asset protection, as failures in underground systems can result in service outages, water intrusion, or damage to surrounding infrastructure. The recommended long-term solution is to identify and repair or replace failing underground infrastructure to ensure reliable and code-compliant system performance. Project Need & High-Level Update: Underground utility systems at Pine Ridge Village require repair due to identified or suspected deficiencies impacting system performance. These conditions may lead to leaks, service		C9001438	Martin Yepiz	\$500,000	Funded	Planning	Spectrum Engineers has provided preliminary report for NAU's review.	

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SCN Inter-exchange point	10.090.263	The scope of work is to bring in high-speed fiber optic with Sun Corridor network from I40 to an on campus location next to the APS substation from which it'll be distributed to the IT building and consequently on campus.			Martin Yepiz	\$0	Not Yet Funded	Planning	Met with NAU IT and Sun Corridor to discuss current status. We are still waiting on direction.	
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	Close Out		Closeout process will be completed.
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,			Martin Yepiz	\$0	Not Yet Funded	Planning	Harris is finalizing proposal.	
Project Manager: Remi Hayden										
Bat Habitat Design & Installation	08.070.261	Design and installation of bat condos. Location is TBD	N/A		Remi Hayden	\$0	Not Yet Funded	Planning	PM is waiting to hear if the project will move forward	PM will reach out to Western Truss to request a quote for a truss package as requested by the Building Official
Building 76 Reno for Drone Lab	09.760.261	Renovate rooms 104/105 to a drone lab.			Remi Hayden	\$0	Not Yet Funded	On Hold	The user group requested a delay in the scope of the project as the faculty member intended to use the lab is leaving NAU.	PM will wait to hear from the user group on when they would like to move forward with establishing the scope.

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Building 77 Renovate for UTS	09.770.261	☐ Environmental Health & Safety (EHS) ☐ Sustainability ☐ Furniture Only ☐ Grant Funded / Alternate Program Overview: This project evaluates Building 77 for potential relocation of Transit Services operations. The primary risk driver is operational, as relocating a critical campus service without proper assessment may result in functional inefficiencies, inadequate space utilization, or unforeseen facility constraints. The recommended long-term solution is to conduct a comprehensive evaluation to determine the feasibility of transitioning Transit Services into Building 77 and to identify any required modifications to support operational needs. Project Need & High-Level Update: Transit Services is currently operating in a location that may not optimally support long-term operational needs. Building 77 has	N/A		Remi Hayden	\$0	Not Yet Funded	Planning	PM reached out to the selected DP to discuss the project	PM will scheduled a meeting with the DP to review the project scope
Campus Living Flooring Repair/Replacement	09.002.265	☒ Environmental Health & Safety (EHS) Program Overview This project addresses deteriorated and failing flooring across multiple Campus Living facilities to restore safe, accessible, and code-compliant student housing environments. The primary risk driver is safety and egress, as damaged flooring and failed rubber stair treads create documented trip hazards within student rooms and common circulation and exit paths. The recommended long-term solution is removal of failed flooring components and installation of durable, code-compliant materials aligned with campus standards and lifecycle performance expectations. Project Need & High-Level Update Multiple residential facilities	N/A	C9001429	Remi Hayden	\$1,700,000	Funded	Construction	All but one of the individual rooms around campus have had their flooring replaced. One of the rooms is being investigated for asbestos. The McConnell rooms are almost complete. Cove base around the vanities was added to the scope.	Cove base on the vanities and the last few rooms in McConnell will be completed in the next two weeks.
Engineering Pneumatic Control Replacement	09.690.252	In planning: will update scope once established	N/A	C9001396	Remi Hayden	\$225,000	Funded	Planning	PM was notified that more work will be added to this project and is awaiting scope information.	PM will scope the additional work.

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Engineering Roof Repair	09.001.261	TBD			Remi Hayden	\$0	Not Yet Funded	Planning	PM was informed that the funding will be available in September.	PM will scope the project and discuss with vendors while awaiting funding.
HRM Model Room Redesign	09.320.261	Partnering with Hilton Graduate brand of hotels to fascilitate a full interior design refresh of the model hotel room in HRM North.			Remi Hayden	\$0	Not Yet Funded	Planning	PM scheduled time to meet with the user group so the project scope can be clarified.	PM will meet with the user group and trades to discuss scope and project budget.
Science Annex OVPR Suite Renovation	09.200.233	Scope Applicability ☐ Environmental Health & Safety (EHS) ☐ Sustainability ☐ Furniture Only ☐ Grant Funded / Alternate Program Overview: This project renovates and reorganizes existing office space to consolidate the Office of the Vice President for Research (OVPR) team into a single functional suite. The primary risk driver is operational efficiency and compliance, as staff are currently dispersed across multiple locations and existing spaces do not adequately support collaboration or meet the full functional needs of the team. The recommended long-term solution is construction of code-compliant offices and shared workspaces designed to improve team communication, productivity, and long-term program functionality. Project Need & High-Level Update:	N/A	C9001319	Remi Hayden	\$150,000	Funded	On Hold	N/A	PM is waiting for CPA approval and revised contract execution so the work can be scheduled.

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South Engineering Lab Open Space	09.985.241	Scope Applicability ☐ Environmental Health & Safety (EHS) ☐ Sustainability ☐ Furniture Only ☐ Grant Funded / Alternate Program Overview This project establishes a dedicated metrology research and teaching laboratory within the open area of the South Engineering Laboratory building. The primary risk driver is operational, as the absence of purpose-built space limits the university's ability to support specialized metrology instruction, research activities, and faculty collaboration. The recommended long-term solution is to construct a functional laboratory environment that integrates research labs, instructional areas, offices, and cubicle workspaces to	N/A	C9001391	Remi Hayden	\$2,600,000	Funded	Construction	The air handler unit and the TEM have been delivered.	Furniture deliveries are scheduled in the coming weeks.
South Village Misc. FLS & Plumbing Repairs	09.710.261	☒ Environmental Health & Safety (EHS) Why: Pest infiltration, guano remediation, and structural roof truss concerns create direct health, safety, and potential structural risk exposure. Program Overview: This project addresses documented pest infiltration, contamination, and associated structural concerns across affected residential buildings. The primary risk driver is Environmental Health & Safety (EHS), due to guano accumulation, potential airborne contaminants, compromised building envelope conditions, and reported roof truss concerns. The recommended long-term solution is comprehensive building sealing, environmental remediation of impacted attic spaces, corrective structural review and repair, and upgraded secured entry conditions to prevent recurrence.	N/A	C9001428	Remi Hayden	\$1,000,000	Funded	Planning	GC provided a work plan for the individual rooms	PDC and Campus Living teams will review the work plan and decide how to prioritize the work over the fall semester
University Union Entry Renovation	09.300.271	Repair exterior concrete around entry.			Remi Hayden	\$0	Not Yet Funded	Planning		

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University Union Starbucks Refresh	09.304.261	Scope Applicability ☐ Environmental Health & Safety (EHS) ☐ Sustainability ☐ Furniture Only ☐ Grant Funded / Alternate Program Overview: This project supports the mandatory major refresh of a campus retail location in accordance with franchise agreement requirements. The primary risk driver is operational and contractual compliance, as failure to complete required refresh work may impact franchise standing, brand standards, and ongoing operations. The recommended long-term solution is to complete the required refresh in coordination with the franchise holder while providing university oversight to ensure alignment with campus standards and successful project delivery. Project Need & High-Level Update: The existing retail location requires	N/A	C9001436	Remi Hayden	\$35,000	Funded	Construction	PM worked with ITS to confirm data drop sites	Data drops will be installed this week and the project will be completed soon
Project Manager: Skyler Hecker										
Engineering Old ITS Space Conversion	09.690.241	Purpose: Repurpose underutilized former ITS spaces into functional academic and administrative areas, improving space efficiency and supporting current Engineering program needs. Primary Risk: 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. Asset Risk: Continued vacancy and obsolete infrastructure (e.g., server cooling systems) accelerate deterioration and represent inefficient use of institutional assets. Recommended Long-Term Solution: Comprehensive renovation of former ITS areas to code-compliant office, print, and support spaces aligned with	No scope adjustments at this time.	C9001408	Skyler Hecker	\$587,000	Funded	Construction	Construction work began on Monday May 18th including demolition of the walls, floors, ceiling, ceiling integrated systems, and ITS equipment. The door entrance and windows have been framed in and rough in for electrical/fire alarm/fire suppression/HVAC is complete. Drywall patching, grid ceiling work, flooring and millwork are all complete. ITS will begin their technology installation and this project is working towards closeouts. All final billing is to be provided by the end of July. This project needs to be financially closed out prior to September 2026.	Construction work will continue through mid-July and classroom furniture will be installed as well. This project will need to start closeout documentation early to meet end of September financial closeout timeline.

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Health Professions CSD Lab Renovation	09.660.261	Scope Applicability ☐ Environmental Health & Safety (EHS) ☐ Sustainability ☐ Furniture Only ☐ Grant Funded / Alternate Program Overview: This project renovates an existing interior space to support clinical operations, including private offices, individual therapy rooms, and a group therapy environment. The primary risk driver is operational, as the current space does not adequately support programmatic needs for confidential counseling, observation, and group therapy functions. The recommended long-term solution is to reconfigure the existing space into a purpose-built clinical environment that supports effective service delivery, supervision, and patient care. Project Need & High-Level Update: The existing large space is not currently configured to support	No scope adjustments at this time.		Skyler Hecker	\$0	Not Yet Funded	Design	The design only CPA has been approved for this project on July 1st and the contract for the design professional Grace Design Studios will be executed. Programming will begin the design effort with the user group to identify their needs and establish schematic design drawings for review. This project will run design efforts and cost estimating with selected contractor to ensure we can meet a winter break timeline for construction. The design kick off meeting is scheduled for July 30th to review initial layouts and interior finishes.	Once the CPA is approved for this project, the design phase will begin with the selected design professional and a timeline will be identified for design duration and when construction can begin.
HLC Campus Recreation Office Renovation	09.250.263	We are hoping to get a quote on some work we will need to do to our Rec Programs Office area. -We will need to have cabinets removed, a sink will need to be removed, an ice machine will need to be removed, and we will need some of our walls to be painted. -We need to ensure our electricity in the space can hold up to the needs of the gaming computers. -We will need to look into improving our wifi, possibly more routers, since the HLC doesn't have the best internet. Brett West from ITS has been in communications with our team so we would like to make sure he is part of any walk throughs we may do. -We need to relocate our ice machine since we assist with injuries. We think putting an ice machine in the laundry room would be the best option. We would like to talk through this change as well.	No scope adjustments at this time.		Skyler Hecker	\$0	Not Yet Funded	Planning	This project is focused on moving ESports from Communications to HLC Room 1504 and identifying the budgetary cost for this work. A meeting with the user group and trades took place on Monday April 27th to walk the site, establish the scope of work, and talk through logistics of technology moving. Once estimates are received, the budget will be reviewed with the user group and a CPA will be submitted.	Budget to be provided to user group for review and once approved a CPA will be submitted for the work to take place.

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Multi-Building Office Relocations - OGC/Title IX	09.002.272	Pam Heinonen is leaving EAO and assuming the role of Associate General Counsel in OGC; her office needs to be relocated from Old Main to OGC (BAC Suite 100). Elyce Morris is assuming the role of Associate Vice President, Office of Civil Rights Compliance & TIX; Elyce and the entire Title IX Office suite/staff (currently in Gammage) need to be relocated to Old Main, to the current EAO Offices (ground floor). [Gammage space will thus be emptied and available for use by others.]			Skyler Hecker	\$0	Not Yet Funded	Planning	This project is focused on the move of one staff member in Old Main Equity and Access Office to the Office of General Counsel on the first floor of Babbitt and the ORSM Office Suite in Gammage to the Equity and Access Office on the first floor of Old Main. A site walk took place with the departments on July 22nd.	
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	No scope adjustments at this time.	C9001432	Skyler Hecker	\$300,000	Funded	Construction	Construction work began on Monday June 22nd including the removal of all items in the space, demolition of the pony walls, and electrical disconnection from the old computer stations. Abatement clearances were provided Wednesday July 1st. Construction resumed Thursday July 2nd including electrical and data rough in, wall skim coating, painting, and ceiling grid installation. Flooring will be installed the week of August 3rd. Furniture will be installed the first week of September due to long lead times for materials.	Construction work will begin in end of June to align with summer construction timeframe.

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SBS West Relocation	09.700.262	Scope Applicability (Check All That Apply) ☐ Environmental Health & Safety (EHS) ☐ Sustainability ☐ Furniture Only ☐ Grant Funded/ Alternate Program Overview This initiative initiates the planned closure and removal of an aging academic facility as part of campus right-sizing and long-term capital strategy. The effort supports relocation of all current occupants into existing, code-compliant space across campus while positioning the university to eliminate a significant deferred maintenance burden. The primary driver is asset protection and long-term operational risk reduction. Maintaining the facility would require substantial capital investment to address aging systems and accumulated deficiencies that no longer align with projected enrollment trends	No scope adjustments at this time.	C9001431	Skyler Hecker	\$300,000	Funded	Construction	"This project is focused on moving all departments out of SBS West to other areas on campus in an effort to close down the building. The existing departments have been divided into four categories with each moving to a different space. Boxes have been and continue to be delivered to each of the departments. A furniture inventory for all public space furniture has been established. CSV (Center for Service and Volunterism) moved into Sechrist Hall the week of June 8th. Social Work moved into Communications the week of July 20th. ST/AIS (Social Transformation/Applied Indigenous Studies) wil move into SAS the week of July 27th. Note that about \$20k exists in previous SBS West project with Josh for any accessibility needs. Reference work order for each of the different department: Social Work: F-32627019 GPR: F-32627020 Advising: F-32627021 ST/AIS: F-32701142"	Meetings will take place with each department to identify items to be moved and reconfigured, trades work needed, and establish services to ensure a successful move.
Yuma Counseling Center Renovation	12.010.261	Program Overview Project ID: 12.010.261 Project Name: Yuma Counseling Center Renovation Location/Building: Yuma Campus Purpose: Renovate and reconfigure existing classroom space to appropriately support mental health counseling, psychology, and related academic programs. Risk Identified: Operational and code compliance risk resulting from spaces that are not properly configured or equipped to support counseling instruction, observation, and instructional technology needs. Recommended Long-Term Solution:	No scope adjustments at this time.	C9001423	Skyler Hecker	\$30,000	Funded	Design	100% construction document drawings were received with final edits from previous Bluebeam review session. The final set is undergoing one final review and then this project will move to closeout as construction is not approved to move forward at this time. I will work to confirm if a deductive change order needed for construction administrative design fees to be returned.	This project will move to on hold once design is complete as the final location of the Counseling Center is to be determined based on budget and space allocation.

Project Manager: Thaddeus Green

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Bury Hall Renovations	09.080.241	This project will investigate and repair the flooding in the basement, bring in outside air to optimize the HVAC system, assess mechanical systems and repair/replace as necessary. A determination will be made as to future use of the building: office space, classroom space, or both.		C9001316	Thaddeus Green	\$7,000,000	Funded	Construction	2 cranes were onsite at the end of May. One to install the new ERV (HVAC) equipment on 5/26 and the other installed the new elevator on 5/28. Everything was completed safely and successfully. We are currently finishing drywall, paint and electrical trimout. Mechanical room scope is nearly complete. Met with BO and the trades on 7/9 to discuss items needed to achieve SC.	SC scheduled for the week of 8/3. Working on commissioning plan to have that complete as well. We will move existing client furniture from Physical Sciences into Bury on 8/10.
Campus Living Boiler Replacement (Mountain View, Gabaldon)	09.002.249	In Mountain View replace 2 gas boilers and 1 DHW boiler. In Gabaldon replace 2 gas boilers.	N/A	C9001335	Thaddeus Green	\$4,161,000	Funded	Close Out	no updates to report at this time.	Implement solution to bring water softener systems back online and install chemical pot feeder for boiler feed water. Work towards continued improvements of added scope to incorporate DM related work and building improvement work.
Decommission & Demolition of SBS West	09.700.271	☒ Environmental Health & Safety (EHS) Program Overview: This project decommissions the SBS West facility to enable safe utility shutdown and prepare the building for subsequent abatement and demolition activities. The primary risk driver is Environmental Health & Safety (EHS), as active utilities and unsecured building systems pose hazards during pre-demolition conditions. The recommended long-term approach is a controlled decommissioning process that ensures the building is safely taken offline while maximizing recovery of reusable assets. Project Need & High-Level Update: SBS West must be fully decommissioned prior to abatement and demolition to eliminate risks associated with active utilities and occupied building systems. Without proper shutdown and preparation, the			Thaddeus Green	\$0	Not Yet Funded	Planning		
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	Close Out	GC and engineer working on an ASI for the exhaust fan motors. TAB will be conducted during winter break in each room. no updates to report at this time.	
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		We are re-prioritizing the list of the remaining buildings for install order. Now that we are in the new fiscal year, we will submit a PO to the contractor.

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Lenel Install 2024	09.002.242	Install exterior card readers at NACC, Communications, Rolle, SBS West, Wettaw and Science Lab		C9001306	Thaddeus Green	\$1,225,000	Funded	Construction		We are re-prioritizing the list of the remaining buildings for install order. Now that we are in the new fiscal year, we will
Mountain View Deferred Maintenance	09.550.253	☒ — Environmental Health & Safety (EHS): Safety risk due to failed windows, bat infestation, evacuation Program Overview This project addresses critical deferred maintenance at Mountain View Residential Facility to restore a safe, habitable environment for student occupancy. Primary risk drivers are safety and compliance, due to failed window systems and envelope breaches that caused a bat infestation, and operational/asset risk from continued facility closure. The recommended long-term solution is full replacement of window systems, sealing all envelope openings, and flooring replacement to ensure code compliance, hygiene, and durability. Project Need & High-Level Update Window systems are failing, creating unsealed openings and contributing to a full-building bat	Shower valve scope was identified to be more than what was originally thought.	C9001384	Thaddeus Green	\$3,017,000	Funded	Construction	Received pricing for the final scope of the project - make safe of attic access hatches and replacement of gas fireplaces with electric. Working on a C/O for Loven Construction. The contract for Loven has been updated. Construction has begun and is set to finish in mid-August. Permit approved and conducted pre-construction meeting with Warren - 7/16.	Construction on phase 2 is scheduled to start construction 7/20 and be complete 8/14.
New Nursing Facility	09.340.261	☐ Environmental Health & Safety (EHS) ☐ Sustainability ☐ Furniture Only ☐ Grant Funded / Alternate Program Overview: This project provides for the construction of a new College of Nursing facility to support significant program growth and enhance instructional, clinical simulation, and academic support environments. The primary risk driver is operational and capacity-related, as existing facilities are insufficient to accommodate projected enrollment growth and evolving program requirements. The recommended long-term solution is development of a purpose-built academic facility that integrates classrooms, simulation labs, teaching labs, offices, and student gathering spaces to support an expanded student cohort and associated faculty and staff.		C9001437	Thaddeus Green	\$600,000	Funded	Design	We received our initial programming concept document from our design professional, and the high-level cost estimate exceeded our budget. So we worked with the college of nursing, space planning, our designer, and builder to reduce square footage where possible. These slight changes have brought us in line with our budget and still provide an expansion to the nursing program in all areas. Our designers are now moving into schematic design and will provide an SD set for an NAU review by mid August.	SD deliverable from DP is due mid-August.

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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	Construction	Very close to completion. Sun Valley has completed install and NAU Utilities is working on commissioning. Demo of old heat exchanger and associated pipes and valves in the tunnel was completed during the North Plant.	Install of final valve scheduled for August. We should be ready for closeout at the end of the summer.
Raymond Hall Renovations	09.390.261	☒ Environmental Health & Safety (EHS) Why: Failing mechanical systems, roof deficiencies, deteriorating waste lines, and compromised window seals present safety, health, water intrusion, and asset-protection risks. Program Overview This project addresses multiple critical building system failures to stabilize facility operations and mitigate escalating Environmental Health & Safety (EHS) and asset-protection risks. The primary risk drivers include mechanical system failure, roof deterioration, sanitary line degradation, and window seal failure contributing to moisture intrusion. The recommended long-term approach is coordinated replacement or rehabilitation of failing systems to restore reliability, prevent water damage, and reduce operational disruption.		C9001430	Thaddeus Green	\$1,000,000	Funded	Construction	NuFlow has been onsite re-lining sewage lines from inside the dorm rooms to outside the building. They have installed new 'bull-horn' cleanouts on both main sewage lines. ACM abatement is scheduled to begin on 6/8 and continue for 1 week.	NuFlow scope of relining the waste lines is scheduled to be complete at the end of July. The interior storefront door replacement will start at the beginning of August. We are replacing the heat exchanger, the Water Softener, and the condensate receiver tank. Those parts are being ordered and will most likely be installed after students arrive.
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	Old footers from years past were discovered and removed. Crews have removed half of the existing sand and brought in AB for support under the decomposed granite and pavers that are being installed. New limestone boulders have been placed (6/1). Project is substantially complete. Conducted a punch walk on 7/15.	Conducted a punch walk on 7/15. Awaiting outdoor furniture to arrive. NAU Paint and LOS will complete their SOW before student arrival.

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STEM Science Annex Maintenance	09.200.251	☒ Environmental Health & Safety (EHS) Why: Failure of the building's primary network infrastructure creates operational disruption and potential life-safety communication risks in an academic/research facility. Program Overview This project replaces the failed passive optical network (PON) system at the Science Annex to restore reliable building-wide data and communication services. The primary risk driver is operational and infrastructure reliability, as the system failure is causing significant disruption to academic and research activities. The recommended long-term solution is full replacement of the PON system to reestablish stable, scalable, and standards-compliant network infrastructure. Project Need & High-Level Update		C9001424	Thaddeus Green	\$120,000	Funded	Design	Requested a revised proposal from the DP removing the structured cabling design - ITs will handle that portion.	Sending DP proposal to contracts.
Wettaw Hot Water Replacement	09.880.251	Program Overview Project ID: 09.880.251 Project Name: Wettaw Hot Water Replacement Location: Wettaw Building 88 Purpose: 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. Primary Risk: Operational & Asset Protection Risk Unreliable domestic hot water delivery impacting building operations. Ongoing leaks and failing valves increasing the risk of collateral damage to adjacent mechanical	Selected Sun Valley Builders as our JOC contractor	C9001402	Thaddeus Green	\$150,000	Funded	Design		Will walk the job with SVB week of 7/20.