THE ARIZONA BOARD OF REGENTS

for and on behalf of

NORTHERN ARIZONA UNIVERSITY

REQUEST FOR QUALIFICATIONS
for
DESIGN-BUILD SERVICES

MULTI-BUILDING RENOVATIONS (COWDEN TINSLEY HALL)
Project No. 09.002.277

DUE DATE/TIME: Wednesday, January 6, 2027, at 2:00PM

ARIZONA BOARD OF REGENTS TRI UNIVERSITY MASTER CONTRACTS
STANDARD FORM (DRAFT) 2026 EDITION

Pre-Qualifications Meeting by ZOOM (Optional)	**Tuesday, December 1, 2026, at 9:30AM**
Deadline for Inquiries	**Monday, December 28, 2026, at 12:00PM**
Time and Date Set for Submittal	**Wednesday, January 6, 2027, at 2:00PM**

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DIVISION I - ADVERTISEMENT

Arizona Board of Regents (ABOR) for and on behalf of Northern Arizona University ("Owner" or "University) requests interested Design-Build Teams to submit, in writing, their qualifications to provide Design-Build Services relating to the **Multi-Building Renovations (Cowden Tinsley Hall) - Project #09.002.277** on the NAU Flagstaff Mountain Campus. This solicitation follows the methodology prescribed by Section 3-804 of the University Procurement Code.

This project scope of work includes all design (architecture and engineering) services, provision of construction documentation, construction management, bidding, construction, and related services to address Cowden Learning Community (Building 38) and Tinsley Hall (Building 44) renovations on the Flagstaff Mountain Campus.

The total project scope will encompass the following:

1. Communal bathrooms: renovation to improve privacy modeled on recent renovations at McConnell Hall during Summer 2026. Improvements will include full-height solid HDPE toilet and shower compartments, an epoxy refinishing system over the existing wall tile, floor tile and shower pans, and the exhaust, fire sprinkler, lighting, plumbing and firestopping changes the enclosed compartments require.
2. Backup domestic hot water.
3. Laundry room reorganization.
4. Student room LED lighting upgrades.
5. Relocation of telecommunications racks.
6. Mechanical room pipe insulation repair.
7. Hazardous material abatement.
8. Corridor carpeting replacement.
9. Student room flooring replacement.
10. Basic refresh of the Tinsley Hall computer lab.

The total project budget is approximately $8 million dollars, of which roughly $6 million dollars is for construction. The project encompasses two campus living communities on the NAU Mountain Campus in Flagstaff, Arizona 86011: Cowden Learning Community at 1124 S. Knoles Drive, and Tinsley Hall at 1214 S. Knoles Drive..

For this Request for Qualifications (RFQ), The University is seeking a Design-Build Team with experience in construction of similar renovation projects. Teams submitting Qualifications in response to this RFQ must demonstrate comparable project-type experience and capability utilizing the Design-Build project delivery method, or comparable capability. The successful firm awarded a contract may be awarded additional work at NAU's discretion for any other modifications or renovations at the project site through the warranty period of the project.

Any individual(s) or firm(s) proposing to perform design, pre-construction and construction services must be appropriately licensed/registered in the State of Arizona at the time of submission of the Qualifications.

SCHEDULE OF DEADLINES

Advertise for Services:	Thursday, November 26, 2026
Pre-Qualifications ZOOM Meeting (Optional):	Tuesday, December 1, 2026, 10:00AM
On-campus Site Visit	Tuesday, December 15, 2026, 1:00PM – 3:00PM
Deadline for Inquiries	Monday, December 28, 2026, 12:00PM
Qualifications Due:	Wednesday, January 6, 2027, 2:00PM
Interviews with Shortlisted Firms (Optional):	Friday, January 29, 2027 (Tentative)
Begin Contract Period:	February 2027

The Offeror's Request for Qualification packages and any published addenda may be obtained from the University Planning, Design and Construction website at https://in.nau.edu/facility-services/bids-rfq/ after 3:00PM Arizona Local

Time on Thursday, November 26, 2027. It is the sole responsibility of the Respondent to obtain, review, and acknowledge any addenda that may be published on the website.

A pre-qualifications meeting will be held on Tuesday, December 1, 2026, at 10:00AM via MS Teams video conference. Information on how to join the video conference is located in Division III of the RFQ.
An on-campus site visit of Cowden Learning Community and Tinsley Hall will be held on Tuesday, December 15, 2026, at 1:00PM and is scheduled to last for no more than two hours. Information on how to sign up for the site visit is located in Division III of the RFQ.

Qualifications are due no later than Wednesday, January 6, 2027, at 2:00PM. Responses to the RFQ shall be received in Facility Services, Building #77, at the Front Reception Desk, 501 E. Pine Knoll Drive, Flagstaff, Arizona 86011 (https://in.nau.edu/university-transit-services/maps/) or mail to Northern Arizona University, Box 6016, Flagstaff, Arizona, 86011. **Attention: Judith Scholar Winfield, Contracts Analyst, Sr., PDC. If mailing the Qualification by courier (ex. FedEx, UPS) please use the street address noted above.**

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

The Board of Regents reserves the right to reject any or all Statements of Qualifications, to waive or decline, to waive irregularities in any Statement of Qualifications, or to withhold the award for any reason it may determine. Women owned and minority owned firms are encouraged to apply. Persons with a disability may request a reasonable accommodation.
All correspondence relating to this Request for Qualifications should be addressed to:

NAU Facility Services – Planning, Design and Construction
Attention: Judith Scholar Winfield
PO Box 6016
Northern Arizona University
Flagstaff, Arizona 86011
Email address: judith.scholarwinfield@nau.edu

ARIZONA BOARD OF REGENTS

By: Bjorn Flugstad

SVP, University Finance and Business Services

DIVISION II – PROJECT DESCRIPTION AND SCOPE OF SERVICES

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NORTHERN ARIZONA UNIVERSITY
REQUEST FOR QUALIFICATIONS (RFQ)

Northern Arizona University ("Owner" or "University") extends an invitation to interested and qualified Design-Build ("DB") teams ("Offeror") to submit in writing a Statement of Qualifications ("SOQ" or "Qualifications") for Design-Build services pertaining to the **Multi-Building Renovations (Cowden Tinsley Hall - #09.002.277**, on the NAU Flagstaff Mountain Campus. The project will operate using a Design-Build delivery method.

The Arizona Revised Statutes require that each entity proposing to perform professional design services is properly registered to perform such services in the State of Arizona, as required by the Board of Technical Registration. Arizona requires professional registration of Individuals, as well as Firms. Included among the disciplines registered by the Board in Arizona, and generally pertinent to design and construction projects are architects, engineers, and landscape architects.

The Arizona Revised Statutes also require that each entity proposing to perform construction services and construction is properly licensed to perform such services in the State of Arizona, as required by the Registrar of Contractors. Any individual(s) or firm(s) proposing to perform Design-Build services must be appropriately licensed/registered in the State of Arizona by the Registrar of Contractors at the time of submission of the Qualifications.

Project Description

This project scope of work includes all design (architecture and engineering) services, provision of construction documentation, construction management, bidding, construction, and related services to address the following within the Campus Living Communities of Cowden Learning Community and Tinsley Hall.

1. Communal bathrooms: renovation to improve privacy modeled on recent renovations at McConnell Hall during Summer 2026. Improvements will include full-height solid HDPE toilet and shower compartments, an epoxy refinishing system over the existing wall tile, floor tile and shower pans, and the exhaust, fire sprinkler, lighting, plumbing and firestopping changes the enclosed compartments require.
2. Backup domestic hot water.
3. Laundry room reorganization.
4. Student room LED lighting upgrades.
5. Relocation of telecommunications racks.
6. Mechanical room pipe insulation repair.
7. Hazardous material abatement.
8. Corridor carpeting replacement.
9. Student room flooring replacement.
10. Basic refresh of the Tinsley Hall computer lab.

The total project budget is approximately $8 million dollars, of which roughly $6 million dollars is for construction to be completed by the selected Design-Builder. The project sites encompass the Cowden Learning Community at 1124 S. Knoles Drive, and Tinsley Hall at 1214 S. Knoles Drive, both of which are located in Flagstaff, Arizona 86011.

There are other pieces of work within the total project scope, such as flooring for the student rooms and hallways, which will be handled by companies that are directly contracted with and managed by Owner. These activities are part of the overall $8 million project budget, but are not funded by the $6 million construction budget.

Project Goals and Objectives

This project shall improve the student resident experience in these buildings, most notably addressing privacy concerns within the communal bathrooms. Additionally, the bathroom renovations will uplift the design aesthetic of these spaces and bring them to a more modern standard.

Replacement of bedroom lighting fixtures for improved energy performance aids in the reduction of campus utility expenditures and supports campus sustainability goals.

Changes to the buildings should encompass NAU's desire for the campus and buildings to focus on inclusivity, equity, and representation of our diverse campus community and to enable these goals on a greater scale.

Scope of Services

The Scope of Services to be provided by the successful Offeror shall include those services as required to complete the project. The successful Offeror shall provide all design and construction services necessary to complete the requirements outlined under the project. The Offeror may deem it necessary to include consultants as part of Offeror's Design-Build Team in order to provide all services.

1) DESIGN SERVICES:
   a) Participate in program development and/or refinement of existing programming and making recommendations for various solutions to meet Owner's needs.
      i) Advise the University of ways to gain efficiencies in all aspects of the project.
      ii) Innovation in design.
   b) Provide schematic and design development drawings, including compliance requirements for all state and local building codes. The design drawings shall consider Owner Design Guidelines and Technical Standards.
      i) Advise the team on choosing sustainable building materials and suppliers in an effort to meet University's commitment to its Climate Action Plan;
      ii) Provide alternate systems evaluation and constructability studies;
      iii) Provide long-lead procurement studies and initiate procurement of long-lead items.
      iv) Provide energy modeling.
   c) Prepare construction documents, including detailed specifications and drawings.
   d) Provide detailed cost estimating and knowledge of marketplace conditions.
   e) Determine construction phasing and scheduling to minimize interruption to University operations.
   f) Provide project planning and scheduling.
   g) Assist with the development of budgets and schedules.
   h) Assist with pre-construction conferences.
   i) Develop guaranteed maximum price for the project.
   j) Participate with the Owner in a process to set goals and prequalification meetings for subcontractor participation.
      i) Attendance at proposal openings, analysis of proposal documents and preparation of results.
      ii) Bid award, and manage all construction related contracts while meeting the University bid requirements including Subcontractor participation goals.
   k) Protect the Owner's expectations of quality and safety, and sensitivity to environmental factors.
   l) Obtain all required Owner, State and Federal permits prior to construction starting.
   m) Any other services as required by contract or NAU Design Guidelines and Technical Standards

2) CONSTRUCTION SERVICES:
   a) Construct the project on schedule and within budget.
   b) Bond and insure the construction.
   c) Arrange for timely procurement of materials and equipment.
   d) Schedule and manage site operations.
   e) Provide quality control.
   f) Observation of the construction, as required, in conjunction with Owner Project Manager.
   g) Work in a cooperative manner to address any changes that might arise during construction.
   h) Provide all required closeout materials to Owner.
   i) Provide warranty evaluations.

j) Prepare meeting minutes and maintain records in a timely fashion.
k) Maintain a safe work site for all project participants.
l) Any other services as required by contract or NAU Design Guidelines and Technical Standards

Site Description

Northern Arizona University is located on a volcanic plateau at the base of the San Francisco Peaks, the highest mountains in Arizona. The main campus is located in Flagstaff, Arizona. Flagstaff is a four season city located at an elevation of 7,000 feet. Because the campus is at an elevation of 7000 feet, the climate is vigorous, with cold winters and mild summers. Diurnal temperature changes are considerable, resulting in average first and last occurrences of 32º F. in September and June. Temperature extremes range from -32º F. to 97º F., with average minimums in January of 14º F. The mountain campus includes over 100 buildings with 6.8 million square feet, including buildings in the Arizona Normal School Historic District which exceed 80 years of age. The University is governed by the Arizona Board of Regents (ABOR) and is a fully accredited institution of higher learning supported by the State of Arizona.

Draft Project Schedule

Start Design	February/March 2027
Design Documents Complete	April 2027
Construction	May-August 2027
Substantial Completion:	July 30, 2027
Punch Work Complete	August 13, 2026
Final Completion:	December 20, 2027

DIVISION III – PRE-QUALIFICATIONS CONFERENCE AND SITE VISIT (OPTIONAL)

PRE-QUALIFICATIONS CONFERENCE

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

DATE:	Tuesday, December 1, 2026
TIME:	10:00AM Arizona Local Time
LOCATION:	Click link below to register. https://events.teams.microsoft.com/event/73b83d00-42a9-4765-9cf7-9f5d986fe933@27d49e9f-89e1-4aa0-99a3-d35b57b2ba03?source=copyLinkLegacyShareLinkDialog After registering, you will receive a confirmation email containing information about joining the meeting.

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

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

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

PRE-QUALIFICATIONS SITE VISIT

An optional pre-submittal site visit to be held in-person per the below information:

DATE:	Tuesday, December 15, 2026
TIME:	1:00PM Arizona Local Time
LOCATION:	Meet at the walkway between the south side of Cowden Learning Community and north side of Tinsley Hall. Teams interested in attending may have up to three (3) people in attendance. Teams must email Judith.scholarwinfield@nau.edu or phone (928) 523-4468 by 12:00PM on December 14, 2026 to register for the site visit. Requests for site visits outside of this scheduled visit are unlikely to be accommodated.

Any car parking on campus requires a parking permit. Short-term parking close to the project site visit is available at the Knoles Drive parking garage or pay-by-space at P16 (University Union). Information on visitor parking options and permit purchase can be found online at https://in.nau.edu/university-transit-services/guest-parking/. The University Transit Services webpage offers additional information.

A campus map can be found here.

If you would like information about an online company account or annual permit, please contact ask.parking@nau.edu.

DIVISION IV – SELECTION CRITERIA

The Owner intends to utilize a Design-Build design and construction delivery process for this project. In this delivery method, the Design-Build Team is selected using a qualifications-based selection process. The Owner is seeking the most responsive, and best qualified Design Build Team to collaborate with to achieve the successful realization of this project. Such Teams should be multi-faceted and should be assembled to address the unique requirements of this project as outlined in the Project Description published elsewhere in this RFQ.

Upon selection of the most-qualified Design-Build Team, the Owner will negotiate a fixed-fee for Pre-Construction Phase services. During the Pre-Construction Phase a Guaranteed Maximum Price (GMP) will be prepared and negotiated. Owner has adopted a progressive fee schedule for construction projects, which is in line with the other public Arizona universities. A copy of this schedule is included in Attachment G.

In addition to the Design Professional and the General Contractor, the Design-Build Team should include entities who Offerors identify as bringing relevant expertise in the following pertinent areas:

1) All required Design and Engineering Subconsultants
2) Any specialty consultants included in the Design Build Team to address design issues raised by the requirements of this particular project.

A Selection Committee will evaluate the Statement of Qualifications submitted in response to this RFQ. The evaluation criteria will relate to the qualifications of the Offeror to perform the services under this RFQ. The Statement of Qualifications submitted in response to this RFQ should be fully self-contained and include the information requested below in order and index tabbed the same. The evaluation will be based on the criteria outlined in points 1) to 10) on pages 10 through 14 of this RFQ. The maximum point values for each of the Evaluation Criteria are as follows:

1) Introduction	0
2) Firm Project Experience	20
3) Additional Project Experience	5
4) Key Individuals' Experience	25
5) Design-Build Project Management Approach	20
6) Understanding of the Project	20
7) Work Location	5
8) Overall Evaluation of the Team	5
9) Additional Required Information	0
10) Resumes	0
TOTAL POINTS VALUE	100

1) Introduction – 0 Points (excluded from page count)

a) Please provide an introductory one-page cover letter highlighting the composition of the Design-Build team.

i) Outline which firm will be the contract holder with the University.

ii) Additionally, provide a highlight of qualifications for this particular project.

iii) Provide a general description of the firm that is proposing to provide construction management services and general construction services.

iv) Also indicate the name, telephone number and **direct e-mail** address for the primary point(s)-of-contact of the prime firm. If your firm is teaming with another firm, the relationship shall be clearly identified in this letter.

b) Provide an organization chart that represents the intended roles, responsibilities, authorities, and relationships. Please include all key subconsultant and subcontractor members of the team. If the sub firms are not yet determined, please state as such, but list the key discipline for each.

c) Provide the following information:

i) List the Arizona professional and contractor licenses held by the firm/team and the key personnel who will be assigned to this project. Provide the license number and explain if held by an individual or the firm.

ii) Identify any contract or subcontract held by the firm or officers of the firm, which has been terminated within the last five years. Identify any claims arising from a contract which resulted in litigation or arbitration within the last three years. Briefly describe the circumstances and the outcomes.

d) Provide a statement on surety letterhead from an A- or better surety company describing the Company's bonding capacity

2) Firm Project Experience – 20 Points

a) Identify a minimum of three (3) and maximum of five (5) comparable projects in which the firms, the general contractor and the architect, either as a team or separately, served as part of a Design-Build team. Special consideration will be given to firms that have provided Design-Build services on similar successful renovation projects that include Higher Education construction of similar sized and programmed buildings in a similar climate. The listed projects must demonstrate, through previously completed work, that the firm has developed expertise to provide design phase (pre-construction) and construction services as required for this project.

b) For each project listed, please provide:

i. A description of the project and photographs.

ii. The role of the firms on the project. Identify the percent of work self-performed (if any). Also specify services provided during design phase, i.e., cost estimating, scheduling, value engineering, etc.)

iii. The original construction budget per the construction agreement, actual bid or GMP amount, and the final construction amount. If final construction amount is greater than bid/GMP amount, differentiate between Owner-requested Change Orders and those attributable to construction costs.

iv. Identify how this project was innovative.

v. The original project schedule by listing Design Phase Start Date, Construction Start Date, and Substantial Completion Date. Compare the contractual dates with actual respective dates. Explain any differences between original and actual project schedule milestones.

vi. The name and role of individuals from the proposed team who worked on each project listed in this section.

vii. The name and current phone number of the Owner's Project Manager or other representative for the project.

3) Additional Project Experience – 5 Points

a) List all Design-Build projects awarded to your firm by Northern Arizona University, Arizona State University and / or the University of Arizona during the last two years, all projects currently ongoing, and / or all projects for which your firm has been selected but are not yet under contract. For each project provide the project description, award date (note if pending), construction cost, status of completion, and estimated completion date.

b) List all Design-Build projects awarded to your firm by other entities during the last two years, all projects currently ongoing, and / or all projects for which your firm has been selected but are not yet under contract. For each project provide the project description, award date (note if pending), construction cost, status of completion, and estimated completion date.

c) As part of our selection process, the University has the responsibility of considering the size and complexity of the project under consideration, the resource investment of the firm in current work, and the amount or quality of previous work recently performed for the University, in order to extend opportunities to a broad representation of qualified firms.

4) Key Individuals Experience - 25 points

Be sure to address the experience of **both** the design and construction elements of the Design-Build Firm/Team.

Identify the specific key individuals from the Design, Construction Management, and Construction members of the Design-Build Firm/Team, who are proposed to be assigned and contractually obligated to this project, during the pre-construction and construction phases. Include those individuals who will be assigned to the project to help provide responsiveness and knowledge of local conditions. The University values the increased levels of responsiveness and local conditions knowledge typically provided by Northern Arizona Firms, and desires to maximize local business participation using local workforces, thereby improving economic and employment conditions in Northern Arizona. Please provide a short narrative of how your Firm/Team will maximize local participation, including a description of local team member roles and responsibilities that will be included in your local teaming agreement.

Utilizing comparable projects, clearly demonstrate the special expertise, qualifications, and experience of those individuals, relevant to the specific requirements of this project as enumerated in this RFQ.

Identify how long each individual has been employed by the responding Firm/Team in the capacity of responsibility proposed for this project, and location where each individual currently resides. Provide resumes in an Appendix of all the identified individuals focusing on special expertise, qualifications, and experience relevant to the specific requirements of this project.

Clarify whether this special expertise, qualifications, and experience is through projects completed with the current proposed Firm/Team, or if not, by properly identifying the individual's specific responsibilities with other Firms/Teams by listing those Firm's name, the project name, and a reference point-of-contact with those other Firms.

Clearly identify the following specific individuals / roles:

- the one person responsible for day-to-day coordination and communication with the University, during all phases of design and construction, with decision-making authority for the Design-Build Firm/Team
- the person or persons who will lead the Design Professional design effort
- the person or persons who will lead the Specialty and Engineering design efforts
- the person or persons who will lead the project documentation effort

- the person or persons who will lead the project estimating effort
- the person or persons who will lead the project scheduling effort
- the site construction superintendent
- the one person who will represent the Design Professional Firm/Team on-site during the construction phase, with decision-making authority for the Design Professional Firm/Team
- the one person who will represent the Construction Firm/Team on-site during the construction phase, with decision-making authority for the Construction Firm/Team

Describe the anticipated leadership responsibilities of each identified individual, and how they will monitor the process to ensure the University receives complete, thorough, highest quality professional services.

These individuals should relate back to the organizational chart provided in the introduction.

Provide a graphic indicating the percentage of time each of the identified individuals will be dedicated to this project, for each phase of the project

Please note that Team Members proposed for this project, and the percentage of time to be dedicated to the project, may not be changed during the life of the project without written approval of the University.

5) Design-Build Project Management Approach - 20 points

This project will utilize the Design-Build project delivery method. The success of the project is contingent upon a functional and effective working relationship between the Design Professional and the Construction Contractor.

a) Describe both the Design Firm's/Team's and the Construction Firm's/Team's understanding of their responsibilities under, and preparedness to work within, the Design-Build project delivery process.

b) Describe your Firm's/Team's approach to a project of this type, size and complexity.

c) Describe the Design-Build Firm's/Team's approach to project team-building, and local responsiveness to needs and requests of the University. Describe how you can successfully lead the Firm/Team and manage communications among all members of the D-B Firm/Team, from both interpersonal and technological perspectives. If multiple Firms or Team Members will share responsibilities for aspects of the project, describe the roles and responsibilities of each entity, and how they will work together in a cohesive and effective manner.

d) Describe, and if possible, provide examples of, successful working relationships among the Design and Construction Firms/Teams during the design and construction phases of previous Design-Build projects.

e) In accordance with ABOR Policy Manual section 3-804(B)(4)(a), Offerors selected to perform Construction Services, must select Subcontractors based on qualifications alone or on a combination of qualifications and price, and not solely on price. In support of this, describe your Subcontractor selection plan for the construction phase of the project.

f) Maintaining the project within the established budget is a fundamental responsibility of the Design-Builder. Describe your Firm's/Team's budget management and cost control processes, including how you perform conceptual estimating, and how you develop and maintain early design phase cost models and contingency allowances. Describe how the Design Firm/Team and the Construction Firm/Team will work together to manage project costs throughout the design phase. Describe how your Firm/Team ensures that the evolving design is one which the University can afford; that cost estimates are complete, accurate, and in compliance with the established budget at all points during the design process; how you transition from cost estimates to the final Guaranteed Maximum Price; and how you ensure that the final GMP is acceptable and comes with "no surprises".

g) Summarize your quality control process as it will apply to this project. During the design phase, clearly describe how University design review comments will be addressed and incorporated into each subsequent phase of design evolution, and how you will incorporate the review comments into the evolving construction cost and schedule projections. Also, clearly describe how your quality control process ensures that at each phase of the design, the document deliverables are completely coordinated between the Design Firm/Team and the Construction Firm/Team, and across all design disciplines.

h) During the construction administration phase, clearly describe how your quality control process minimizes RFIs and Change Orders, and how clear, succinct and accurate communications are implemented and maintained between the Design Firm/Team, the Construction Firm/Team, and the University.

6) Understanding of the project – 20 Points

a) Describe your understanding of the goals of this project and what steps your firm will take to achieve them.

b) Discuss the major opportunities and challenges your team has identified on this project and describe how you intend to address those issues.

c) Discuss the approach your team uses to ensure the most efficient use of budget.

7) Work location – 5 Points

a) Each Offeror must have or be committed to establish an Arizona office.

b) Indicate the proximity of the Offeror's office to the Northern Arizona University campus in Flagstaff, Arizona and the home office location of key staff on this project.

c) Define the team's familiarity of the project area and its knowledge of the local labor and materials markets.

8) Overall evaluation of the team – 5 Points (excluded from page count)

a) This is the overall evaluation of the firm/team and its perceived ability to provide the required services, as determined by the selection panel members. No submittal response is required.

b) Additional information received or obtained by the Committee along with any client references obtained by the committee or given by the Design Professional.

9) Additional required information – 0 Points (excluded from page count)

a) Provide current proof of insurance.

b) Address your Firm's/Team's program for / commitment to Veteran employment.

c) Submittal certification – Include completed form included in Attachment A of this Request for Qualifications.

d) Boycott of Israel Certification – Include completed form FS113 included in Attachment C of this Request for Qualifications.

10) Resumes – 0 Points (excluded from page count)

a) As an appendix, provide resumes for each key team member. This shall contain only employee information and no additional company information. Resumes shall be limited to a maximum of one (1) page.

DIVISION V – STATEMENT OF QUALIFICATIONS REQUIREMENTS

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

RFQ responses to be submitted as:

- One (1) complete SOQ in an 8.5" x 11" format, using double-sided printing, spiral bound, and clearly marked as original and two (2) copies clearly marked as copies for a total of three (3).
- One (1) digital copy of the complete SOQ in a single PDF file on a USB flash drive.
- Use a font size no less than 10 points.
- Limit SOQ to twenty-five (25) pages for Division V Items 2 through 7. Item 8 – Overall Evaluation of the Firm does not require a response. Item 9 – Additional Required Information and Item 10 – Resumes are excluded from the twenty-five (25) page count. A page is defined as any side of the paper that has content (i.e., a piece of paper printed with information on both sides is considered two pages). **Front and back covers, Table of Contents pages and tabbed divider pages will not be counted in the page count if they do not contain submittal information**. **Resumes should not include project pictures or general firm information.**
- On the outside of the submittal package display the Offeror's name, project title and project number.

RFQ responses to be sent or delivered to:

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

- or -

NAU Facility Services
PO Box 6016
Flagstaff, Arizona, 86011

- or for FedEx/UPS/Other Courier -

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

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

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

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

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

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

Microsoft Teams meeting for opening of Statements of Qualifications:
https://events.teams.microsoft.com/event/5ff97085-3376-4ef8-8904-584e3fafbdd6@27d49e9f-89e1-4aa0-99a3-d35b57b2ba03?source=copyLinkLegacyShareEventDialog

DIVISION VI – THE SELECTION PROCESS AND PROJECT SCHEDULE

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

The following is a tentative project schedule and may be modified as required by the University:

SCHEDULE OF DEADLINES

Advertise for Services:	Thursday, November 26, 2026
Pre-Qualifications ZOOM Meeting:	Tuesday, December 1, 2026, at 10:00AM
Deadline for Inquiries:	Monday, December 28, 2026, at 12:00PM
Qualifications Due:	Wednesday, January 6, 2027, at 2:00PM Facility Services – Building 77 Front Reception Desk 501 E. Pine Knoll Drive Flagstaff, AZ 86011
Interviews with Shortlisted Firms (Optional):	Friday, January 29, 2027 (Tentative)
Begin Contract Period:	February 2027
Start Design	February 2027
Design Documents Complete	March 2027
Construction Start	May 2027
Substantial Completion:	July 30, 2027
Punch List Items Completed	August 13, 2027
Final Completion:	December 20, 2027

DIVISION VII – GENERAL INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

PROPRIETARY INFORMATION. If Offeror is submitting any information you consider proprietary, Offeror must place it in a separate envelope and mark it "Proprietary Information". If University Legal Counsel concurs, this information

will not be considered public information. The University Legal Counsel is the final authority as to the extent to which material is considered proprietary or confidential. The University assumes no liability for disclosure or use of unmarked data. Unless identified, information submitted in response to this RFQ may be disclosed pursuant to the applicable Arizona Public Records Law and applicable Arizona Revised Statues.

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

ARIZONA OFFICE. The successful Offeror will be required to establish an office, if one does not already exist, in the State of Arizona. Compliance with this requirement can be satisfied in either of two ways.

- Before the Offeror submits a Statement of Qualifications in response to this Request, it may associate with a firm having an office within the state of Arizona, to be evidenced by a written association agreement and included with your RFQ response
- After an Offeror is selected and prior to execution of the Agreement, the Offeror will have established an office in Arizona. An office within the state is evidenced by a mailing address, telephone number, payment of utilities, registration with the Corporation Commission, and possession of appropriate business licenses.

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

OFFERORS INTERESTED IN MORE THAN ONE RFQ RESPONSE. No person, firm, partnership, or corporation, shall be allowed to submit as a prime firm/team member on more than one (1) Statement of Qualifications for architectural and engineering services on the same project. A person, firm, partnership, or corporation, who has submitted as a sub-consultant to an Offeror, is disqualified from submitting a Statement of Qualifications for the project as a prime Offeror. A person, firm, partnership, or corporation shall be allowed to submit a sub-consultant Statement of Qualifications to more than one (1) Offeror.

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

WITHDRAWAL OF STATEMENT OF QUALIFICATIONS. Statement of Qualifications may be withdrawn either personally or by written request any time before the scheduled date and time set for receipt.

RETURN OF STATEMENT OF QUALIFICATIONS. Owner will not return any Statement of Qualifications that are submitted.

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

DELIVERY OF INSURANCE POLICIES OR CERTIFICATES AND EXECUTION OF AGREEMENT. **Within ten days of receipt of notice of the award, the successful Offeror shall deliver to Owner the required insurance policies or certificates in a form satisfactory to Owner. Failure to do so may result in rejection of the successful Offeror's Proposal and withdrawal of the award.**

Promptly after Owner receives satisfactory insurance policies or certificates Owner will deliver to the successful Offeror the form of Agreement to be executed by the successful Offeror. This form of Agreement will be the form in Attachment D hereto or Owner's current form of agreement. The successful Offeror shall execute and return to Owner the Agreement within ten (10) days after receipt of the Agreement. Failure to return the executed copies of the

Agreement may result in rejection of the successful Offeror's Statement of Qualifications and withdrawal of the award.

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

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

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

OWNERSHIP OF DOCUMENTS. The Offeror's attention is directed to the Design-Build Agreement, concerning ownership and use of the Offeror's documents.

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

SMALL AND SMALL DISADVANTAGED BUSINESS. Owner is committed to the development of Small Business and Small Disadvantaged Business (SB & SDB) suppliers. If subcontracting is necessary, the successful Offeror will make every effort to use SB & SDB in the performance of the Contract. Include a statement within your firm's Statement of Qualifications as to whether or not any of your sub-consultants falls under into either of these categories.

POLICIES. Owner's policies are listed online at: https://in.nau.edu/university-policy-library/ Offeror to abide by Owner's policies when performing work on behalf of Owner.

PROTESTS. The University believes that it can best maintain its reputation for treating contractors and/or suppliers in a fair, honest, and consistent manner by conducting solicitations in good faith and by granting competitors an equal opportunity to win an award. If Offeror feels that the Owner has fallen short of these goals, Offeror may submit a protest pursuant to the Arizona Board of Regents Policy Manual, in particular, Section 3-809B. This paragraph does not cover all the applicable provisions of ABOR Policy, but it does provide information on filing a protest. First, Offerors must be an "interested party". "An interested party" is an actual or prospective contractor submitting a Statement of Qualifications whose direct economic interest may be affected by the issuance of a solicitation, the award of an agreement, or by the failure to award an agreement. Whether an actual prospective contractor has a direct economic interest will depend upon the circumstances in each case. At a minimum, the interest must be substantial and must be tangibly affected by the administrative action or proposed action in the case. Second, the protest must be filed in a timely manner. In procurements requesting Statements of Qualifications, protests based upon alleged errors, irregularities, or improprieties in a solicitation that are apparent before the closing date for receipt of initial Statements of Qualifications shall be filed before the closing date for receipt of initial Statements of Qualifications.

Protests concerning improprieties that do not exist in the initial solicitation, but that are subsequently incorporated into the solicitation, shall be filed by the next closing date for receipt of Statements of Qualifications following the incorporation. In cases other than those just covered, protests shall be filed no later than ten (10) days after an agreement is awarded in connection with the procurement action. Failure to file a protest in a timely manner shall be deemed a waiver of all rights. Third, and finally, protests shall be in writing and shall include the following information:

(1) the name, address and telephone number of the protestor; (2) the signature of the protestor or its representative; (3) identification of the solicitation or agreement number; (4) a detailed statement of the legal and factual grounds of the protest, including copies of relevant documents; and (5) the response or relief requested. Protests should be directed to:

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

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

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

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

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

TIME. All times indicated herein shall be assumed to be Arizona local time.

ATTACHMENT A – RFQ SUBMITTAL CERTIFICATION

Complete the form below as appropriate.

CHECK ONE OF THE BOXES BELOW

☐ There is no officer or employee of Northern Arizona University who has, or whose relative has, a substantial interest in any agreement award subsequent to this proposal/bid.

☐ The names of any and all public officers or employees of Northern Arizona University who have, or whose relative has, a substantial interest in any Then agreement award subsequent to this proposal/bid are identified by name as part of this submittal.

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

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

In compliance with **NAU PROJECT: 09.080.241 – Bury Hall Renovations** project and after carefully reviewing all the terms, conditions and requirements contained therein, the undersigned agrees to furnish such goods/services in accordance with the specifications/scope of work.

THE FOLLOWING ADDENDA ARE HEREBY ACKNOWLEDGED AS FOLLOWS:

ADDENDUM NUMBER: _____DATED:_____ ADDENDUM NUMBER: _____DATED:_____

ADDENDUM NUMBER: _____DATED:_____ ADDENDUM NUMBER: _____DATED:_____

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

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

_____

_____

_____

_____ (Firm)	_____ (Address)
_____ (Signature required)	_____ (Phone no.)
_____ (Print name)	_____ (Fax no.)
_____ (Title)	_____ (Fed. tax id no.)
_____ (Date certified)	_____ (Email Address)

ATTACHMENT B – SUBMITTAL INQUIRY FORM

(Pre-submittal Questions, General Clarifications, etc.)

PROJECT NAME: Multi-Building Renovations (Cowden Tinsley Hall)

PROJECT NUMBER: 09.002.277

INQUIRY DEADLINE: Monday, December 28, 2026, at 12:00PM

QUESTIONS ON: ORIGINAL RFQ PACKET or ADDENDUM NO. _____

SECTION NUMBER: _____

WRITER: _____

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

COMPANY: _____

COMPANY E-MAIL ADDRESS: _____

DATE: _____

QUESTIONS:

ATTACHMENT C – FS 113 PARTICIPATION IN BOYCOTT OF ISRAEL FORM

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

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

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

AN AUTHORIZED AGENT OF THE OFFEROR

SHALL SIGN THE PARTICIPATION IN BOYCOTT OF ISRAEL FORM (FS113)

ATTACHMENT D – FORM OF AGREEMENT

The current draft of the Form of Agreement can be accessed here. Northern Arizona University reserves the right to revise the form of agreement as appropriate and in accordance with project requirements.

ATTACHMENT E – PROJECT MANUAL DESIGN-BUILD SCOPE OF WORK AND SCOPE PLANS

The Project Manual Design-Build Scope of Work can be accessed here.

The Project Scope Plans (not for construction) can be accessed here.

These documents will be used by the project team (Owner and Design-Builder) to inform project design and delivery.

ATTACHMENT F – FACILITY CONDITION ASSESSMENT SNAPSHOT FOR COWDEN LEARNING COMMUNUTY & TINSLEY HALL

The Facility Condition Assessment (FCA) snapshot for Cowden Learning Community and Tinsley Hall can be accessed here.

ATTACHMENT G – NAU PROGRESSIVE FEE SCHEDULE FOR CONSTRUCTION PROJECTS

Progressive Fee Schedule

a. NAU has implemented a fee schedule to establish consistency, transparency, and alignment with market conditions across all project delivery methods.
b. Preconstruction and Construction phase fees, as well as General Conditions/ General Requirements (GC/GRs) as a percentage of Direct Construction Costs are calculated with a Progressive Fee Schedule.
c. NAU intends to apply the fee structure to construction projects within the ranges shown below.
d. The final fee percentage for each construction contract will be established using a Project Complexity Coefficient, considering the factors listed below.
    a. New vs Renovation
    b. Project Type
    c. Project Location
    d. Project Schedule

NAU PROGRESSIVE FEE SCHEDULE FOR CONSTRUCTION CONTRACTS								
	Preconstruction Phase			Construction Phase				
Cost of the Work (Preconstruction and Construction Phases)	Fee Range (multiplier added to Direct Costs)			Fee Range (multiplier added to Direct Construction Costs)			GC/GR Percentage of Direct Construction Costs	
$4,000,000 - $10,000,000	1.00%	2.00%		3.50%	4.00%		8.00%	10.00%
$10,000,001 - $20,000,000	1.00%	2.00%		3.25%	3.75%		8.00%	10.00%
$20,000,001 - $50,000,000	0.95%	1.95%		3.00%	3.50%		8.00%	10.00%
$40,000,001 - $100,000,000	0.90%	1.90%		2.75%	3.25%		7.00%	9.00%
$100,000,001 - $300,000,000	0.85%	1.89%		2.50%	3.00%		6.00%	8.00%

- Preconstruction Fees have been intentionally set higher than typical market benchmarks to ensure the contractor devotes the appropriate resources, expertise, and time necessary to rigorously plan, schedule, and budget the project. NAU views this investment as critical to achieving cost certainty at GMP and minimizing risk during construction.
- Construction Phase Fees are aligned with prevailing market benchmarks and are applied consistently to ensure equitable treatment of all proposers.
- GC/GRs may be reviewed and refined on a project-specific basis, subject to Owner approval. While the maximum GC/GRs percentage remains in effect, NAU may consider adjustments to the composition of GC/GRs where appropriate.
- Certain high-cost items may be evaluated to determine whether they are more appropriately a direct cost line item within the Schedule of Values rather than embedded within GC/GRs.
- Similar items may be reviewed collaboratively on a case-by-case basis to ensure costs are transparent, reasonable, and aligned with the specific needs of the project.
- Any such adjustments must be addressed during preconstruction and pricing discussions and be mutually agreed upon by the Owner and Contractor.
- These fees may be recalculated if there is a significant change order as required by the Owner.