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