

CAPITAL IMPROVEMENT PLAN 2019 – 2021

**NORTHERN
ARIZONA**
UNIVERSITY





**CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2019 -2021**

**SUBMITTED TO THE
ARIZONA BOARD OF REGENTS
SEPTEMBER 2017**



September 27, 2017

Dear Members of the Arizona Board of Regents:

On behalf of Northern Arizona University, I am pleased to present the Capital Improvement Plan (CIP) for fiscal years 2019 - 2021. Our CIP is responsive to the Enterprise Plan and mission articulated for the Arizona University System, and it is aligned with the vision communicated in our university strategic plan and comprehensive master plan. The projects proposed in the current CIP focus on planned improvements in students' educational experiences, vital research facilities, and provide a needed increase in space on the mountain campus.

NAU continues to show a commitment to capital improvements that provide students, faculty, and staff with high quality, safe environments dedicated to academic and research endeavors. A commitment to reinvesting in existing facilities as well as a specific focus on STEM programs is presented in the FY2019 priorities, while additional space for a wide array of other programs is presented in the FY2020 – 2021 priorities. NAU continues to integrate academic priorities, financial strategies and capital needs to achieve strategic goals of excellence, student access, student retention, and growth in enrollments and research.

We believe this capital plan advances our goal of a campus whose physical structures facilitate instructional and research programs. Approval of this plan permits the mountain campus to address facility needs, support the state's higher education initiative, and effectively meet the needs of our future students while achieving key metrics of the Regents' Enterprise vision. Thank you for your support.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rita Cheng", written over the printed name and title.

Rita Hartung Cheng
President

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NORTHERN ARIZONA UNIVERSITY FY 2019 – 2021 Capital Improvement Plan

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TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

**TRANSMITTAL STATEMENT
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2019
STATE OF ARIZONA
BOARD OF REGENTS' BUILDING SYSTEM**

A.R.S. CITATION 41-793	FY 2019
TOTAL REQUEST:	<u>\$175,516,799</u>
STATE APPROPRIATIONS	
MAJOR CAPITAL PROJECTS	<u>\$0</u>
BUILDING RENEWAL	<u>\$19,116,799</u>
OTHER FINANCING METHODS:	<u>\$ 0</u>
SYSTEM REVENUE BONDS	<u>\$ 156,400,000</u>
CERTIFICATES OF PARTICIPATION:	<u>\$ 0</u>
FEDERAL FUNDS:	<u>\$ 0</u>
GIFTS:	<u>\$ 0</u>
OTHER:	<u>\$ 0</u>

TO THE GOVERNOR:

This and the accompanying schedules, statements and explanatory information constitute the capital budget estimates for the proposed expenditures. All statements and explanations contained in the estimates submitted herewith are true and correct to the best of my knowledge.

Signed: _____ Rita Hartung Cheng, President



(Signature)

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
ALL FUNDS CAPITAL SUMMARY**

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY
CAPITAL ALLOCATIONS FOR FY 2017 AND FY 2018**

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

Budgeted Sources of Funds	FY17	%	FY18	%
State Appropriations				
Building Renewal	-	0.00%		0.00%
Other	4,000,000	20.04%	3,202,800	6.45%
Local Funds (1)		0.00%		0.00%
Retained Tuition	1,080,028	5.41%	1,000,000	2.01%
Indirect Cost	293,384	1.47%		0.00%
Gifts		0.00%	5,750,000	11.57%
Auxiliary	8,315,455	41.65%	10,000,000	20.13%
Other	5,875,484	29.43%	5,675,000	11.42%
Proposition 301 - TRIF	400,000	2.00%		0.00%
Debt Financed Proceeds (2)		0.00%	24,050,000	48.41%
Total	\$ 19,964,351	100.00%	\$ 49,677,800	100.00%

Budgeted Uses of Funds by Category

New Construction				
Academic/Support	-	0.00%	24,900,000	50.12%
Auxiliary	19,200	0.10%		0.00%
Infrastructure	20,652	0.10%	4,900,000	9.86%
Capital Renewal		0.00%		0.00%
Academic/Support	5,564,642	27.87%	3,000,000	6.04%
Auxiliary	8,487,682	42.51%	8,000,000	16.10%
Infrastructure	4,476,648	22.42%	3,589,900	7.23%
Major Maintenance/System Replacement	167,813	0.84%	2,881,900	5.80%
Major Maintenance/Energy Conservation	-	0.00%	500,000	1.01%
Life Safety/Code Compliance	916,658	4.59%	1,881,000	3.79%
Accessibility	13,550	0.07%	25,000	0.05%
Other	-	0.00%	-	0.00%
Other	297,506	1.49%	-	0.00%
Total	\$ 19,964,351	100.00%	\$ 49,677,800	100.00%

Notes:

(1) Excludes debt service sets aside which is reported in the operating All Funds Report.

(2) Reflects total amount of debt issued in fiscal year indicated.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
BUILDING RENEWAL REPORT**

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

STATE APPROPRIATED BUILDING RENEWAL SUMMARY

	Fiscal Years				
	2014	2015	2016	2017	2018
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Formula Amount	\$ 9,604,739	\$ 9,977,862	\$ 12,001,560	\$ 15,137,062	\$ 17,275,352
Appropriated Amount	\$ -	\$ 336,000	\$ -	\$ -	\$ -
% of Formula Amount Appropriated	0.0%	3.4%	0.0%	0.0%	0.0%
Fiscal Year Expenditures	\$ -	\$ 336,000	\$ -	\$ -	
Ending Balance	\$ -	\$ -	\$ -	\$ -	

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL ALLOCATION FORECAST

Primary Project Category	Building Renewal Allocation Forecast	
	FY 2018	FY 2019
CAPITAL RENEWAL		
Academic/Support	\$ -	\$ 3,823,360
Auxiliary	Not eligible	Not eligible
Infrastructure	\$ -	\$ 3,823,360
Major Maintenance/System Replacement	\$ -	\$ 6,690,880
Life Safety and Code Compliance	\$ -	\$ 3,823,360
Accessibility	\$ -	\$ 955,840
Other Capital Renewal		
Totals	\$ -	\$ 19,116,799

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT**

NORTHERN ARIZONA UNIVERSITY FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN DEFERRED MAINTENANCE REPORT

DEFINITION AND EXPLANATION OF DEFERRED MAINTENANCE FOR THE ARIZONA UNIVERSITY SYSTEM

- Facility condition deficiencies identified through physical inspections where deterioration and/or life safety concerns are evident and affect the proper functioning of the facility. Typical building components with deficiencies include: heating, ventilation and air conditioning, roofs, flooring, walls, ceiling and lighting, electrical, and plumbing. Deferred Maintenance does not include routine maintenance needs, although failure to adequately fund routine maintenance eventually will add to the deferred maintenance backlog. Also, Deferred Maintenance does not include infrastructure, Americans with Disabilities Act upgrades, or other non-mandated code requirements that have been established since a building was constructed, unless these deficiencies are part of an overall upgrade. The cost for Deferred Maintenance is not the total cost to modernize a building.
- When compromised buildings and infrastructure components are not able to be updated through the Building Renewal process, they become candidates for Deferred Maintenance. When building performance and integrity are not high priorities, deferred maintenance burgeons and results in increased emergency repairs and deterioration of capital assets. Many years of previous piecemeal renovations have modified structures, ventilation, and electrical systems so that many buildings no longer meet original code requirements, much less current standards. The quality of teaching and research facilities is ultimately negatively impacted.
- A fully funded capital renewal program is necessary to reverse the deferred maintenance backlog and extend the useful life of the facilities. Deferred Maintenance figures include labor, material, and indirect costs such as architectural services. Facilities scheduled for demolition during the next fiscal year are included in Deferred Maintenance figures to anticipate potential schedule changes.

DEFERRED MAINTENANCE STATUS

	<u>June 30, 2016</u>	<u>June 30, 2017</u>
• Estimated Deferred Maintenance.....	\$119,812,376	\$128,140,321
• Facility Condition Index.....	0.08	0.08
• Estimated Deferred Maintenance Aux.....	\$ 18,052,236	\$ 29,814,617
• Facility Condition Index Aux.....	0.02	0.04

- The facilities condition index (FCI) is a ratio of the estimated Deferred Maintenance to the estimated building replacement value. An FCI less than 0.05 is an indication that facilities are in “good” condition. A desirable FCI goal is 0.02. An FCI of 0.5 - 0.10 is an indication that facilities are in fair condition. An FCI greater than 0.10 is an indication that facilities are in poor condition. An FCI greater than 0.15 is an indication of facilities at risk for failure or non-functionality, if significant renovation or replacement does not occur soon. Buildings with an FCI greater than 0.40 are difficult and costly to renovate, and where possible, demolition is suggested.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT continued**

ACTION PLAN TO ADDRESS DEFERRED MAINTENANCE IN FY 2018 AND 2019

- The University is pursuing preventive maintenance to avoid costly future maintenance issues. Facility Services trade staff is actively working to detect conditions that have potentially major costs if left unremediated and schedule preventive measures.
- NAU will pursue a variety of options to further reduce deferred maintenance in life safety, mechanical systems, and roofing systems for FY19. The requested FY19 Building Renewal request, if allocated, would be used to directly address capital renewal items which will directly correlate to a reduction in deferred maintenance needs.
- NAU provides annual and one-time funding to address ongoing maintenance needs for Academic/Support facilities including classrooms, fire systems, roofing systems, building system failures, and emergency repairs. To improve learning and teaching environments, NAU allocated one-time funds to address classroom maintenance and upgraded technology, as well as life safety needs in FY17 and plans to again in FY18. Separately, roadways, sidewalks, and other campus infrastructure and utility infrastructure are addressed annually but are not included in deferred maintenance calculations or valuations.
- NAU is in the initial stages of investigating a multi-building deferred maintenance and energy upgrade project through a third-party. This project could potentially start in FY18 and address deferred maintenance in multiple academic buildings. Lighting would be the initial focus, with follow-on phases addressing other deferred maintenance and energy conservation measures.
- NAU is working with UA and ASU to propose potential funding options to address mutual deferred maintenance needs. All three universities utilized a benchmarking service to measure campus needs and compare to peers.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
DEFERRED MAINTENANCE REPORT continued**

METHODOLOGY

- Northern Arizona University's planned methodology utilizes a two-step process, which consists of both macro and micro level audits. Knowing the construction date of a building and the date when major building improvements occur, staff can estimate the magnitude of the campus deferred maintenance needs at a macro level. These figures can be calibrated by comparing them to previous campus audits completed by professional auditing firms. Building inspections performed by in-house staff used in conjunction with review of maintenance and repair data provided by the work order management system can identify the most obvious and/or priority needs. These identified items can be prioritized and addressed by critical status and available funding. It is anticipated the NAU program will be implemented by FY19 and will include, at a minimum, an annual audit schedule of 25% of NAU facilities. This program will comply with state requirements for annual facility inspections and enhance preventive measures to avoid costly maintenance. For buildings inspected during previous years, deferred maintenance estimates will be updated annually by reviewing completed facilities improvement projects, inflation, and a 2% factor for standard deferred maintenance deterioration.
- A combination of internal and external reviews of buildings will be utilized in cases where systems or facilities require extensive engineering review. Completed projects that remediate Deferred Maintenance, or newly discovered issues, are documented. Building Deferred Maintenance estimates will continue to be updated by reviewing annual maintenance and construction projects.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE

Source of Funds	FY 2017	FY 2018	FY 2019	TOTAL
State Appropriations				
Building Renewal ⁽¹⁾			\$ 19,116,799	\$ 19,116,799
Other	\$ 3,000,000	\$ 3,202,800		6,202,800
Local Funds				
Retained Tuition	1,024,782	1,000,000	1,000,000	3,024,782
Indirect Cost				
Gifts				
Auxiliary	4,969,821	10,000,000	7,500,000	22,469,821
Other	50,450	5,675,000	2,900,000	8,625,450
Debt Financed Proceeds ⁽²⁾		3,750,000		3,750,000
TOTAL	\$ 9,045,053	\$ 23,627,800	\$ 30,516,799	\$ 63,189,652
Budgeted Use of Funds	FY 2017	FY 2018	FY 2019	TOTAL
Academic/Support	\$ 1,826,217	\$ 7,877,800	\$ 19,016,799	\$ 28,720,816
Auxiliary	2,976,146	13,750,000	7,500,000	24,226,146
Infrastructure	2,000,030	2,000,000	4,000,000	8,000,030
Other	2,242,660			2,242,660
TOTAL	\$ 9,045,053	\$ 23,627,800	\$ 30,516,799	\$ 63,189,652

Estimated End of Year Deferred Maintenance ⁽³⁾⁽⁴⁾	\$ 157,954,937	\$ 145,000,000	\$ 125,200,000
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NOTES:

- 1) The Building Renewal allocation for FY2019 is based upon the University receiving the full Building Renewal funding request.
- 2) Reflects total amount of debt to be issued during that fiscal year that will impact deferred maintenance.
- 3) FY18 – 19 applied 0.65% of State Appropriations and Local Funds.
- 4) FY18 – 19 Deferred Maintenance estimate projections have not been adjusted for anticipated inflation /deflation factors.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
FACILITY CONDITION INDEX MAP**

NORTHERN ARIZONA UNIVERSITY FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN

FACILITY CONDITION INDEX MAP

Northern Arizona University at Flagstaff
June 30, 2017

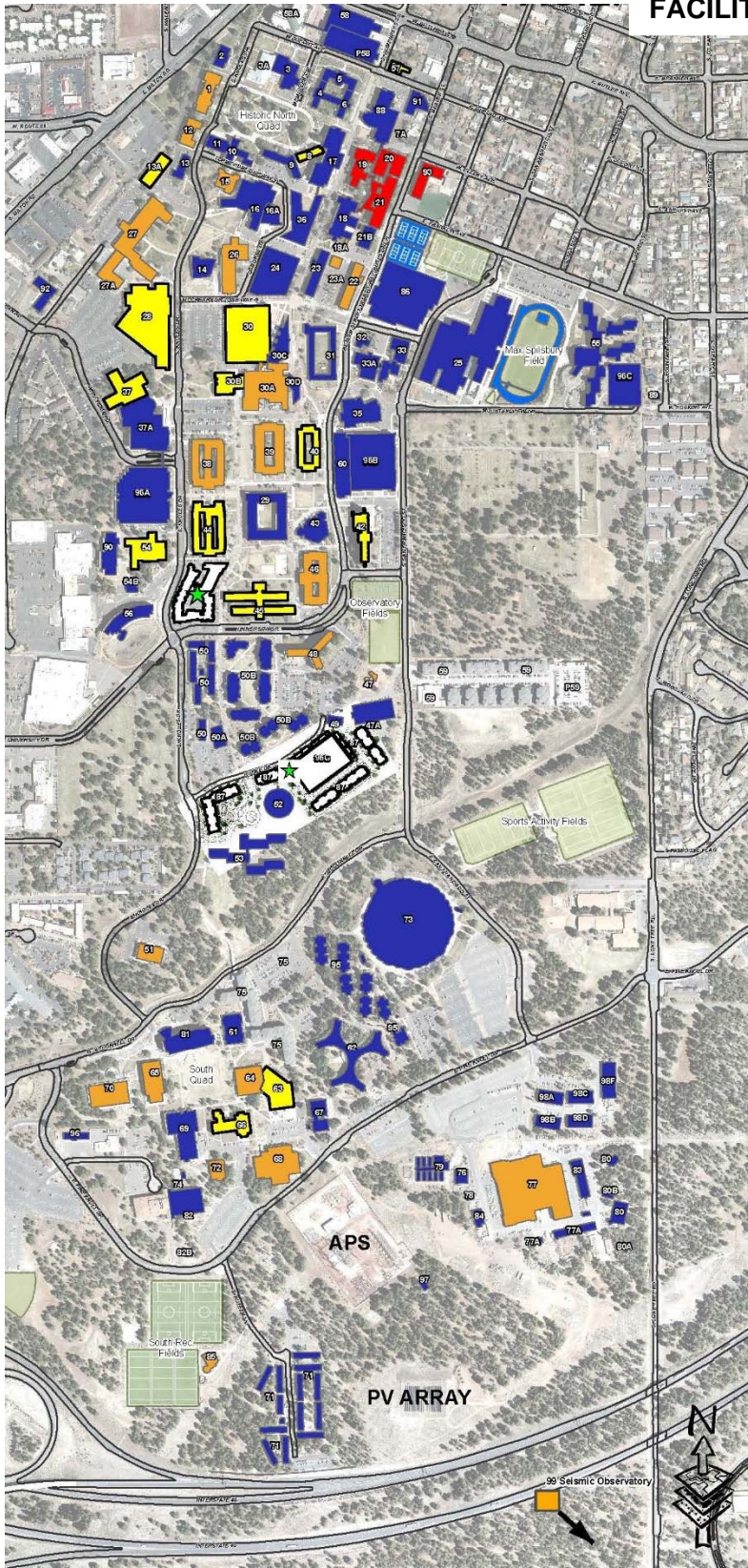
FCI

- <5% (Good)
- 5% - 10% (Fair)
- 10% - 40% (Poor)
- >40% or Demolish

Facility Code Index is the deferred maintenance dollars divided by the total building replacement cost. These percentages are based on the most current available data.

New Construction

- Honors Hall #41
- Skyview #87



**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY SUMMARY
As of June 30, 2017**

Category	Academic/Support Facilities	Auxiliary Facilities ⁽¹⁾	Total
Number of Facilities ^(2,3)	88	38	126
GSF ⁽⁴⁾	3,671,039	3,213,605	6,884,644
Estimated Replacement Value	\$1,676,406,724	\$838,902,891	\$2,515,309,615
FY 2019 Building Renewal Request ⁽⁵⁾	\$19,116,799	Not Applicable	\$19,116,799

Notes:

(1) Auxiliary enterprise facilities (essentially self-supporting entities) do not qualify for state appropriated Building Renewal Funding.

(2) Tinsley (Building 44), Aspen Crossing (Building 29), and Cowden (Building 38) Residence Halls contain academic classroom space and are included in auxiliary facilities for this report. North Union 1899/Prochnow (Building 3) and the Bookstore (Building 35) contain both Academic/Support and Auxiliary space. For the purposes of the Building Inventory Summary, the "Number of Facilities" row will categorize a mixed use facility based on the highest GSF usage.

(3) Some facilities are complexes consisting of several individual building structures, but for the purposes of this report are counted as one building. The multi-building facilities are: Campus Heights (Building 50), McKay Village (Building 50B), South Village Apartments (Building 71), Facility Services Annex (Building 77A), Ceramics (Building 80), South Beaver School (Building 93), and Pine Ridge Village (Building 95).

(4) The measurement of all buildings to verify GSF is in process. 30 percent of buildings were verified in FY15, additional 60 percent verified in FY16 and are reflected in this report. The remaining 10% are new construction, renovations, or purchased buildings that were verified in FY17.

(5) Building Renewal is computed each year following a standard formula that considers the building age, current replacement value, and renovation/renewal history. When calculating the current replacement value, ABOR instructed the universities to utilize the initial building replacement costs as calculated by the April 2002 Construction Cost Control Guidelines. To calculate the replacement value, ABOR instructed NAU to utilize a 6.39% inflation factor. This computed figure is the basis of the University's FY 2019 Building Renewal Request.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/ Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2017 Total Deferred Maint. ⁽⁸⁾	FCI
001	GAMMAGE	1930	\$130,000	1930	43,684	0	\$24,705,844	\$646,227	2003	\$6,512,421	26%
002	BLOME	1919	\$108,000	1963	18,817	0	\$8,573,043	\$224,244	2003	\$197,069	2%
003	NORTH UNION / PROCHNOW AUDITORIUM	1952	\$611,333	2011	18,227	31,277	\$22,196,039	\$25,778	2011	\$73,837	0%
004	MORTON HALL	1914	\$38,662	1914	0	22,534	\$10,162,545	\$0	1998	\$21,464	0%
005	NORTH HALL	1935	\$152,797	1935	0	22,724	\$11,759,056	\$0	1998	\$84,033	1%
006	CAMPBELL HALL	1916	\$58,000	1916	0	17,186	\$7,233,423	\$0	1998	\$68,567	1%
07A	BEAVER STREET HOUSE	1945	\$329,792	2014	1,714	0	\$416,022	\$653	2014	\$7,946	2%
07B	DENTAL CLINIC	1986	\$400,000	1986	2,177	0	\$400,000	\$6,487	N/A	TBD	TBD
008	BURY	1908	\$24,000	1930	17,470	0	\$5,821,644	\$152,276	2015	\$425,133	7%
009	TAYLOR HALL	1905	\$10,615	1905	0	31,603	\$13,472,987	\$0	1998	\$100,348	1%
010	OLD MAIN	1894	\$40,000	1990	31,259	0	\$17,585,722	\$248,393	2003	\$227,047	1%
011	ASHURST	1918	\$162,118	1990	18,390	0	\$12,150,744	\$171,626	2003	\$147,825	1%
012	GEOLOGY	1948	\$350,304	1983	22,559	0	\$8,507,409	\$151,318	2010	\$1,310,960	15%
013	GEOLOGY ANNEX	1975	\$150,000	1975	7,904	0	\$2,627,637	\$57,734	2010	\$65,789	3%
013A	ROSEBERRY APARTMENTS	1962	\$1,055,791	1962	0	34,558	\$11,018,288	\$0	2003	\$827,979	8%
014	NATIVE AMERICAN CULTURAL CENTER	2011	\$7,000,000	2011	12,849	0	\$10,543,730	\$33,095	2011	\$49,734	0%
015	RILES	1926	\$51,775	1986	28,211	0	\$15,248,421	\$247,288	2003	\$2,060,782	14%
016	COMMUNICATION	1960	\$835,956	2004	94,365	0	\$38,515,786	\$261,938	2004	\$822,722	2%
016A	UNIVERSITY MARKETING AND OPERATIONS	2009	\$12,500,000	2009	23,103	0	\$19,385,401	\$81,130	2010	\$49,092	0%
017	SCIENCE LAB FACILITY	2007	\$37,325,000	2011	107,358	0	\$59,708,458	\$187,414	2011	\$40,221	0%
018	LIBERAL ARTS	1963	\$673,100	2011	58,433	0	\$23,074,239	\$72,426	2011	\$13,138	0%
018A	BIOLOGY GREENHOUSE	1971	\$2,885	1971	4,004	0	\$1,337,971	\$32,197	2010	\$146,035	11%
019	PHYSICAL SCIENCES	1960	\$704,702	1960	51,318	0	\$26,327,628	\$688,648	2003	\$11,148,299	42%
020	SCIENCE ANNEX	1968	\$1,707,015	1968	73,168	0	\$33,529,595	\$859,488	2012	\$19,285,784	58%
021	BIOLOGICAL SCIENCES	1967	\$1,717,234	1967	86,964	0	\$44,965,297	\$1,176,151	2003	\$18,518,378	41%
021B	BIOLOGICAL SCIENCES ANNEX	1989	\$710,955	1989	8,551	0	\$4,028,022	\$59,002	2010	\$48,459	1%
022	PETERSON	1958	\$562,908	1958	39,439	0	\$14,207,574	\$371,626	2010	\$1,703,942	12%
023	BABBITT ACADEMIC ANNEX	1958	\$594,012	1965	39,033	0	\$16,062,616	\$420,148	2010	\$401,703	3%
023A	ACADEMIC ANNEX	1996	\$252,445	1996	3,600	0	\$389,467	\$4,279	2003	\$125,671	32%
024	NORTH HEATING AND COOLING PLANT	1949	\$148,704	2011	46,811	0	\$38,747,190	\$121,621	2011	\$16,473	0%
025	HEALTH AND LEARNING CENTER	2011	\$106,000,000	2011	283,009	0	\$159,662,199	\$501,151	2011	\$838,447	1%
026	ADEL MATHEMATICS	1962	\$747,166	1962	43,488	0	\$16,879,157	\$441,506	2015	\$5,611,850	33%
027	EASTBURN EDUCATION CENTER	1958	\$1,009,405	1996	78,047	0	\$31,830,817	\$349,690	2003	\$4,131,454	13%
027A	INSTITUTE FOR HUMAN DEVELOPMENT	1966	\$236,989	1966	12,642	0	\$2,394,421	\$62,631	2003	\$788,219	33%
028	CLINE LIBRARY	1965	\$1,046,357	1991	211,312	0	\$78,626,570	\$1,069,445	2003	\$5,585,305	7%
029	ERNEST CALDERON LEARNING COMMUNITY	2009	\$29,185,868	2009	0	108,808	\$44,524,603	\$0	2009	\$442,414	1%
030	UNIVERSITY UNION FIELDHOUSE	1965	\$914,850	1979	88,019	0	\$31,360,222	\$623,417	2003	\$2,081,981	7%
030A	UNIVERSITY UNION DINING SERVICES	1986	\$7,161,000	1986	0	66,566	\$28,886,637	\$0	2010	\$3,385,777	12%

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/ Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2017 Total Deferred Maint. ⁽⁸⁾	FCI
030B	UNIVERSITY UNION STUDENT SERVICES	1989	\$2,610,751	1989	24,354	0	\$8,509,491	\$124,646	2010	\$883,605	10%
030C	UNIVERSITY UNION FOOD COURT	2009	\$9,500,000	2009	0	24,767	\$14,492,758	\$0	2009	\$148,883	1%
030D	UNIVERSITY UNION DINING EXPANSION	2014	\$4,761,685	2014	0	11,888	\$6,006,720	\$0	2014	\$12,749	0%
031	GILLENWATER HALL	1960	\$630,860	1981	0	46,775	\$12,844,117	\$0	1998	\$237,637	2%
032	HOSPITALITY RESOURCE & RESEARCH CENTER	1974	\$35,700	1974	2,762	0	\$931,571	\$20,956	2010	\$31,112	3%
033	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT - I	1988	\$48,700	2011	17,817	0	\$7,430,565	\$23,323	2011	\$23,541	0%
033A	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT - II	1988	\$188,888	1988	13,695	0	\$9,474,295	\$143,734	2011	\$8,170	0%
035	BOOKSTORE	1967	\$243,736	1977	17,033	30,771	\$13,774,662	\$103,767	2011	\$2,643	0%
036	SCIENCE AND HEALTH BUILDING	2016	\$68,900,000	2016	140,430	0	\$70,618,268	\$36,943	2016	\$353,091	1%
037	PERFORMING AND FINE ARTS	1969	\$2,288,408	1975	127,982	0	\$58,594,160	\$1,287,417	2011	\$6,129,126	10%
037A	ARDREY AUDITORIUM	1972	\$3,149,009	2012	37,635	0	\$23,923,292	\$62,576	2011	\$49,710	0%
038	COWDEN LEARNING COMMUNITY	1964	\$1,269,297	1964	0	87,049	\$28,014,318	\$0	2016	\$4,137,210	15%
039	RAYMOND HALL	1962	\$1,056,277	1977	0	61,467	\$17,281,582	\$0	1998	\$1,875,988	11%
040	MCDONALD HALL	1962	\$1,007,745	1962	0	33,402	\$9,329,995	\$0	1998	\$420,660	5%
042	SECHRIST HALL	1966	\$1,720,523	1966	0	121,754	\$39,616,492	\$0	2010	\$3,098,171	8%
043	GATEWAY STUDENT SUCCESS CENTER	1967	\$527,127	2003	16,662	0	\$6,165,188	\$45,153	2003	\$90,142	1%
044	TINSLEY HALL	1964	\$1,225,000	1964	0	89,475	\$26,624,930	\$0	2016	\$1,828,854	7%
045	WILSON HALL	1965	\$1,269,297	1965	0	89,825	\$28,077,933	\$0	2016	\$2,567,555	9%
046	ALLEN HALL	1967	\$1,513,134	1967	0	90,315	\$30,243,551	\$0	2016	\$3,206,356	11%
047	ATMOSPHERIC RESEARCH OBSERVATORY/LUTZ TELESCOPE	1953	\$32,272	1953	2,175	0	\$903,274	\$23,627	2003	\$101,100	11%
047A	ROTC/PROPERTY SURPLUS	1973	\$148,704	1973	25,182	0	\$6,788,779	\$156,264	2010	\$277,509	4%
048	REILLY HALL	1969	\$2,033,274	1969	0	114,512	\$38,776,412	\$0	1998	\$4,236,478	11%
049	ANTHROPOLOGY LABORATORY	1977	\$85,000	1977	3,400	0	\$1,489,121	\$31,161	2010	\$54,262	4%
050	CAMPUS HEIGHTS APARTMENTS	1963	\$885,286	1963	0	56,541	\$15,294,351	\$0	2010	\$194,837	1%
050A	INTERNATIONAL PAVILION	2016	\$5,649,028	2016	10,410	0	\$6,541,285	\$3,422	2016	\$32,706	1%
050B	MCKAY VILLAGE	2006	\$30,000,000	2006	0	161,897	\$54,287,106	\$0	2006	\$734,732	1%
051	BABBITT ADMINISTRATIVE CENTER	1976	\$1,586,500	1976	29,423	0	\$11,074,390	\$237,530	2003	\$2,682,588	24%
052	BILBY RESEARCH CENTER	1981	\$1,200,000	1981	19,174	0	\$8,292,551	\$156,173	2010	\$90,037	1%
053	GABALDON HALL	1984	\$6,841,000	1984	0	129,096	\$40,459,346	\$0	2011	\$56,265	0%
054	INFORMATION TECHNOLOGY SERVICES	1986	\$2,681,263	1986	5,444	0	\$2,121,379	\$34,403	2003	\$17,809	1%
054A	INFORMATION TECHNOLOGY TELECOM	1989	\$1,100,100	1989	22,702	0	\$8,980,626	\$131,547	2003	\$549,700	6%
054B	INFORMATION TECHNOLOGY ANNEX	1996	\$251,000	1996	2,985	0	\$1,075,957	\$11,820	2003	\$12,996	1%
055	MOUNTAIN VIEW HALL	1990	\$14,100,000	1990	0	148,867	\$48,403,085	\$0	2012	\$220,974	0%
056	APPLIED RESEARCH AND DEVELOPMENT	2007	\$25,575,000	2007	60,500	0	\$57,276,928	\$299,637	2011	\$24,578	0%
057	PRINTING SERVICES	1991	\$225,000	1991	5,111	0	\$1,361,319	\$18,516	2010	\$139,818	10%
058	HIGH COUNTRY CONFERENCE CENTER AND PARKING STRUCTURE	2008	\$20,034,850	2008	0	167,563	\$30,564,236	\$0	2008	\$368,009	1%
060	STUDENT AND ACADEMIC SERVICES	2016	\$32,000,000	2016	111,915	0	\$33,083,310	\$17,307	2016	\$165,417	1%
061	LEARNING RESOURCE CENTER	1970	\$588,581	1970	19,648	0	\$5,718,825	\$140,611	2010	\$194,307	3%

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/ Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2017 Total Deferred Maint. ⁽⁸⁾	FCI
062	MCCONNELL HALL	1971	\$3,414,490	1971	0	160,132	\$51,285,470	\$0		\$106,402	0%
063	SOUTH DINING	1970	\$645,812	1970	0	28,103	\$11,415,234	\$0	2003	\$708,386	6%
064	DU BOIS CENTER	1971	\$1,035,881	1971	64,711	0	\$28,163,575	\$677,737	2003	\$6,702,033	24%
065	RAUL H. CASTRO SOCIAL AND BEHAVIORAL SCIENCES	1970	\$1,590,520	1970	63,321	0	\$23,812,460	\$585,488	2003	\$4,854,962	20%
066	HEALTH PROFESSIONS	1970	\$1,542,838	1970	59,826	0	\$25,120,851	\$617,658	2010	\$2,353,224	9%
067	SOUTH HEATING AND COOLING PLANT	1970	\$973,000	2005	16,168	0	\$14,710,844	\$92,349	2003	\$50,639	0%
068	ROLLE ACTIVITY CENTER	1972	\$1,280,000	1972	47,697	0	\$23,360,935	\$549,944	2003	\$2,580,260	11%
069	ENGINEERING AND TECHNOLOGY	1972	\$2,030,856	2005	89,460	0	\$46,777,528	\$293,653	2005	\$104,575	0%
070	SBS WEST	1972	\$735,715	1972	71,312	0	\$29,614,905	\$697,170	2014	\$4,394,529	15%
071	SOUTH VILLAGE	1972	\$1,586,500	1984	0	102,371	\$31,346,687	\$0	1998	\$36,004	0%
072	NURSING	1978	\$979,000	1978	19,696	0	\$8,158,243	\$166,447	2010	\$1,191,923	15%
073	LAWRENCE J. WALKUP SKYDOME	1977	\$6,666,400	2011	254,360	0	\$111,375,831	\$349,589	2011	\$2,891,882	3%
074	RENEWABLE ENERGY TEST FACILITY	1972	\$10,000	1972	622	0	\$226,311	\$5,328	2003	\$3,924	2%
076	AVIAN COGNITION LABORATORY	1988	\$303,293	1988	5,402	0	\$2,231,455	\$33,853	2003	\$18,162	1%
077	FACILITY SERVICES	1988	\$4,769,470	1988	127,981	0	\$36,407,722	\$552,341	2003	\$4,903,930	13%
077A	FACILITY SERVICES ANNEX	1989	\$146,000	1989	8,970	0	\$1,573,171	\$23,044	2003	\$27,704	2%
078	CHEMICAL STORAGE	2014	\$1,582,000	2014	1,788	0	\$1,995,645	\$3,132	2014	\$38,118	2%
079	GREENHOUSE COMPLEX	1989	\$1,182,188	1989	17,009	0	\$6,273,677	\$91,896	2003	\$113,738	2%
080	CERAMICS COMPLEX	1989	\$950,000	1989	9,009	0	\$4,453,373	\$65,232	2003	\$172,031	4%
080A	TEA HOUSE	2003	\$158,805	2003	0	425	\$182,777	\$0	2003	\$3,826	2%
080B	CERAMICS CLAY MIXING	2014	\$550,500	2014	1,262	0	\$694,439	\$1,090	2014	\$13,264	2%
081	W.A. FRANKE COLLEGE OF BUSINESS	2005	\$24,075,000	2005	120,308	0	\$54,484,635	\$342,035	2005	\$134,369	0%
082	SOUTHWEST FOREST SCIENCE COMPLEX	1992	\$21,000,000	1992	72,137	0	\$33,357,850	\$436,268	2003	\$184,962	1%
082B	HOGAN	2001	\$23,203	2001	480	0	\$233,379	\$1,953	2001	\$559	0%
083	KNAU / MOUNTAIN CAMPUS TRANSIT	1994	\$184,558	1994	11,893	0	\$3,355,292	\$40,371	1997	\$24,520	1%
084	SCULPTURE STUDIO	1994	\$102,274	2005	4,200	0	\$2,653,414	\$16,657	2005	\$27,284	1%
085	SOUTH REC FIELDS COMPLEX	2009	\$653,156	2009	0	4,672	\$1,379,121	\$0	2009	\$157,375	11%
086	AQUATICS AND TENNIS COMPLEX	2016	\$40,284,000	2016	0	123,341	\$41,653,043	\$0	2016	\$208,265	1%
088	WETTAW	2000	\$12,434,561	2000	80,221	0	\$46,598,680	\$414,418	2003	\$623,791	1%
089	FOUNTAIN APARTMENT	1940	\$73,000	1980	0	1,638	\$431,540	\$0	2012	\$2,288	1%
090	SCHOOL OF INFORMATICS, COMPUTING, AND CYBER SECURITY	2012	\$9,549,198	2012	46,565	0	\$12,821,785	\$33,538	2012	\$25,567	0%
091	CENTENNIAL	1999	\$2,500,000	1999	10,997	0	\$3,780,641	\$35,600	2004	\$46,542	1%
092	PONDEROSA	1968	\$742,500	1977	10,464	0	\$4,213,573	\$88,171	2011	\$65,554	2%
093	SOUTH BEAVER SCHOOL	1935	\$2,750,000	1935	30,721	0	\$2,897,347	\$75,786	2015	\$1,541,936	53%
095	PINE RIDGE VILLAGE	2002	\$13,375,000	2002	0	124,094	\$34,598,164	\$0	2012	\$39,798	0%
096	HUFFER LANE FACILITY	1976	\$1,325,000	1976	5,220	0	\$1,456,766	\$31,246	2010	\$31,925	2%
096A	KNOLES PARKING STRUCTURE	2007	\$15,000,000	2007	0	293,485	\$27,143,553	\$0	2007	\$48,664	0%
096B	SAN FRANCISCO PARKING GARAGE	2012	\$22,383,387	2012	0	474,120	\$30,054,353	\$0	2012	\$5,412	0%

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. ⁽¹⁾	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date ⁽²⁾	Academic/Support GSF ⁽³⁾	Auxiliary GSF ⁽⁴⁾	Current Replacement Value ⁽⁵⁾	Calculated Renewal Request ⁽⁶⁾	Fiscal Year Inspected ⁽⁷⁾	2017 Total Deferred Maint. ⁽⁸⁾	FCI
096C	MOUNTAIN VIEW STRUCTURE	1990	\$3,500,000	1990	0	82,800	\$13,198,280	\$0	2012	\$51,806	0%
097	CECMEE FIELD STATION	1998	\$10,000	1998	1,547	0	\$726,831	\$7,224	2011	\$313	0%
098A	POLICE DEPARTMENT	2003	\$900,000	2009	9,665	0	\$3,105,357	\$12,996	2009	\$7,107	0%
098B	CONTRACTING AND PURCHASING SERVICES	2003	\$900,000	2012	9,624	0	\$3,554,447	\$9,297	2012	\$2,821	0%
098C	ENGINEERING RESEARCH	2003	\$900,000	2012	9,665	0	\$4,884,043	\$12,775	2012	\$2,821	0%
098D	EXTENDED CAMPUS OPERATIONS CENTER	2003	\$900,000	2003	9,624	0	\$3,640,140	\$26,660	2003	\$60	0%
098F	RLSS WAREHOUSE	2009	\$3,900,000	2009	0	17,203	\$5,949,659	\$0	2009	\$122,241	2%
099	SEISMIC OBSERVATORY	1977	\$13,500	1977	372	0	\$145,814	\$3,051	2000	\$423	0%
YUMA1	NAU YUMA ACADEMIC FACILITY	1996	\$7,650,000	1996	52,434	0	\$14,934,239	\$164,066	2010	\$154,179	1%
YUMA2	NAU YUMA RESEARCH FACILITY	2010	\$6,500,000	2010	12,225	0	\$10,080,408	\$36,914	2010	\$50,934	1%
KINGMAN	NAU MOJAVE KINGMAN	1997	\$409,000	1997	8,100	0	\$3,440,078	\$35,993	2009	\$318,050	9%
PHXB1	HEALTH SCIENCES EDUCATION BUILDING	2012	\$7,480,000	2012	13,620	0	\$10,043,456	\$26,271	2013	\$180,228	2%
Totals			\$693,323,338		3,671,039	3,213,605	\$2,515,309,615	\$19,116,799		\$157,954,937	

FOOTNOTES

- (1) All buildings in the system are listed; excludes space leased from others unless a lease-purchase.
- (2) As adjusted for applicable projects using the Sherman-Dergis method. 100% Auxiliary enterprise buildings were not adjusted.
- (3) The measurement of all buildings to verify GSF is in process. 30 percent of buildings were verified in FY15, additional 60 percent verified in FY16 and are reflected in this report. The remaining 10% are new construction, renovations, or purchased buildings that were verified in FY17.
- (4) Auxiliary enterprises do not generate building renewal allocation amounts.
- (5) Estimated replacement values are calculated using the Regents' Construction Cost Control and Professional Fee Guidelines.
- (6) Renewal request is calculated using the Sherman-Dergis formula with direction from the Regents' central office.
- (7) Building inspections are completed by Facility Services within a four-year cycle as funding allows.
- (8) Deferred Maintenance costs do not reflect code items. Costs reflected only restore building to original construction.

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN
LEASE REPORT**

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

SUMMARY OF LEASES IN EFFECT DURING FY 2017

	Number of Leases	Gross Square Feet	Acres	Lease \$/Year (Receipt) Expenditures	Number of Leases New	Number of Leases Continued	Number of Leases Terminated
NAU as Lessor	15	503,366	N/A	(\$802,759)	0	14	1
NAU as Lessee	43	1,820,624	38.35	\$3,042,786	0	39	4
Capital Lease	2	N/A	N/A	N/A	0	2	0

Notes

(1) The Board has delegated to the universities the responsibility to establish leases (including amendments and renewals) without specific Board approval unless:

As Lessor (university leasing to others) - the lease including all renewals runs longer than 10 years, or the annual base lease amount exceeds \$500,000, or the rental rate is less than the fair market value of the property.

As Lessee (university leases from others) - the lease including all renewals exceeds 5 years, or the total annual lease amount exceeds \$500,000.

(2) Any leases requiring Board approval will be brought forward as separate agenda items.

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN
UNIVERSITY AS LESSEE**

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

LESSOR	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		CURRENT TERM	TYPE OF LEASE	USE OF SPACE
American Tower (Contract #: C0064)	C	Jacks Peak Lat 36-41-53 N, Long 111-37-49.77 W Page, AZ 86040	KNAU	N/A \$0.00 \$6,108.00	Square Feet Cost PSF Total	N/A N/A	G	Radio Tower
Arboretum at Flagstaff (Contract #L10059)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5 217,800 \$0.00 \$0.00	Acres Square Feet Cost PSF Total	1/1/2006 12/31/2055	GL	Research
Arboretum at Flagstaff (Contract #: L10097)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001		5 217,800 \$0.00 \$0.00	Acres Square Feet Cost PSF Total	5/1/2014 6/30/2064	GL	Research
Arizona State Land Department (Contract #: L10101)	C	KR #99-2770-LAR Centennial Forest	Forestry	N/A \$0.00 \$1,000.00	Square Feet Cost PSF Total	12/1/2074	GL	Research
Arizona State Land Department (Contract #: L10044)	C	APN: 103-24-007E NE Corner of Milton Road & I-40 Flagstaff, AZ	NAU	28.35 1,234,926 \$0.00 \$0.00	Acres Square Feet Cost PSF Total	3/12/2014 3/11/2024	GL	Semi-improved campus border land and parking
Central Arizona College - Pinal County (Contract #: L10066)	C	Signal Peak Campus 8470 N Overfield Rd, Rm 117, Coolidge, AZ 85128	Extended Campuses	Signal Peak Campus 120 \$33.33 \$4,000.00	Square Feet Cost PSF July - Sept Total	8/1/2007 6/30/2017	G	3 Office Spaces 2 Classrooms
Clarendon Funding LLC / Brentwood Mortgage Rose Plaza MKN LLC, Clarendon Funding LLC NSHE Reindeer Lake LLC (Contract #L10105)	C	Clarendon Place 300 West Clarendon Ave, Ste 47 Phoenix, AZ 85013	NAU / AZTAP Social Work & Behavioral Science	3,780 \$16.50 \$17.00 \$64,102.50 \$1,859.03 \$65,961.53	Square Feet Cost PSF July Cost PSF Aug - June Lease Lease Tax Total	8/1/2015 7/31/2020	MG	Office Spaces
Coconino Community College (Contract #: G0002)	C	2800 S. Lone Tree Road Flagstaff, AZ 86001	KNAU	625 \$0.00016 \$0.10	Square Feet Cost PSF Total	11/16/2009 11/15/2019	GL	Satellite & FM Broadcasting System
Consolidated Investment Co (Contract #: L10063)	C	1300 S. Milton Road Ste. 207, 208, 210-213, 225-226 Flagstaff, AZ 86001	ETC	3,036 \$24.57 \$74,592.84 \$1,740.00 \$76,332.84	Square Feet Cost PSF Lease Breakroom Total	3/1/1996 6/30/2017	G	Office Spaces

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

LESSOR	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		CURRENT TERM	TYPE OF LEASE	USE OF SPACE
Crown Atlantic Co LLC (Contract #: L10034)	C	Grand Canyon Airport Highway 64 Tusayan, AZ 86046	AZ Tusay AN CAC - KNAU	80 \$134.87 \$8,032.05 \$2,757.66 \$464.01 \$11,253.72	Square Feet Cost PSF Lease July - March Lease April - June Taxes Total	3/26/2001 3/25/2021	MG	Communications Tower Lease
East Valley Adult Resources (Contract #: L10028)	C	Red Mountain Active Adult Cente 7750 E. Adobe Street Mesa, AZ 85207	Extended Campuses	100 \$15.00 \$1,500.00	Square Feet Cost PSF Total	9/1/2010 12/31/2017	G	Office Space
Episcopal Church in Navajoland (Contract #: L10106)	C	Good Shepherd Mission Westchester Building Fort Defiance, AZ	School of Nursing	4,032 \$4.22 \$2,125.01 \$14,874.99 \$17,000.00	Square Feet Cost PSF Lease July - Aug 14 Lease Aug 15 - June Total	1/1/2016 8/14/2020	NNN	Classrooms and Office
Four Seasons Investment Company, (Contract #: L10108)	C	Plaza One 2982 North Park Avenue, Ste. F Prescott AZ 86301	Extended Campuses	1,311 \$9.00 \$11,799.00 \$4,732.68 \$3,933.00 \$20,464.68	Square Feet Cost PSF Lease CAM Taxes & Insurance Total	6/12/2016 6/11/2021	NNN	Office Spaces
Graham Community College / Eastern Arizona College (Contract #: L10119)	C	615 North Stadium Ave Thatcher, AZ 8552	Extended Campuses	2,600 \$9.26 \$24,079.53 \$4,286.18 \$18,359.95 \$46,725.66	Square Feet Cost PSF Lease CAM TI Total	7/1/1998 7/31/2017	G	Classrooms Office Spaces
Government Property Income (Was CWSP) (Contract #: L10092)	C	North Valley 15451 North 28th Avenue #100 Phoenix, AZ 85053	Extended Campuses	66,743 \$18.87 \$19.25 \$1,278,462.40 \$39,856.72 \$95,916.28 \$1,414,235.40	Square Feet Cost PSF July - Sept Cost PSF Oct - June Lease Lease Taxes Operating Expenses Total	4/1/2014 10/1/2024	MG	Office Spaces
Guyann Corporation/Flagstaff Radio (Contract #: L10040)	C	Mormon Mountain	KNAU	N/A \$0.00 \$26,135.28	Square Feet Cost PSF Total	4/28/1999 12/1/2019	G	Radio Tower

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

LESSOR	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		CURRENT TERM	TYPE OF LEASE	USE OF SPACE
Malachite LLC - NAU Yuma (Contract #: L10093)	T	220 East 16th Street Suite A Yuma, AZ	Extended Campuses	2,526 \$14.32 \$36,174.84 \$13,034.16 \$17,277.96 \$1,085.25 \$67,569.12	Square Feet Cost PSF Lease Assessment TI Sales Tax Total	10/1/2013 9/30/2018	MG	Classroom Office Spaces
MCCCD Carousel View / Mesa Community (Contract #: L10058)	C	145 North Centennial Way 4th Floor, Unit 2 Mesa, AZ	Extended Campuses	9,827 \$29.45 \$203,910.25 \$85,538.68 \$10,000.00 \$299,448.93	Square Feet Cost/SF Annual Rent Annual Addnl Rent Parking Total	7/1/2012 6/30/2017	MG	Classroom Office Spaces
MCCCD Chandler Gilbert (Contract #: L10039)	C	2626 E. Pecos Road Rm #JAC107-111 Chandler, AZ 85225	Extended Campuses	600 \$51.00 \$30,600.00 \$30,600.00	Square Feet Cost/SF Annual Rent Total	7/1/2016 6/30/2017	G	Admin & Faculty Office Space
MCCCD Estrella Mountain (Contract #: L10007)	C	3000 N. Dysart Road Rm KOMA 116 & 117 Avondale, AZ 85392	Extended Campuses	260 \$32.93 \$8,561.80 \$1,620.00 \$10,181.80	Square Feet Cost/SF Lease Phone Total	7/1/2016 12/31/2017	G	Office Space
MCCCD Gateway Community College (Contract #: L10046)	C	108 N. 40th Street Rm 1146 Phoenix, AZ 85034	Extended Campuses	96 \$78.13 \$7,500.00	Square Feet Cost PSF Total	7/1/2016 6/30/2017	G	Office Space
MCCCD Glendale Community College (Contract #: L10086)	C	6000 W. Olive Avenue Rm 02-126, CL-24 & CL-29 Glendale, AZ 85302	Extended Campuses	220 \$24.00 \$5,280.00 \$1,620.00 \$6,900.00	Square Feet Cost PSF Lease Voice/Data Total	7/1/2016 6/30/2017	MG	Office Space
MCCCD Mesa Southern (Contract #: L10056)	C	Academic Advisor Center 1833 W. Southern Avenue, Rm1 Mesa, AZ 85202	Extended Campuses	100 \$22.66 \$2,266.00	Square Feet Cost PSF Total	7/1/2016 6/30/2017	MG	Office Spaces
MCCCD Paradise Valley Community College (Contract #: L10016)	C	18401 North 32nd Street Phoenix, AZ 85032	Extended Campuses	3,668 \$25.98 \$95,290.19 \$2,250.00 \$950.00 \$98,490.19	Square Feet Cost PSF Lease Voice/Data Computer Total	7/1/2016 6/30/2017	MG	Office Space Classrooms

NORTHERN ARIZONA UNIVERSITY

FY 2019– 2021 CAPITAL IMPROVEMENT PLAN

LESSOR	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		CURRENT TERM	TYPE OF LEASE	USE OF SPACE
MCCCD Phoenix College (Contract #: L10038)	C	1202 West Thomas Road Hannelly Center Phoenix, AZ 85013	Extended Campuses	90 \$75.04 \$6,754.00	Square Feet Cost PSF Total	7/1/2016 6/30/2017	MG	Office Space
MCCCD Rio Salado - Community Queen Creek (Contract #C4454)	T	21740 S. Ellsworth Road Queen Creek, AZ	Extended Campuses	750 \$13.00 \$1,649.00	Square Feet Cost PSF Total	1/1/2014 12/16/2016	G	Office Space
MCCCD Rio Salado - Community Surprise (Contract #C1004)	T	City Center Complex 15950 W. Civic Center Plaza Surprise, AZ	Extended Campuses	750 \$13.00 \$1,626.00	Square Feet Cost PSF Total	7/1/2011 12/16/2016	G	Office Space
MCCCD Scottsdale Community College (Contract #: L10031)	C	Scottsdale CC 9000 E Chaparral Rd Rm 1 - 4 Scottsdale, AZ 85256	Extended Campuses	3,867 \$34.94 \$135,112.98 \$500.00 \$135,612.98	Square Feet Cost PSF Lease Phone/Fax Total	7/1/2016 6/30/2016	MG	Classrooms Office Spaces
MCCCD South Mountain Community College (Contract #: L10036)	C	7050 South 24th Street Phoenix, AZ 85042	Extended Campuses	2,990 \$14.52 \$43,420.00	Square Feet Cost PSF Total	8/1/2006 7/31/2017	MG	Classrooms Office Space
Mohave Community College (Contract #: L10060)		1977 Acoma Blvd West Lake Havasu City, AZ 86403	Extended Campuses	2,530 \$0.00 \$0.00	Kingman Campus Square Feet Cost PSF Total	7/1/2004 6/30/2018	MG	Office Space Classrooms
	C	Kingman: Building #2000		1,385 \$0.00 \$0.00	Bullhead City Campus Square Feet Cost PSF Total			
	C	Bullhead: Rooms 203A & 203		1,322 \$0.00 \$0.00	Lake Havasu Campus Square Feet Cost PSF Total			
	C	Havasut: Building #200						
Niles Radio Communications (Contract #: L10096)	C	Devils Head (DH-2B) Flagstaff, AZ 86011		N/A \$0.00 \$6,000.00	Square Feet Cost PSF Total	12/1/2013 11/30/2018	G	Radio Tower
Northland Pioneer College (Contract #: L10047)	C	White Mountain Campus Show Low, AZ 85901	Extended Campuses	110 \$21.82 \$2,400.00	Square Feet Cost PSF Total	7/1/2016 6/30/2021	G	Office Space
North Tucson Business Center Trust Partners, LLC (Contract #: L10030)	T	3895 N Business Center Dr Suite 100 & 120 Tucson AZ 85705	Extended Campuses	11,219 \$12.68 \$23,716.96 \$1,798.00 \$25,514.96	Square Feet Cost PSF Jul - August Lease CAM Total	4/20/2012 8/31/2016	MG	Office Spaces

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

LESSOR	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		CURRENT TERM	TYPE OF LEASE	USE OF SPACE
Pima Community College (Contract #: L10002)	C	401 N Bonita Ave Tucson, AZ 85709	Extended Campuses	5,550 \$19.02 \$105,564.80	Square Feet Cost PSF Jul - Aug Total	8/15/2000 8/15/2020	MG	Office Space
R&M Repeater (Contract #: L10032)	C	Diamond Point Mountain N34-17-23, W111-11-26 Gila County, AZ, Township 11	KNAU	N/A \$0.00 \$581.74 \$600.00 \$35.37 \$7,107.55	Square Feet Cost PSF MO Lease July - Jan MO Lease Feb - June Rental Tax July - June Total	2/1/2017 1/31/2027	G	Radio Frequency Transmitter
Space 99, LLC (Contract #L10026)	C	99 East Virginia Avenue Suite 100 & 150 Phoenix, AZ 85004	Arizona K12 Center	6,496 \$17.50 \$113,679.96 \$3,296.76 \$116,976.72	Square Feet Cost PSF Lease Sales Tax Total	7/1/2015 6/30/2020	MG	Office Spaces
US Dept of Agriculture - Mt. Francis Communication Site (Contract #: L10084)	C	Mt. Francis Prescott AZ 86301		25 \$7.20 \$180.00 \$120.00 \$300.00	Square Feet Cost PSF Qtrly Lease Total Internet Fee Total Total	12/1/2011 12/31/2016	GL	Satellite Antenna & Transmitter
White Mountain Apache Tribe (Contract #L10008)	C	Cooley Mountain Tower Site Pinetop, AZ 85935	KNAU	N/A \$6,000.00	Square Feet Total	7/1/2016 6/30/2017	G	FM Frequency Tower
Yavapai Community College (Contract #L10011)	C	1100 E Sheldon Ave Rm #206, 129 &207E Prescott AZ 86301	Extended Campuses	<u>Prescott</u> 935 \$12.50 \$8,765.00 110 12.5 \$1,375.00 \$10,140.00	Square Feet 75% Usage Cost PSF Total Square Feet 100% Usage Cost PSF Total Combined Total	7/1/2012 6/30/2017	G	Offices, Storage Reception, Classrooms
	C	Prescott Valley Library Complex 7401 E. Civic Circle Prescott Valley, AZ 86314		<u>Prescott Valley</u> 11,593 \$12.50 \$144,912.00 627 \$12.50 \$2,665.00 \$142,247.00	Square Feet Cost PSF Total Square Feet 34% Usage Cost PSF (Credit) Total		G	Computer Lab
Yavapai Community College - Radio Tower (Contract #: L10095)	C	Mignus Mountain	KNAU	25 \$0.00 \$0.00 \$217,800.00	Square Feet Cost PSF Total	1/1/2017 12/31/2044	NNN	Radio Tower

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

NOTE:

TYPE OF LEASE

Gross Lease (G): Tenant responsible for net sum of rent defined by Landlord.

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Net Lease (N): Tenant responsible for rent and property taxes on space.

Double Net Lease (NN): Tenant responsible for rent, property taxes and insurance premium on space.

Triple Net Lease (NNN): Tenant responsible for all operating costs (CAM, insurance, property tax) as well as rent fee.

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**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN
UNIVERSITY AS LESSOR**

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

LESSEE	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	GSF COST/GSF FY EXP COST		CURRENT TERM		TYPE OF LEASE	USE OF SPACE
ACC OP LLC - Hilltop (Contract #: L1760)	C	Hilltop - S San Francisco Flagstaff, AZ	278,083 \$1.30 \$362,381.84	Square Feet Cost PSF Total	5/16/2011	6/30/2051	GL	Student Housing
ACC OP LLC - McConnell (Contract #: L10091)	C	The Suites - McConnell Flagstaff, AZ	115,434 \$2.27 \$262,595.94	Square Feet Cost PSF Total	5/16/2011	6/30/2051	GL	Student Housing
ACC OP LLC - Phase II (Contract #: L10089)	C	The Suites - Phase II Flagstaff, AZ	90,675.00 \$0.55 \$50,503.04	Square Feet Cost PSF Total	7/1/2014	6/30/2019		Student Housing
All About The Beans, LLC (Contract #: C3996)	C	15451 North 28th Avenue Phoenix, AZ	N/A N/A \$0.00	Square Feet Cost PSF Total	4/1/2014	3/31/2018	NNN	Café
AT&T Cingular Wireless (Contract #: L10100)	C	Ardrey Auditorium	N/A N/A \$22,800.00	Square Feet Cost PSF Total	3/7/2014	3/6/2019	NNN	Cell Tower
Bank of America (Contract #: C4658)	C	University Bookstore S. San Francisco Street Flagstaff, AZ 86001	N/A N/A \$7,200.00	Square Feet Cost PSF Total	7/1/2016	6/30/2021	NNN	ATM
Coconino Community College College (Contract #: L10043)	C	2800 S Lone Tree Rd Flagstaff, AZ 86001	N/A N/A \$0.00	Square Feet Cost PSF Total	11/19/1998	11/18/2097	GL	Community College
Drury Southwest Flagstaff, LLC (Contract #: L10042)	C	300 S Milton Flagstaff, AZ 86001	3,000 \$20.00 \$64,213.50	Square Feet Cost PSF Total	8/1/2007	7/31/2037	NNN	Hotel
Hopi Tribe (Contract #: C0640)	C	Bilby Reasearch Center Flagstaff, AZ 86001	225 \$10.67 \$2,400.00	Square Feet Cost PSF Total	9/1/2010	6/30/2017	G	Office
JP Morgan Chase (Contract #: C0738)	C	University Book Store 1015 S. San Francisco Street Flagstaff, AZ 86001	N/A N/A \$8,371.50	Square Feet Cost PSF Total	5/17/2013	5/16/2019	G	ATM

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

LESSEE	N: New C: Continued R: Renewed T: Terminate	PROPERTY LOCATION	GSF COST/GSF FY EXP COST		CURRENT TERM	TYPE OF LEASE	USE OF SPACE
Martinez and Eckhart (Contract #: L10102)	C	423 S. Beaver Street Flagstaff, AZ 86001	1,714 \$2.10 \$3,600.00	Square Feet Cost PSF Total	11/1/2013 10/31/2018	G	Residential
Northern AZ Real Estate Holdings - 1899 Grill (Contract #: L10085)	T	Building 3, DuPont Dr Flagstaff, AZ 86011	14,210 N/A \$0.13	Square Feet Cost PSF Total	2/28/2011 5/13/2017	G	Restaurant
Sprint Nextel Alamosa (Contract #: L10073)	C	Sechrist Hall Roof Flagstaff, AZ 86001	25.00 \$319.20 \$7,980.00	Square Feet Cost PSF Total	12/6/1999 12/12/2019	G	Cell Tower
Verizon Wireless LLC (Contract #: L10098)	C	Flagstaff, AZ 86001	N/A N/A \$2,400.00	Square Feet Cost PSF Total	11/20/2015 11/19/2020	G	Cell Tower
Wells Fargo Bank (Contract #: C4760)	C	University Student Union 1050 S. Knoles Drive Flagstaff, AZ	N/A N/A \$8,313.24	Square Feet Cost PSF Total	3/1/2016 2/28/2021	NNN	ATM

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**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN
CAPITAL LEASE**

LESSOR	N: New	OUTSTANDING PRINCIPAL	CURRENT TERM		CAPITAL USE
	C: Continued R: Renewed T: Terminate				
Capital One Public Funding LLC	C	\$10,452,817.54	6/28/2012	6/1/2027	Noresco Energy Management Equipment
NAREH	C	\$4,507,670.00	9/30/2012	9/30/2030	NAU School of Informatics, Computing, & Cyber Security Building

NOTE:

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**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN
LAND REPORT**

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN
REPORT ON ACQUISITIONS AND SALES OF
LAND AND IMPROVEMENTS FY 2017**

Reference Number	Transaction Date	Location/Description/ Intended Use	Transaction Dollars/Funding Account	Land Size (Acres)	Building Size (GSF)	Board Approved (MM/YY)
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ACQUISITIONS

A1	9/30/2016	Dental Clinic/ 304 S. Humphreys St./ Administrative Use	\$401,610	0.16	2,177	N/A
		SUBTOTAL ACQUISITIONS:	\$401,610	0.16	2,177	

SALES

		NO SALES	N/A	N/A	N/A	N/A
		SUBTOTAL SALES:	\$0			
NET (COST)/INCOME			(\$401,610)			

This report includes all transactions formally concluded by the university between July 1, 2016 and June 30, 2017.

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

CAPITAL PROJECT STATUS REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2019– 2021 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY
FY 2017 as of June 30, 2017**

Projects over \$100,000 by Category	FY 2017 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	\$ 553,739	\$ 187,563,207	\$ 190,385,810
Auxiliary	2,648,478	46,495,906	47,479,498
Infrastructure	638,015	1,427,030	1,427,080
Capital Renewal			
Academic and Support Space	5,106,502	10,833,965	13,112,304
Auxiliary	19,309,861	21,595,118	35,315,143
Infrastructure	6,267,570	12,943,088	15,466,466
Accessibility	-	-	-
Major Maintenance/System Replacement	1,423,536	3,247,528	3,845,655
Major Maintenance/Energy Conservation	56,644	17,082,844	18,000,000
Life Safety/Code Compliance	519,901	20,004,088	20,104,088
Other Capital Renewal	-	-	-
Other			
Other	504,863	691,778	15,000,000
Subtotal Projects Over \$100,000	\$ 37,029,110	\$ 321,884,554	\$ 360,136,044
Subtotal Projects Under \$100,000	\$ 2,625,897	\$ 4,448,181	\$ 5,609,141
Grand Total All Projects	\$ 39,655,007	\$ 326,332,735	\$ 365,745,185

Note: This report includes all capital projects with expenditures in FY 2017. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2017 as of June 30, 2017

Project Name	Project Number	Project Category	Funding Source	FY17 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
ARD Landscaping	08.050.161	CIN	LOCAL	\$ 347,336	\$ 411,073	48%	\$ 855,000	Aug-18
ARD Renovation for PMI	09.560.172	CAS	LOCAL	\$ 168,113	\$ 168,113	57%	\$ 293,384	Dec-17
Asphalt 2016 Parking	08.020.163	CIN	LOCAL	\$ 109,774	\$ 641,160	100%	\$ 641,160	Mar-17
Asphalt 2016 Streets	08.020.161	CIN	LOCAL	\$ 31,144	\$ 335,678	100%	\$ 335,678	Mar-17
Asphalt 2017 Parking	08.020.173	CAX	LOCAL	\$ 45,044	\$ 45,044	9%	\$ 500,000	Oct-17
Asphalt 2017 Streets	08.020.174	CIN	LOCAL	\$ 95,126	\$ 95,126	19%	\$ 509,000	Dec-17
Babbitt Admin. Landscape	08.050.163	CIN	LOCAL	\$ 370,685	\$ 408,230	100%	\$ 408,230	Mar-17
Biological Sciences Roof Replace	09.001.167	CMM	LOCAL	\$ 2,767	\$ 115,352	100%	\$ 115,352	Mar-17
Biology SES and MCC Replacement	09.210.161	CMM	LOCAL	\$ 131,829	\$ 141,298	94%	\$ 149,989	Oct-17
Bioscience Annex BSL3 Retrofit	09.212.131	CAS	LOCAL	\$ 108,239	\$ 1,933,538	100%	\$ 1,940,651	Dec-17
Bio-Science Annex Fish Tank Remodel	09.212.171	CAS	LOCAL	\$ -	\$ -	0%	\$ 144,926	Feb-18
Bldg 83 Electrical Capacity Increase	09.830.132	CMM	MIXED	\$ 1,982	\$ 261,364	100%	\$ 261,364	Oct-16
Bookstore Add Elevator	09.350.142	NIN	LOCAL	\$ 2,067	\$ 713,794	100%	\$ 713,794	Aug-16
Bookstore Interior Remodel	09.350.161	CAS	LOCAL	\$ 928,522	\$ 1,871,443	99%	\$ 1,889,459	Aug-17
Building 77 Network Upgrades	09.770.121	CAS	LOCAL	\$ 7,703	\$ 296,245	93%	\$ 318,605	Dec-17
Campus Gas Regulator Replacement	10.010.164	CIN	MIXED	\$ 121,155	\$ 126,455	66%	\$ 190,842	Aug-17
Campus Heights Laundry	09.500.161	CAX	LOCAL	\$ 736,828	\$ 781,551	100%	\$ 781,551	Jun-17
Campus-Wide Fire Hydrants 2017	08.100.171	CLS	LOCAL	\$ -	\$ -	0%	\$ 100,000	Mar-18
Cline Library Assembly Hall Modernization	09.280.153	CAS	LOCAL	\$ 3,993	\$ 111,718	100%	\$ 111,718	Sep-16
Cline Library Classroom 249	09.280.133	CAS	LOCAL	\$ (15,389)	\$ 1,015,301	100%	\$ 1,016,586	Jul-16
Cline Library Main Lighting Control	09.280.145	CMM	LOCAL	\$ 313	\$ 103,898	100%	\$ 103,898	Sep-16
Cline Library Maker & Presentation Lab	09.280.173	CAS	SAP	\$ 221,212	\$ 221,212	100%	\$ 221,212	Jun-17
College of Arts & Letters Classroom Renovation	09.000.174	CAS	LOCAL	\$ -	\$ -	0%	\$ 218,987	Nov-17
Communication Room 207 & 221	09.160.172	CAS	LOCAL	\$ 28,380	\$ 28,380	12%	\$ 231,000	Dec-17
Communications Acoustical Remediation	09.160.151	CAS	LOCAL	\$ 11,659	\$ 119,124	80%	\$ 148,000	Dec-17
Concrete 2015 Engineered Replace	08.030.155	CIN	LOCAL	\$ 991	\$ 258,874	100%	\$ 258,874	Nov-16
Concrete 2016	08.030.161	CIN	LOCAL	\$ (39,974)	\$ 305,389	94%	\$ 325,000	Aug-17
Concrete 2016 Residence Life	08.030.162	CIN	LOCAL	\$ (103,784)	\$ 431,332	40%	\$ 489,639	Aug-17
Concrete 2017	08.030.174	CIN	LOCAL	\$ 35,643	\$ 35,643	11%	\$ 325,000	Dec-17
Concrete 2017 Residence Life	08.030.175	CAX	LOCAL	\$ 25,946	\$ 25,946	7%	\$ 375,003	Oct-17
Condensate Line Replacement	10.010.168	CIN	LOCAL	\$ 552,578	\$ 554,591	100%	\$ 554,591	May-17
Cowden Hall Steam Line Replacement	09.380.161	CAX	LOCAL	\$ 100,500	\$ 100,500	100%	\$ 100,500	May-17
Curb Replacement Campus-Wide	08.030.171	CIN	LOCAL	\$ -	\$ -	0%	\$ 250,000	Oct-17
DuBois Basement Renovation ITS	09.640.162	CAS	LOCAL	\$ 256,716	\$ 315,460	100%	\$ 315,460	Nov-16
DuBois Replace Heat Exchanger	09.640.153	CMM	LOCAL	\$ (6,159)	\$ 115,118	100%	\$ 115,118	Aug-16
Eastburn Technology Classroom	09.270.171	CAS	LOCAL	\$ 945	\$ 945	0%	\$ 250,000	Nov-17
Engineering First Floor Comput	09.690.173	CAS	SAP	\$ 213,413	\$ 213,413	100%	\$ 213,413	Jun-17
Fieldhouse Floor Replacement	09.300.171	CAX	MIXED	\$ 1,509,019	\$ 1,509,019	68%	\$ 2,203,328	Aug-17

NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2017 as of June 30, 2017

Project Name	Project Number	Project Category	Funding Source	FY17 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Gabaldon Hall Fire Alarm	09.004.178	CAX	LOCAL	\$ -	\$ -	0%	\$ 390,806	Sep-18
Gabaldon Hall Renovation	09.530.161	CAX	LOCAL	\$ 1,538,734	\$ 1,567,464	71%	\$ 2,222,331	Dec-17
Gammage ITS Rewire	09.010.172	CAS	SAP	\$ 338,268	\$ 338,268	100%	\$ 338,268	Jun-17
Gammage Steam Coil Replacement	09.010.171	CAS	LOCAL	\$ 107,595	\$ 107,595	88%	\$ 121,605	Aug-17
Gas Line Replacement	10.010.173	CIN	SAP	\$ 190,990	\$ 190,990	100%	\$ 190,990	May-17
Health and Learning Center	09.250.081	NAS	BOND	\$ 16,797	\$ 103,883,099	100%	\$ 103,952,844	Dec-17
Health Professions Room 337 Remodel	09.660.165	CAS	LOCAL	\$ 105,710	\$ 105,710	100%	\$ 105,710	Jun-17
Health Professions SES and MCC	09.660.163	CMM	LOCAL	\$ (2,703)	\$ 7,519	5%	\$ 149,981	Oct-17
Health Research Sports Performance & Convocation Center	09.731.151	NAS	MIXED	\$ (82,445)	\$ 145,770	73%	\$ 200,000	Dec-18
HTHW Line Replacement	10.010.171	CIN	SAP	\$ 313,300	\$ 313,300	100%	\$ 313,300	Mar-17
Hydrant Repairs - 2016	08.100.161	CMM	LOCAL	\$ 59,176	\$ 106,948	100%	\$ 106,948	May-17
International Student Pavilion	09.501.141	NAS	LOCAL	\$ 9,330	\$ 6,110,752	100%	\$ 6,132,966	Aug-17
McConnell Hall Abatement	09.620.161	CAX	LOCAL	\$ 254,446	\$ 413,363	89%	\$ 465,506	Aug-17
McDonald Hall Balcony Repair	09.400.161	CAX	LOCAL	\$ 255,709	\$ 584,586	97%	\$ 603,125	Jul-17
Mountain View Elevator Upgrade	09.550.171	CAX	LOCAL	\$ 110,287	\$ 110,287	51%	\$ 215,751	Dec-17
Move Extended Campus to 98D	09.984.161	CAS	LOCAL	\$ 36,534	\$ 361,051	100%	\$ 361,051	Aug-16
Multi-Bldg Misc. Elevator Repairs	09.002.156	CMM	MIXED	\$ (109,465)	\$ 290,151	100%	\$ 290,151	Nov-16
Multiple Bulding-NORESCO	09.002.128	CME	MIXED	\$ 56,644	\$ 17,082,844	95%	\$ 18,000,000	Jun-17
Multiple Classroom Technology	09.002.166	CAS	LOCAL	\$ 151,108	\$ 151,108	100%	\$ 151,108	Sep-16
N/S Pedway Improvements	08.060.161	CIN	MIXED	\$ 3,656,058	\$ 3,839,467	95%	\$ 4,059,092	Aug-17
New Aquatic and Tennis Complex	09.860.131	NAX	MIXED	\$ 2,648,478	\$ 46,495,906	98%	\$ 47,479,498	Dec-17
New Parking Lot at S. Beaver School	08.020.162	NIN	MIXED	\$ 635,949	\$ 713,236	100%	\$ 713,286	Mar-17
North Campus Tunnel Repairs	10.050.131	CIN	MIXED	\$ -	\$ 530,061	99%	\$ 535,000	Aug-17
North Plant Chiller Expansion	10.010.132	CIN	LOCAL	\$ 15,529	\$ 3,882,172	100%	\$ 3,882,172	Jan-17
North Plant Fire Sprinklers	09.004.175	CLS	SAP	\$ 488,494	\$ 488,494	100%	\$ 488,494	Jun-17
Nursing Room 121 & 122 Remodel	09.720.172	CAS	LOCAL	\$ 63,041	\$ 63,041	51%	\$ 123,600	Oct-17
Old Main Humidity Sys Repair	09.100.151	CMM	LOCAL	\$ (1,943)	\$ 160,783	100%	\$ 160,783	Aug-16
Parking & Shuttle Services Concrete	08.030.173	CAX	LOCAL	\$ 21,742	\$ 21,742	2%	\$ 985,463	Dec-17
Parking Structure Maintenance	09.002.178	CAX	LOCAL	\$ 5,692	\$ 5,692	2%	\$ 300,000	Oct-17
PFA Roof Replacement Phase III	09.001.165	CMM	LOCAL	\$ 77,931	\$ 252,499	100%	\$ 252,499	Mar-17
PFA/Ardrey Electrical Gear	09.370.171	CAS	LOCAL	\$ 197	\$ 197	0%	\$ 200,000	Dec-17
Phoenix Biomedical Build out	13.700.131	NAS	MIXED	\$ 71,390	\$ 6,991,671	85%	\$ 8,200,000	Dec-17
Physical Sciences 2nd Floor Office	09.190.171	CAS	SAP	\$ 278,660	\$ 278,660	100%	\$ 278,660	Jun-17
Plant Meter Replacement	09.670.152	CIN	LOCAL	\$ 91,068	\$ 91,068	81%	\$ 112,621	Dec-17
Property Surplus Move	09.770.141	CAS	LOCAL	\$ 311,334	\$ 342,060	64%	\$ 535,089	Oct-17
Recital Hall	09.371.162	OTH	MIXED	\$ 504,863	\$ 691,778	5%	\$ 15,000,000	Mar-19
Reilly Hall - Install New Backup Water Heater	09.480.161	CAX	LOCAL	\$ 13,165	\$ 13,165	9%	\$ 151,000	Dec-17
Relocate Coup to Suites I	09.750.161	CAX	LOCAL	\$ 213,848	\$ 219,101	100%	\$ 219,101	Feb-17
Relocation of EMSA to Bldg 16A	09.161.161	CAX	LOCAL	\$ 776,900	\$ 1,060,574	100%	\$ 1,060,574	Jun-17

NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2017 as of June 30, 2017

Project Name	Project Number	Project Category	Funding Source	FY17 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Remodel Surplus Building 47A	09.471.151	CAS	LOCAL	\$ 3,890	\$ 203,605	100%	\$ 203,605	Apr-17
Renovate Field House For Career Services	09.300.173	CAS	LOCAL	\$ 13,610	\$ 13,610	9%	\$ 157,248	Dec-17
Renovate USB for SICCS	09.900.162	CAS	MIXED	\$ 1,259,391	\$ 1,317,418	100%	\$ 1,317,418	Jun-17
Res Life Sprinkler Install	09.004.143	CLS	MIXED	\$ 31,407	\$ 19,515,594	100%	\$ 19,515,594	Dec-16
Roseberry Hall Steam Connection	09.131.161	CMM	LOCAL	\$ 266,666	\$ 338,601	87%	\$ 388,984	Aug-17
ROTC Roofing Replacement	09.001.158	CMM	LOCAL	\$ 188,254	\$ 454,145	100%	\$ 454,145	May-17
SBS Combine Rooms 210 & 237	09.650.171	CAS	LOCAL	\$ 332	\$ 332	0%	\$ 157,000	Oct-17
SBS Technology Classrooms	09.650.161	CAS	LOCAL	\$ 315,185	\$ 329,254	100%	\$ 330,000	Aug-17
Science & Health Building	09.360.111	NAS	BOND	\$ 538,668	\$ 70,431,915	98%	\$ 71,900,000	Dec-17
Science Lab 2nd Floor New Research Offices	09.170.172	CAS	LOCAL	\$ -	\$ -	0%	\$ 214,000	Dec-17
Science Lab Room 203 Renovation	09.170.164	CMM	LOCAL	\$ 249,848	\$ 334,513	67%	\$ 499,983	Aug-17
Sechrist Elevator Upgrades	09.420.163	CMM	LOCAL	\$ 261,904	\$ 261,904	71%	\$ 370,998	Dec-17
SICCS Third Floor Renovation	09.900.171	CAS	MIXED	\$ 15,192	\$ 15,192	5%	\$ 291,000	Dec-17
Skydome Exterior Pavilion Renovation	09.730.162	CAS	LOCAL	\$ 150,012	\$ 150,012	100%	\$ 150,012	Jun-17
Skydome Roof Replacement	09.001.168	CMM	LOCAL	\$ 74,167	\$ 74,167	72%	\$ 103,608	Dec-17
Skydome Sound System Renovation	09.730.123	CAS	LOCAL	\$ 22,937	\$ 761,959	100%	\$ 763,529	Dec-17
South Dining Renovation	09.630.161	CAX	MIXED	\$ 12,280,637	\$ 13,713,768	71%	\$ 19,250,000	Dec-17
South Plant Heating System Pump Replacement	09.670.161	CMM	LOCAL	\$ 201,522	\$ 201,822	100%	\$ 201,822	May-17
South Plant HTHW Pump Replacement	09.670.172	CMM	LOCAL	\$ 27,447	\$ 27,447	23%	\$ 120,032	Dec-17
Tinsley Hall Renovation	09.440.171	CAX	LOCAL	\$ 772,509	\$ 772,509	18%	\$ 4,363,625	Dec-17
University Union Remodel	09.301.171	CAX	LOCAL	\$ 397,466	\$ 397,466	85%	\$ 466,900	Apr-18
University Union Room 104 Remodel	09.302.161	CAX	LOCAL	\$ 133,627	\$ 135,579	100%	\$ 135,579	Apr-17
University Union West Lawn Drainage	08.010.151	CIN	LOCAL	\$ 264,973	\$ 277,502	27%	\$ 1,015,300	Sep-17
Waterline Section 10-8 & 10-10 Repair	10.040.173	CIN	SAP	\$ 214,977	\$ 214,977	100%	\$ 214,977	Jun-17
WIFI Remediation in Residence Halls	09.002.170	CAX	LOCAL	\$ 117,762	\$ 117,762	22%	\$ 525,000	Oct-18
SUBTOTAL: Projects \$100,000 and Greater:				\$ 37,029,110	\$ 321,884,554		\$ 360,136,044	

NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2017 as of June 30, 2017

Projects Less than \$100,000 by Category	FY 2017 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	-	-	-
Auxiliary	-	-	-
Infrastructure	-	-	-
Capital Renewal			
Academic and Support Space	1,343,883	1,909,499	2,274,004
Auxiliary	489,855	537,354	802,128
Infrastructure	353,386	428,461	607,480
Accessibility	78,262	197,735	197,734
Major Maintenance/System Replacement	70,466	677,746	862,745
Major Maintenance/Energy Conservation	-	-	-
Life Safety/Code Compliance	287,948	592,444	748,200
Other Capital Renewal	-	-	-
Other			
Other	2,096	104,944	116,850
Totals Projects Under \$100,000	\$ 2,625,897	\$ 4,448,181	\$ 5,609,141
Grand Total All Projects	\$ 39,655,007	\$ 326,332,735	\$ 365,745,185

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT CATEGORIES**

PROJECT TYPES

NEW CONSTRUCTION

CODE	TITLE	DESCRIPTION
NAS	Academic and Support Space	The creation of a new academic, research, or other support facility or the addition, expansion, or extension of an existing academic or support facility that adds to the building's overall Gross Square Footage. Includes building demolition where such demolition is necessary for the construction of a new building or facility.
NAX	Auxiliary	The creation of a new auxiliary facility or the addition, expansion, or extension of an existing auxiliary facility that adds to the building's overall Gross Square Footage. Includes building demolitions where such demolition is necessary for the construction of a new building or facility.
NIN	Infrastructure	Construction or expansion of new basic support systems and components that deliver to buildings such common utility services as heating/cooling, water and sewer, electricity, gas, telecommunications, etc. Also includes support systems and components such as roadways, sidewalks, parking lots, external lighting, landscaping and irrigation systems where such systems and components are not part of another new construction project.

CAPITAL RENEWAL

CODE	TITLE	DESCRIPTION
CAS	Academic and Support Space	The reconfiguration of existing academic, research, or other support space including the alteration or upgrading of major systems, components, and fixed equipment which extends the useful life of the building or a portion of the building necessitated by facility obsolescence, change in use, code requirements, physical plant wear-out, etc.
CAX	Auxiliary	The reconfiguration of existing auxiliary space which includes alteration or upgrading of major systems, components, and fixed equipment which extends the useful life of the building or a portion of the building that is necessitated by facility obsolescence, change in use, code requirements, physical plant wear-out, etc.

NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT CATEGORIES

CAPITAL RENEWAL (continued)

CODE	TITLE	DESCRIPTION
CIN	Infrastructure	Renewal or replacement of existing basic support systems and components that deliver to buildings such common utility services as heating/cooling, water and sewer, electricity, gas, telecommunications, etc. Also includes support systems and components such as roadways, sidewalks, parking lots, external lighting, landscaping and irrigation systems where such systems and components are not part of another Capital Renewal project.
CAD	Accessibility	Necessary for compliance with the American with Disabilities Act and other measures to make facilities accessible for individuals with disabilities that substantially limit one or more life activity, e.g., exterior building access, doorway widths, toilet facilities, drinking fountains, special signage, telecommunication, assistive listening systems, path of travel issues, etc.
CLS	Life Safety/Code Compliance	Necessary to eliminate a hazardous condition that threatens life or property, or is necessary to comply with state and federal regulations, e.g., fire safety, code compliance, environmental regulations, etc.
CMM	Major Maintenance/System Replacement	Renewal and replacement of capitalized building systems and components due to end of useful life, physical plant wear-out, or obsolescence, e.g., renewal of fixed equipment, roof replacements, HVAC systems, plumbing systems, electrical systems, window systems, flooring, elevators, etc.
CME	Major Maintenance – Energy Conservation/Cost Savings	Projects that will achieve savings in current energy consumption or provide substantial savings in operating costs, e.g., upgrading HVAC systems, retrofitting lighting fixtures, installing variable drive motors, installing soft start motors, installing energy management systems, etc.
COT	Other Capital Renewal	Other improvements and expenses related to existing facilities and infrastructure not included under other Capital Renewal categories.
OTH	Other	Other improvements to facilities and infrastructure not included under New Construction or Capital Renewal categories. Examples include completion of shell space and facilities related studies.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL PLAN

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

ONE YEAR CAPITAL PLAN (FY 2019)

Project Name		Project Description	Fund Method	Estimated Total Cost	Board Approvals
1	Science Annex Renovation	The 3rd and 4th floors of Building 20 Science Annex (formerly Chemistry) are currently not occupied due to numerous Building, Fire and ADA codes issues as well as general disrepair affecting virtually all building components including HVAC, electrical, windows (common to the entire building) and finishes. The space also contains hazardous materials that do not necessarily pose and immediate health threat but must be remediated prior to construction activities. The intent of this project is to bring those two floors into code compliance and general modernization. These two floors will be left as shell space suitable for open offices or tenant improvements as needed by future occupants. The total renovation of the 3rd and 4th floors is 34,115 GSF, while the total building	SRB	\$17,400,000	
2	Multi-Discipline STEM Academic/Research Building	This project represents the construction of a new 162,500 GSF building dedicated to multiple disciplines within the STEM programs. A new multi-discipline science building is needed to provide adequate space for departments that have increased enrollments over the last several years in order to maintain a high academic standard. The full programming of the building is to be determined over the next several months. This building would be located at the site of an existing building, Peterson. The cost to demolish Peterson is not included in this projected budget.	SRB	\$139,000,000	
				State Appropriation (SAP)	\$0
				General Fund Debt Service (GFDS)	\$0
				System Revenue Bonds (SRB)	\$156,400,000
				Certificates of Participation (COPS)	\$0
				Federal Funds (FEDS)	\$0
				Gifts (GIFT)	\$0
				Other (OTHR)	\$0
				Total Costs: FY 2019	\$156,400,000

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
FY 2019 PROJECT JUSTIFICATIONS**

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

PROJECT SCOPE AND COST

PROJECT NAME: **Science Annex Renovation**

Priority: 1

DESCRIPTION:

The 3rd and 4th floors of Building 20 Science Annex (formerly Chemistry) are currently not occupied due to numerous Building, Fire and ADA codes issues as well as general disrepair affecting virtually all building components including HVAC, electrical, windows (common to the entire building) and finishes. The space also contains hazardous materials that do not necessarily pose an immediate health threat but must be remediated prior to construction activities. The intent of this project is to bring those two floors into code compliance and general modernization. These two floors will be left as shell space suitable for open offices or tenant improvements as needed by future occupants. The total renovation of the 3rd and 4th floors is 34,115 GSF, while the total building is 73,168 GSF.

JUSTIFICATION:

The university is building a North Campus Science Corridor to maximize the benefits of colocation of critical STEM programs. The Science Annex is an underutilized building as the 3rd and 4th floors are currently vacant and impaired for use. A renovation of this space allows NAU to leverage its existing capital to create added usable square footage for these critical programs. This renovation will enable the occupants of the Peterson building to move into nearby space to permit the demolition of Peterson to make way for a new Multi-Discipline STEM Academic/Research Building (Priority 3).

ESTIMATED PROJECT COST: \$17.4 million

FUNDING SOURCE: System Revenue Bonds

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

ONE-YEAR CAPITAL PLAN (FY2019)

PROJECT NAME: Science Annex Renovation

GSF:	34,115	Construction Cost:	\$378 \$/GSF	Total Project Cost:	\$ 510 \$/GSF
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Capital Cost Estimate ¹

Category	Cost
Land Acquis./Reloc.	
Construction	\$12,900,000
A&E Fees	\$1,400,000
FF&E	
Other	\$3,100,000
Total	\$17,400,000

Proposed Financing ²

Funding Source	Amount
SRB	\$17,400,000
Total	\$17,400,000

**Estimated Change in Annual Facility
Operation & Maintenance**

Category	Total Costs
Utilities	\$51,000
Personnel*	\$62,000
Other	\$21,000
Total	\$134,000
Funding Source: n/a	
*FTE = 1.5	

Proposed Funding Schedule

Total Cost	FY 2018
\$17,400,000.00	\$2,697,000
	FY 2019
	\$14,703,000
	FY 2020
	\$0

Proposed Work Schedule

Phase	Start Date
Planning	June-17
Engineering/Design	August-17
Construction	May-18
Completion	May-19

Notes:

- 1) Land Acquisition - Land purchase price; Construction dollars - site development, construction, fixed equipment, utility extension, parking & landscaping, etc; A&E Fees - Architect and engineering, and other professional services; FF&E - furniture, fixtures, and equipment; Other - Telecommunications equipment, IT, parking replacements, surveys and tests, abatement, project management fee, facility services support, state risk management insurance, commissioning, contingencies, etc.
- 2) System Revenue Bonds may have debt service paid for by a state allocation, retained tuition, or other local funds.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

PROJECT SCOPE AND COST

PROJECT NAME: **Multi-Discipline STEM Academic/Research Building**

Priority: 2

DESCRIPTION:

This project represents the construction of a new 162,500 GSF building dedicated to multiple disciplines within the STEM programs. A new multi-discipline science building is needed to provide adequate space for departments that have increased enrollments over the last several years in order to maintain a high academic standard. The full programming of the building is to be determined over the next several months. This building would be located at the site of an existing building, Peterson. The cost to demolish Peterson is not included in this projected budget.

JUSTIFICATION:

The university's top two strategic goals are student success and national recognized research excellence. Space on NAU's mountain campus is increasingly limited and there is not adequate space to match the research goals established. Attention to the STEM fields is vitally important for NAU to remain competitive in the marketplace and deliver high-quality graduates and research. Additionally, this building will become a vital component of the North Science Corridor to maximize the benefits of colocation of critical STEM programs.

ESTIMATED PROJECT COST: \$139 million

FUNDING SOURCE: System Revenue Bonds

NORTHERN ARIZONA UNIVERSITY FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN

ONE-YEAR CAPITAL PLAN (FY2019)

PROJECT NAME: Multi-Discipline STEM Academic/Research Building

GSF:	162,500	Construction Cost:	\$616 \$/GSF	Total Project Cost:	\$ 855 \$/GSF
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Capital Cost Estimate ¹

Category	Cost
Land Acquis./Reloc.	
Construction	\$100,080,000
A&E Fees	\$12,000,000
FF&E	
Other	\$26,920,000
Total	\$139,000,000

Proposed Financing ²

Funding Source	Amount
SRB	\$139,000,000
Total	\$139,000,000

Estimated Change in Annual Facility Operation & Maintenance

Category	Total Costs
Utilities	\$447,000
Personnel*	\$347,000
Other	\$116,000
Total	\$910,000
Funding Source: n/a	
*FTE = 3	

Proposed Funding Schedule

Total Cost	FY 2018
\$139,000,000.00	\$4,865,000
	FY 2019
	\$13,205,000
	FY 2020
	\$51,430,000
	FY 2021
	\$69,500,000

Proposed Work Schedule

Phase	Start Date
Planning	July-17
Engineering/Design	September-17
Construction	August-19
Completion	Aug-21

Notes:

1) Land Acquisition - Land purchase price; Construction dollars - site development, construction, fixed equipment, utility extension, parking & landscaping, etc; A&E Fees - Architect and engineering, and other professional services; FF&E - furniture, fixtures, and equipment; Other - Telecommunications equipment, IT, parking replacements, surveys and tests, abatement, project management fee, facility services support, state risk management insurance, commissioning, contingencies, etc.

2) System Revenue Bonds may have debt service paid for by a state allocation, retained tuition, or other local funds.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

TWO YEAR CAPITAL FORECAST (FY 2020 – 2021)

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
1	Biological Sciences Building Renovation	The Biological Sciences building is 86,964 GSF and in a deteriorating condition with an FCI of 42%. A complete renovation of the facility will modernize the space to increase the building's research ability. It will increase the functionality and usability of the academic space to meet enrollment and research growth projections for Biological Sciences to meet the higher education Enterprise Plan. The space will provide opportunities for independent research and expand access for students and researchers. This space will support academic programs that prepare students for an increasingly technical world. Renovating existing space is a fiscally responsible plan for NAU to reinvest into existing capital. This building is part of the North Campus Science Corridor.
2	Physical Sciences Building Renovation	The Physical Sciences building is 51,318 GSF and is in a deteriorating condition with an FCI of 42%. A complete renovation of the facility will modernize the space to increase the building's research capacity. It will enhance the functionality and usability of the academic space to meet enrollment and research growth projections for Physical Sciences to meet the higher education Enterprise Plan. The space will provide opportunities for independent research and expand access for students and researchers. This space will support academic programs that prepare students for an increasingly technical world. Renovating existing space is a fiscally responsible plan for NAU to reinvest into existing capital. This building is part of the North Campus Science Corridor.
3	Health Research Sports Performance and Convocation Center	This project will address academic and athletic needs, specifically for the athletic training and physical therapy academic programs. This project will address academic and training needs for university athletic programs as outlined in the NAU athletic strategic plan. The project would provide space for faculty in health related programs (athletic training/physical therapy), classroom space, and for student-athletes currently training in the Fieldhouse and Rolle Activity Center, which do not meet NCAA requirements. The performance component will provide study spaces that promote academic excellence. This consolidated academic/athletic facility will alleviate student athlete travel, facilitate collaborative study, and provide a sense of community.
4	Lab Upgrades and Renovations	Research labs in Engineering, Health Sciences and Social and Behavioral Sciences are out of date and in a deteriorated condition. This project will address needed repairs and modernization of the labs, as well as the functionality to optimize the research that can be performed in the existing spaces.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
5	Classroom/Office Building	The development of a new classroom/office building will allow the university to remove red and orange buildings from the central core, which is consistent with the 2010 Master Plan. The university will be able to relocate residents of Babbitt Annex to a new classroom and office building, to enable the demolition of Babbitt Annex.
6	South Campus Academic Building	This project will address the aging buildings utilized by Social and Behavioral Sciences and Social Behavioral Sciences West. A space needs assessment identified the need to reconfigure the existing spaces into more functional and useable spaces, as well as accommodate additional programs like Anthropology. Renovations to the buildings or construction of a replacement are necessary to address the space and the condition of the buildings.
7	Adel Math Renovation and Expansion	Adel Mathematics was constructed in 1962 and has a facility condition index approaching 40%. Current inefficiencies in design and wear and tear make this a poor classroom building. It is anticipated that Adel will be renovated into offices pending and expanded to make more efficient use of its existing footprint. Mathematics is a service department that sees increased enrollment in correlation with NAU's enrollment growth. As NAU's enrollment continues to increase to meet 2025 Enterprise Goals, Mathematics will need a correlating increase in space to accommodate.
8	Cline Library Renovation and Study Space Expansion	A recent campus space assessment indicated that the library is deficient over 30,000 square feet and needs increased space to fully serve the students. Student study space is undersized and outdated. An aesthetic renovation will build a creative environment that meets the students' needs and desires. Additionally, aging HVAC and FLS infrastructure in the Special Collections and Archives are now more than 25 years old, putting these unique and valuable collections at considerable risk. An academic strategic plan coupled with a space plan for Cline Library is planned to further define the programming of this project.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
9	Native American Cultural Center Expansion	One of NAU's strategic goals is to become one of the nation's leading universities serving Native Americans. By expanding the existing 12,849 GSF Native American Cultural Center, NAU will position itself to have more collaborative gathering spaces and academic spaces for the Native American community. Additionally, this expansion will bring the Institute for Tribal Environmental Professionals to the Native American Cultural Center bringing unity and colocation for all Native American services on campus.
10	ITS and Administration Building	A new central ITS and Administration building will consolidate the administrative and core support functions to a central campus location. The location of this building is to be determined.
11	Early Childhood Education Teaching and Research Center	The lack of child-care facilities on campus has long been a source of dissatisfaction for both students and faculty and was one of the strongest negatives in the COACHE survey. The College of Education's specialization in early childhood education brings with it the potential to address the childcare issue while creating a "lab school" environment that will benefit NAU's academic program.
12	Central Campus Parking Structure	This project constructs a new parking structure adjacent to Cline Library, Ardrey Auditorium and the Performing and Fine Arts Academic building. Utilizing an existing parking surface for the site of the new parking structure is consistent with the 2010 Master Plan. The Master Plan guides relocation of parking from internal campus parking surfaces to parking structures sited along campus perimeters. This project is needed to alleviate parking on north campus as interior parking surfaces are allocated for instructional expansions and restored green space for student activities.
13	Parking Structure - Phoenix Biomedical Campus	This project will address the need for a parking facility to support the faculty, staff, and students at the recently constructed Phoenix Biomedical Campus in Phoenix. This project would be pursued through a third-party.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
14	South Campus Parking Structure	A project to construct a parking deck to service the southwest region of campus on the site of an old detention center acquired from Coconino County. This use is consistent with the 2010 Master Plan. The structure would be located on south campus so as to be accessible to the highly used W. A. Franke College of Business, the Raul H. Castro Social and Behavioral Sciences Building, and the College of Engineering, Forestry and Natural Sciences buildings. It is anticipated this structure will include space for a bus depot to provide increased student access and services in navigating campus.
15	Campus Utility and Infrastructure	This project will continue utility improvements needed to support increased research, academic programs, technology requirements and enrollment projections. It will also address aging infrastructure. The project scope will include infrastructure upgrades/replacements to improve and ensure stable delivery of utilities for current and future campus development. The scope will include metering, steam, electrical, chilled water, system controls, and other systems support requirements.

**NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN**

DEBT REPORT

NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN
ANNUAL ASSESSMENT OF DEBT CAPACITY
(amounts in millions)

This draft summary Annual Assessment of Debt Capacity demonstrates Northern Arizona University's ability to finance additional capital construction through debt instruments. A complete debt capacity report is available from the Arizona Board of Regents Central Office upon completion of the annual financial statement audit.

BACKGROUND:

- NAU must demonstrate its ability to service debt (pay principal and interest) through the debt capacity reports for projects proposed for debt financing. The University Financial Services Office projects revenues and expenditures through FY 2026 using historical data from the audited financial statements and cash flow projections from various internal sources. FY18 projections are based on the University's approved budget. Beginning in FY19, revenue and expense are based upon internal estimations.
- The outstanding System Revenue bonds (SRB's) and Certificates of Participation (COPS) debt for NAU at the end FY 2017 is estimated to be \$376.7 million, an increase of \$0.9 million. Total annual debt service is \$26.9 million, or about 4.7 percent of total projected expenses. The University total outstanding debt including SRB's, COPS, SPEED, capital leases, and other long term debt is \$594.7 million at June 30, 2017.
- Based upon NAU's proposed funding sources for projects in the FY 2019-2021 CIP the projected outstanding debt at the end of FY 2018 is estimated to be approximately \$516.7 million (with SPEED³ projects), with total annual debt service of \$39.3 million (6.7 percent of projected total expenses).

<i>Existing Debt Service as a Percentage of Total Expenses (Estimated as of FY17 year end) ⁽¹⁾</i>	<i>Projected Debt Service as a Percentage of Total Expenses, excluding/including SPEED project financings ⁽²⁾</i>
4.7%	6.4 % / 8.0%

(1) Note: Ratios are based on Total Expenses

(2) Note: Projections are based on full implementation of the CIP. The figure shown is the maximum percentage during the years FY18 to FY26.

(3) Note: SPEED – Stimulus Plan for Economic and Education Development was authorized by HB2211 to stimulate the state's economy through capital construction for the state's 3 universities. The house bill authorizes the use of state lottery revenue allocations to fund 80% of the annual debt service on all debt financed SPEED projects. The universities are responsible for the remaining 20% of debt service.

NORTHERN ARIZONA UNIVERSITY
FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN

- If the University ends the fiscal year with positive net revenue, net position at the beginning of the next fiscal year will increase.

Actual Average Annual Net Position, ⁽⁴⁾ FY12-FY16	Unaudited Current Year Net Position balance, ⁽⁵⁾ FY2017	Projected Average Annual Net Position balances ⁽⁶⁾ FY18-FY26
\$344.9M	\$283.6M	\$324.7M

4) Note: Total net position balances. Net position balances include assets (cash, accounts receivable, and inventories) less liabilities (accounts payable and other liabilities).

5) Note: The FY2017 financial data are preliminary, may not include all adjusting entries, and is unaudited.

(4, 5, 6) Note: Net position numbers are impacted beginning in FY15 for GASB 68 and FY16 for GASB 45.

NORTHERN ARIZONA UNIVERSITY

FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN

SUPPLEMENTAL DEBT INFORMATION

Bonds and Long Term Debt

Estimated 2017

(Dollars in Thousands)

Issue	Series	Original Issue	Average	Date Bonds	Final Maturity	Principal Balance	Budgetary Debt Service Commitments for Fiscal Year					
			Interest Rate	Are First Callable		Outstanding At June 30, 2017	2018	2019	2020	2021	2022	Thereafter
System Revenue Bonds:												
Systems revenue	2006	42,260	4.69%	6/1/2017	6/1/2034	-						
Systems revenue	2008	43,130	5.04%	6/1/2018	6/1/2038	950	998					
Systems revenue A	2009	108,860	4.21%	6/1/2020	6/1/2039	105,825	9,872	9,816	9,756	9,696	9,636	148,434
Systems revenue	2012	23,955	4.46%	6/1/2021	6/1/2041	21,340	1,473	1,476	1,473	1,473	1,473	28,031
Systems revenue refunding	2014	67,260	4.98%	6/1/2024	6/1/2044	63,745	5,217	5,225	5,213	5,216	5,214	82,904
Systems revenue refunding	2015	45,415	5.00%	6/1/2025	6/1/2037	45,415	2,271	3,231	3,263	3,256	4,412	56,061
Systems revenue refunding	2016	33,815	4.99%	6/1/2026	6/1/2038	33,385	2,034	2,372	3,071	3,069	1,913	44,136
Systems revenue refunding	2017	42,970	2.91%		6/1/2034	42,970	1,250	1,910	3,591	2,733	2,727	44,089
Sub total Systems Revenue Bonds		407,665				313,630	23,114	24,030	26,367	25,443	25,374	403,654
SPEED Revenue Bonds:												
Systems revenue (SPEED)	2010	64,785	4.02%	8/1/2020	8/1/2030	61,440	7,073	7,007	6,941	6,869	6,788	56,485
Systems revenue (SPEED)	2013	75,190	4.50%	8/1/2023	8/1/2043	75,190	5,105	5,105	5,108	5,093	5,086	104,986
Sub Total SPEED Bonds		139,975				136,630	12,179	12,112	12,049	11,962	11,874	161,471
Third Party Lease Revenue Bonds:												
Lease revenue refunding	2008	13,225	4.61%	6/1/2018	6/1/2033	-						
Lease revenue	2014	34,265	4.99%	6/1/2024	6/1/2044	33,090	2,258	2,259	2,262	2,259	2,259	49,704
Lease revenue refunding	2016	11,070	2.61%		6/1/2036	10,235	687	691	690	693	691	9,659
Lease revenue refunding	2017	33,340	2.90%		6/1/2033	33,340	967	2,442	2,559	2,587	2,637	31,713
Sub total Lease Revenue Bonds		91,900				76,665	3,912	5,392	5,511	5,538	5,587	91,076
Total Revenue Bonds		\$ 639,540				\$ 526,925	\$ 39,205	\$ 41,533	\$ 43,927	\$ 42,943	\$ 42,834	\$ 656,200
Certificates of Participation:												
Refunding Certificates of Participation (State)	2013	36,005	4.78%	9/1/2022	9/1/2030	35,990	3,049	4,484	4,588	3,742	4,379	27,848
Refunding Certificates of Participation (State)	2015	18,825	5.00%	9/1/2024	9/1/2030	17,050	2,847	1,412	1,311	1,137	661	16,975
		\$ 54,830				\$ 53,040	\$ 5,896	\$ 5,896	\$ 5,899	\$ 4,879	\$ 5,040	\$ 44,822

NORTHERN ARIZONA UNIVERSITY

FY 2019 – 2021 CAPITAL IMPROVEMENT PLAN

(Dollars in Thousands)

Issue	Series	Average	Date Bonds	Final	Principal Balance	Budgetary Debt Service Commitments for Fiscal Year						
		Original	Interest		Are First	Outstanding At	2018	2019	2020	2021	2022	Thereafter
		Issue	Rate	Callable	Maturity	June 30, 2017						
Long Term Debt:												
Energy Performance Contract	2012	12,420	3.53%		6/1/2027	10,034	1,200	1,200	1,200	1,200	1,200	5,998
N. A. Real Estate Holdings, LLC	2012	9,780	5.00%		9/30/2020	4,695	488	491	487	491	490	4,409
Total Long-Term Debt		<u>\$ 22,200</u>				<u>\$ 14,729</u>	<u>\$ 1,688</u>	<u>\$ 1,690</u>	<u>\$ 1,687</u>	<u>\$ 1,691</u>	<u>\$ 1,690</u>	<u>\$ 10,407</u>
Refunded Bonds:												
Lease Revenue	2008	36,780	4.61%	6/1/2033		30,350						
System revenue	2008	43,130	5.04%	6/1/2018		33,400						
Total Refunded Bonds		<u>\$ 79,910</u>				<u>\$ 63,750</u>						

Note: Debt service for the University's refunded bonds is paid from established irrevocable trusts.