

ITEM 7.14: Request to Approve FY 2027 – 2030 Capital Improvement Plan for Northern Arizona University

Requested Action: Northern Arizona University (NAU) asks the board to approve its FY 2027 – 2030 Capital Improvement Plan (CIP), which includes one FY 2027 first-year project totaling \$40 million, as described in this executive summary and supporting document/s.

Committee Review and Recommendation

The University Governance and Operations committee reviewed this item at its September 11, 2025, meeting and recommended forwarding the item to the board for approval with no changes.

Strategic Alignment with the University’s Institutional Priorities

- NAU is committed to capital improvements that ensure our students, faculty, and staff can engage in high quality and safe environments that support our academic and research endeavors. The project included in this FY 2027 – 2030 CIP address the dedication to the success of students on the Flagstaff campus. NAU continues to integrate academic priorities, financial strategies and capital needs to achieve our strategic goals.
- This CIP is consistent with the Campus Master Plan to enable the strategic priorities outlined in *Elevating Excellence*. Reducing deferred maintenance to continue to provide safe, effective, high-quality experience for students and staff remains a consistent theme in the capital projects presented. Investing in the university’s physical infrastructure enables student success, faculty excellence, and long-term financial sustainability. Addressing critical needs across building systems, roofs, and mechanical equipment reduces operational disruptions, creates safer and more reliable learning environments, and enhances the overall campus experience.
- For this CIP, NAU has identified one project as the first-year priority, Campus Wide Maintenance. This project would address maintenance in multiple areas across campus via several smaller projects, including Gammage HVAC, central plant maintenance, and others. The project description is included in the university’s one-year capital plan for FY 2027 as outlined in Table 1.
- This CIP also includes the FY 2027 Building Renewal request totaling \$42,574,816. This Building Renewal request was computed using the Joint Committee on Capital Review-approved formula, and Arizona Board of Regents direction.

Contact Information:

Bjorn Flugstad, NAU

bjorn.flugstad@nau.edu

928-523-4240

Capital Improvement Plan One- and Three-Year Forecast

- **One-Year Capital Plan for FY 2027:** NAU presents 1 project as its FY 2027 priority in this CIP. The project totals \$40 million in estimated costs. A description for this project is included below in Table 1. Additional information on this project is included in the *FY 2027 Project Description* section of the CIP.

**Table 1
 Capital Improvement Plan – FY 2027 Project**

Project Name		Project Description	Fund Method	Estimated Total Cost
1	Campus-Wide Maintenance	The physical infrastructure across the Flagstaff campus has significant deferred maintenance needs. This project would address maintenance in multiple areas across campus via several smaller projects, totaling \$40,000,000. Targeted areas addressed will include replacing critical end of life infrastructure at Gammage, both central plants, campus-wide roof and envelope repairs, campus-wide lighting replacements, and targeted building-side HVAC replacements. This project would be part of an FY27 deferred maintenance bonding package in the absence of state building renewal funding.	SRB	\$40,000,000

- **Three-Year Capital Plan for FY 2028 – 2030:** Multiple high-priority projects are currently in the early planning stages for FY 2028 through 2030. Descriptions for these projects are included below in Table 2.

**Table 2
 Capital Improvement Plan – FY 2028 – 2030 Projects**

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
1	Physical Sciences Renovation	The physical infrastructure across the Flagstaff campus has significant deferred maintenance needs. The Physical Sciences building was originally constructed in 1960 and has received several minor renovations and retrofits positively affecting its condition. However, more than 60-years into its lifecycle, extensive renovations are needed to provide thriving educational programs for NAU students. This project would fund deferred maintenance and modernization items, including replacing the existing HVAC and plumbing systems, windows, and flooring, as well as functional layout upgrades to improve the building into a modern learning and research environment. This project is targeted to be partially funded with SPEED issuance in FY27 (<\$10M) and the remaining is identified for System Revenue Bond (\$56M). The initial \$9M investment using SPEED is likely to be targeted to the comprehensive project programming and design, long-lead material orders, and critical mechanical repairs, with the remaining funding targeting space reconfigurations and modernization and the remaining maintenance upgrades.

2	Native American and Indigenous Futures Addition	One of NAU's strategic priorities articulated in NAU's strategic plan, <i>Elevating Excellence</i> , is a Commitment to Indigenous Peoples. A key distinguishing aspect of NAU's commitment and excellence in this area is its Native American and Indigenous Futures which was established 10 years ago and serves as a welcoming educational and community space for Native students and stakeholders throughout Arizona and beyond. By expanding the existing 12,849 GSF Native American and Indigenous Futures building by an additional 36,000 GSF, NAU will position itself to have more collaborative gathering spaces and academic spaces. Additionally, this expansion will create space for the Institute for Tribal Environmental Professionals in the Native American and Indigenous Futures building bringing unity and co-location for all Native American services on campus. This project is dependent on external fundraising.
3	South Beaver School Renovation	As identified in phase 1 of NAU's Campus Master Plan, the renovation of the building is focused on creating a hub of classrooms that can be utilized as swing spaces as buildings are renovated over time. The existing gymnasium will be converted into four (4) additional classrooms, bringing total classrooms to twelve (12) classrooms total. The building has nearly \$3M in deferred maintenance and requires many system updates as well as modernization to current building codes.
4	Adel Mathematics Renovation	Adel requires a major renovation to best serve students and faculty. The current condition of the building is poor, with \$4.3M in deferred maintenance, and requires major system updates. As with other renovations to academic buildings, the deferred maintenance and energy retrofits should be paired with modernization and optimization of space within the building.
5	Health Professions Renovation	As a subsequent effort to the programming of the new Nursing Building, the Health Professions renovation is a key second phase investment that will modernize and optimize instructional, work, clinical, lab, research, and student space for the College of Health and Human Services, which houses NAU's allied and health professions education programs. The building is in poor condition and has a deferred maintenance backlog of over \$6M. As with other renovations to academic buildings, energy retrofits should be paired with modernization and optimization of space within the building.
6	Distributed Energy District System Decarbonization (third-party)	This project will propel NAU's climate action plan and carbon neutrality goals. The campus will connect the north and south heating systems and convert both to low carbon, low-temperature hot water systems. Conversion to low temperature systems will address deferred maintenance of aging distribution systems, improve the efficiency of natural gas combustion and allow for decarbonization of the heating plants. Technologically viable options are being pursued through a third-party arrangement for decarbonization of the heating plants including: woody biomass sustainably harvested from local forest management operations or centralized ground source heat pumps with heat recovery. This is a third-party project.
7	South Campus Housing Village & Parking (third-party)	This is a resubmission after submitting in the ACP last year. The vision for the South Campus Housing Village is to establish a new residential community of approximately 500 students. The driver to complete the new South Campus Housing Village is to address the current demand for upper-division students wanting to live on campus in the high-quality on-campus housing communities in lieu of expensive off-campus housing developments. This project will build three new housing buildings, on parking lot P66A, for an approximate 204,000 GSF with approximately 500 new beds. Further, the project would include a new parking structure paired with a South Campus Community Building that replaces 200 parking spaces and provides parking for 40% of the residents within the new Housing Community for a total of 275 spaces. This would be a public private partnership.

8	North Campus Parking Structure	The long-term vision of campus is to remove interior parking spaces and push parking to the perimeter, as well as reduce the number of parking stalls per capita of NAU staff, faculty, and students. The existing parking lot P13 is an ideal location to convert a surface lot to a parking structure while activating a campus edge. Further, it enables interior lots to be transitioned for better use. This project would build roughly 400 parking stalls in 128,000 GSF.
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Project Delivery Method and Process

- The delivery method for each project in the CIP is selected on a project-by-project basis depending on which method provides the most efficient and effective delivery. The anticipated delivery method will be identified when projects are submitted in the Annual Capital Plan (ACP).

Project Status and Schedule

- Projects progress through the various capital phases based on a variety of factors, including priority, need for the project and programs, availability of funding and financing, and potentially the scheduled use of the existing space if the project is a renovation.
- Project schedules are usually aligned to the academic calendar so that construction activity can occur during the summer and winter breaks or when there is limited activity on campus to minimize the impact. In addition, project schedules are developed so that projects are completed and functional in time for the beginning of a new semester.
- Anticipated schedules for each project are submitted in the Justification Report included for each project when they are submitted in the Annual Capital Plan.

Fiscal Impact and Financing Plan

- The CIP first-year project totaling \$40,000,000 is funded with system revenue bonds.
- The Annual Assessment of Debt Capacity found in the CIP provides a summary report of the university’s ability to finance capital projects through issuance of debt. NAU existing debt service as a percentage of total expenses is 4.1% or approximately \$29.8 million, excluding SPEED.
- Debt Ratio Impact: The university’s debt capacity study for the FY 2027 – 2030 CIP indicates the maximum projected debt service as a percentage of total expenditures are 4.7% excluding SPEED projects and 7.0% including SPEED projects. This is an estimate based on the assumptions outlined in the plan as well as previously approved projects and are subject to adjustment in the ACP approval.

Occupancy Plan

- Projects included in the CIP create and improve space that will allow for the expansion of academic and research programs, or which meet a demonstrated functional need. The space the projects provide house programs that will fulfill various objectives within the university strategic plan, including academic and research excellence.
- Project Justification Reports that are submitted when these projects are transitioned to the ACP will provide additional detail on occupancy plans for the new or renovated space.

Other Projects

- NAU anticipates no third-party projects, component unit projects, and commercial long-term leases that require board approval to be entered into in the next year.

Supporting Document/s

[Capital Improvement Plan 2027-2030](#)
[Annual Report on Commercial Long-Term Leases](#)

Statutory/Policy Requirements

- Pursuant to ABOR Policy 7-102.B.3, each university shall submit an annual CIP as required by state statute and board policy.
- CIPs are reviewed by the University Governance and Operations Committee and approved by the board.
- Approval of the CIP authorizes the university to contract for outside professional and consultant services, construction management and preconstruction services, and stie investigation and preparation.
- Pursuant to ABOR Policy 7-102.B.3.d.iv, the board office and universities shall develop and maintain a methodology to be used for calculating the estimated replacement values for the building inventory report. This methodology is currently being developed and will be incorporated into next year's CIP submissions.
- Pursuant to ABOR Policy 7-207.B.3, the universities shall at least annually report on the status of all executed long-term leases that are commercial in nature. This report is included in Appendix A. Even though this report is not required to be submitted as part of the CIP, it is included here since all other university leases are included in the CIP.

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CAPITAL IMPROVEMENT PLAN 2027–2030



CAPITAL IMPROVEMENT PLAN FISCAL YEARS 2027-2030

**SUBMITTED TO THE
ARIZONA BOARD OF REGENTS
SEPTEMBER 2025**

**NORTHERN
ARIZONA
UNIVERSITY**

September 11, 2025

Dear Regents:


On behalf of Northern Arizona University (NAU), I am pleased to present our Capital Improvement Plan (CIP) for fiscal years 2027 through 2030. The CIP reflects our shared vision for a campus that supports and inspires every member of our Lumberjack community.

In the first year of this plan, we are moving forward with an important project. The **Campus-Wide Deferred Maintenance** initiative, which will drive essential upgrades in multiple facilities, ensuring that every part of our campus provides a welcoming, reliable, and safe for our community—now and into the future.

NAU's CIP reflects the vision set forth in our strategic roadmap, *Elevating Excellence*, as well as our Sustainable Smart Campus Master Plan, providing guiding principles and a cohesive direction for how we plan, develop, and utilize our physical and technological infrastructure and campus real estate.

The projects set forth in our CIP reflect NAU's unwavering commitment to student access and success, the creation and maintenance of exceptional spaces for learning and working, and an environment that supports the wellbeing and development of every Lumberjack. Thank you for your review of this plan and for your continued support of our university's mission.

Sincerely,



José Luis Cruz Rivera
President

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

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NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN

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**NORTHERN ARIZONA UNIVERSITY
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TRANSMITTAL STATEMENT

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**


**TRANSMITTAL STATEMENT
CAPITAL PROJECT REQUEST FOR FISCAL YEAR 2027
STATE OF ARIZONA
BOARD OF REGENTS' BUILDING SYSTEM**

A.R.S. CITATION 41-793	FY 2027
TOTAL REQUEST:	\$82,574,816
STATE APPROPRIATIONS	
MAJOR CAPITAL PROJECTS	\$0
BUILDING RENEWAL	\$42,574,816
OTHER FINANCING METHODS:	\$ 0
SYSTEM REVENUE BONDS	\$40,000,000
CERTIFICATES OF PARTICIPATION	\$ 0
FEDERAL FUNDS	\$ 0
GIFTS	\$ 0
OTHER	\$ 0

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: José Luis Cruz Rivera, President



(Signature)

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

ALL FUNDS CAPITAL SUMMARY

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

**ALL FUNDS CAPITAL SUMMARY
CAPITAL ALLOCATIONS FOR FY 2025 AND FY 2026**

Budgeted Sources of Funds	FY25	%	FY26	%
State Appropriations				
Building Renewal		0.0%		0.0%
Other	4,966,000	20.0%	5,142,000	6.6%
Local Funds (1)		0.0%		0.0%
Retained Tuition	925,000	3.7%	1,000,000	1.3%
Indirect Cost	150,000	0.6%	-	0.0%
Gifts	-	0.0%	-	0.0%
Auxiliary	12,120,850	48.8%	15,745,000	20.3%
Other	6,544,863	26.4%	2,415,000	3.1%
Proposition 301 - TRIF	116,000	0.5%	100,000	0.1%
Debt Financed Proceeds (2)	-	0.0%	53,250,000	68.6%
Total	\$24,822,713	100.0%	\$77,652,000	100.0%

Budgeted Uses of Funds by Category

New Construction				
Academic/Support		0.0%	50,000,000	64.4%
Auxiliary		0.0%		0.0%
Infrastructure		0.0%		0.0%
Capital Renewal		0.0%		0.0%
Academic/Support	2,004,000	8.1%	5,242,000	6.8%
Auxiliary	10,768,850	43.4%	15,745,000	20.3%
Infrastructure	3,225,914	13.0%	2,350,000	3.0%
Major Maintenance/System Replacement	2,267,000	9.1%	2,250,000	2.9%
Major Maintenance/Energy Conservation	3,825,000	15.4%	1,000,000	1.3%
Life Safety/Code Compliance	50,000	0.2%	500,000	0.6%
Accessibility		0.0%	250,000	0.3%
Other	76,000	0.3%	315,000	0.4%
Other	2,605,949	10.5%		0.0%
Total	\$24,822,713	100.0%	\$77,652,000	100.0%

Notes:

- (1) Excludes debt service set asides, which are reported in the operating All Funds Report.
- (2) Reflects total amount of debt issued in fiscal year indicated.

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

STATE APPROPRIATED BUILDING RENEWAL SUMMARY

	Fiscal Years				
	2022	2023	2024	2025	2026
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Formula Amount	\$ 24,472,188	\$ 26,973,306	\$ 29,213,982	\$ 32,934,753	\$ 39,578,862
Appropriated Amount	\$ -	\$ -	\$ -	\$ -	\$ -
% of Formula Amount Appropriated	0.0%	0.0%	0.0%	0.0%	0.0%
Fiscal Year Expenditures	\$ -	\$ -	\$ -	\$ -	
Ending Balance	\$ -	\$ -	\$ -	\$ -	

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

BUILDING RENEWAL ALLOCATION FORECAST

Primary Project Category	Building Renewal Allocation Forecast	
	FY 2026	FY 2027
CAPITAL RENEWAL		
Academic/Support	\$ -	\$ 10,000,000
Auxiliary	Not eligible	Not eligible
Infrastructure	-	\$ 5,000,000
Major Maintenance/System Replacement	-	\$ 17,000,000
Major Maintenance/Energy Conservation/Cost Savings	-	\$ 9,000,000
Life Safety and Code Compliance	-	\$ 1,000,000
Accessibility	-	\$ 500,000
Other Capital Renewal	-	\$ 74,816
Totals	\$ -	\$ 42,574,816

**NORTHERN ARIZONA UNIVERSITY
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DEFERRED MAINTENANCE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 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 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.
- A fully funded capital renewal program is necessary to reduce the Deferred Maintenance backlog and extend the useful life of the facilities.

DEFERRED MAINTENANCE STATUS

	<u>June 30, 2024</u>	<u>June 30, 2025</u>
• Estimated Deferred Maintenance Total:	\$312,866,370	\$311,165,068
• Facility Condition Index Total:	0.07	0.07
• Estimated Deferred Maintenance for Academic/Support:	\$165,078,752	\$168,152,649
• Facility Condition Index for Academic/Support:	0.05	0.05
• Estimated Deferred Maintenance for Auxiliary:	\$147,787,618	\$143,012,419
• Facility Condition Index - Auxiliary:	0.10	0.09
• The facility condition index (FCI) is a ratio of the estimated Deferred Maintenance to the estimated building replacement value.		
• NAU strategically invested resources for Deferred Maintenance for FY26, which is evidenced by the overall decrease in Deferred Maintenance, despite a 6.35% inflation factor.		
• The FCI for Auxiliary decreased from 0.10 to 0.09, as 5 buildings saw a decrease in deferred maintenance levels.		
• The FCI for Academic/Support facilities increased at a rate less than the inflation factor, primarily due to continued investment. The most notable investment was from the Capital Infrastructure Funds that supported Biological Sciences renovation, which led to an 87% decrease in Deferred Maintenance value for that building. Overall, 6 academic/support facilities had a decrease in deferred maintenance.		

**NORTHERN ARIZONA UNIVERSITY
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DEFERRED MAINTENANCE REPORT (continued)

ACTION PLAN TO ADDRESS DEFERRED MAINTENANCE

- Developing a long-term plan to reduce Deferred Maintenance is not possible without consistent building renewal funding and sufficient building maintenance budget allocations for existing and new facilities. Limited funding has reduced the University's ability to make significant progress on Deferred Maintenance issues in a period of escalating construction costs.
- NAU will continue success with pursuing a variety of options to further reduce Deferred Maintenance for FY27 by continuing to target the Capital Infrastructure Funds into projects with Deferred Maintenance impact. SPEED bonding will also be strategically allocated to reduce deferred maintenance. The requested FY27 Building Renewal amount, if funded, would be used to directly address capital renewal items which will in-turn 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 has allocated one-time funds to address classroom maintenance and upgraded technology, as well as infrastructure needs in FY26, although it is increasingly difficult to sustain with reductions in State investment of NAU. Separately, roadways, sidewalks, and other campus infrastructure and utility infrastructure are addressed annually but are not included in Deferred Maintenance calculations or valuations. Results from the facilities conditions assessments are informing Deferred Maintenance plans for FY26 and FY27.
- NAU's FY26 auxiliary capital improvements and investments remained focused on Deferred Maintenance as well as modernization items. A large portion of the capital improvement budget for auxiliary buildings is identified for Deferred Maintenance. Notably, the FCI for auxiliary decreased for FY26 compared to FY25 due to targeted investments.
- The completed Comprehensive Smart Sustainable Campus Master Plan provides a framework for capital investment in which Deferred Maintenance is a key consideration for decisions regarding future renovations or demolitions of buildings, along with other data points such as building suitability to program, carbon footprint, energy use intensity, space utilization, and site density.

METHODOLOGY

- Northern Arizona University's 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. When funding is available, facility condition assessments (utilizing an outside vendor) are performed for a micro-level audit. NAU is developing a path to bring those assessments in-house to reduce the cost burden of hiring outside vendors.
- For buildings inspected during previous years, Deferred Maintenance estimates are updated annually by reviewing completed facilities improvement projects and adjusting for inflation. Assets that have reached or will reach the end of their useful life within five years of the inspection are included as the reported deferred maintenance value.

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

ALLOCATIONS TO REDUCE DEFERRED MAINTENANCE

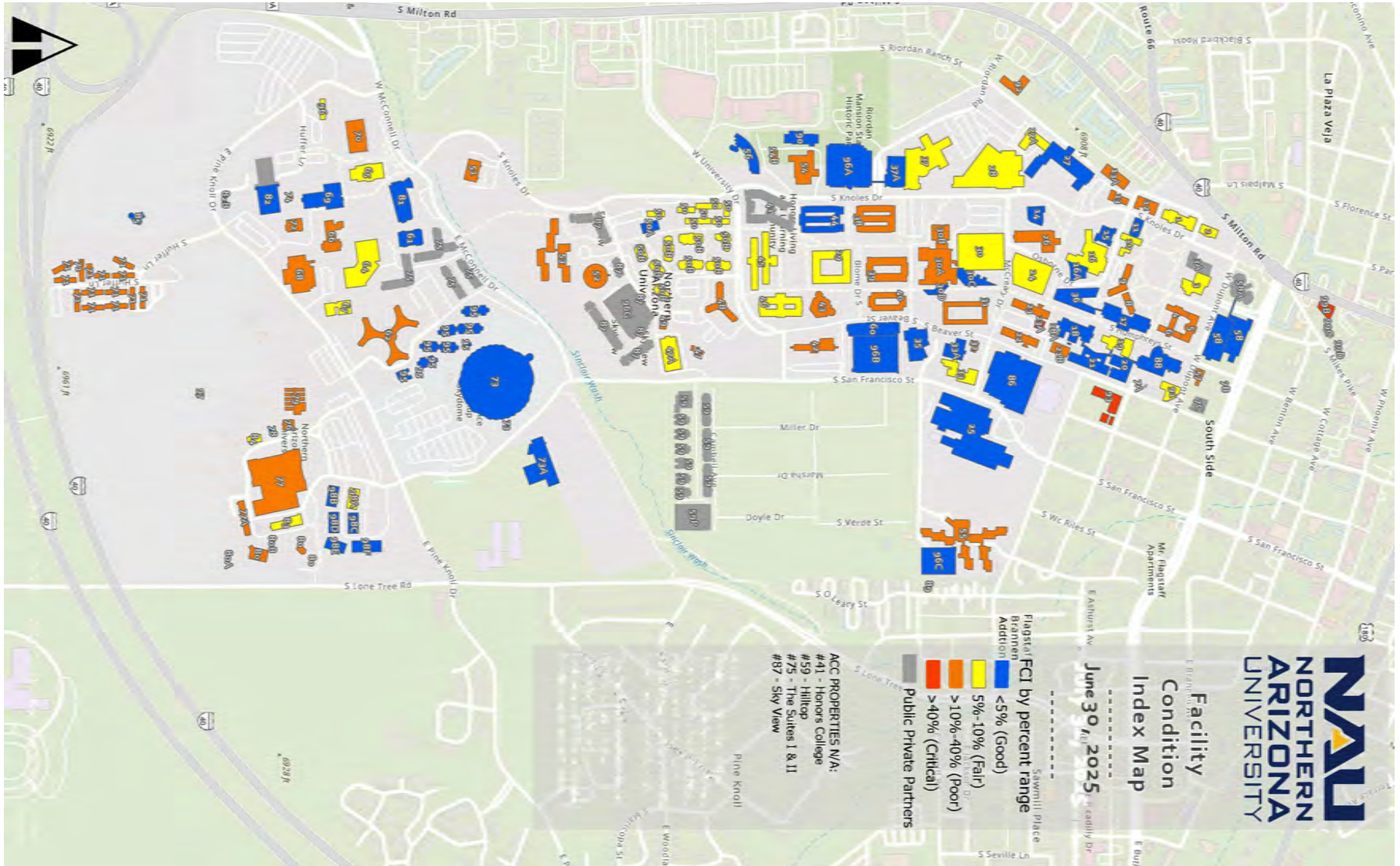
Source of Funds	FY 2025	FY 2026	FY 2027	TOTAL
State Appropriations				
Building Renewal (1)			\$42,574,816	\$42,574,816
Other	\$4,171,000	\$5,142,000	\$5,244,840	14,557,840
Local Funds				
Retained Tuition	250,000	250,000	1,000,000	\$1,500,000
Indirect Cost	150,000	0	0	150,000
Gifts				0
Auxiliary	10,498,850	12,596,000	11,500,000	34,594,850
Other	706,000	1,207,500	700,000	2,613,500
Proposition 301 - TRIF				
Debt Financed Proceeds(2)		53,250,000	53,250,000	
TOTAL	\$15,775,850	\$72,445,500	\$114,269,656	\$95,991,006
Budgeted Use of Funds	FY 2025	FY 2026	FY 2027	TOTAL
Academic/Support	\$5,507,000	\$59,849,500	\$102,769,656	\$168,126,156
Auxiliary	10,268,850	12,596,000	11,500,000	34,364,850
Infrastructure (3)				
Other				
TOTAL	\$15,775,850	\$72,445,500	\$114,269,656	\$202,491,006
Estimated End of Year Deferred Maintenance ⁽⁴⁾	\$311,165,068	\$292,000,000	\$231,000,000	

NOTES

- 1) The Building Renewal allocation for FY 2027 is based upon the University receiving the full Building Renewal funding request.
- 2) Reflects total amount of SPEED debt to be issued during that fiscal year that will impact Deferred Maintenance.
- 3) Estimates of infrastructure Deferred Maintenance will remain a separate issue and require the implementation of a new system to review and measure the backlog.
- 4) Projections are rounded and have not been adjusted for anticipated inflation /deflation factors.

NORTHERN ARIZONA UNIVERSITY FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN

FACILITY CONDITION INDEX MAP



**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

BUILDING INVENTORY REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

**BUILDING INVENTORY SUMMARY
As of June 30, 2025**

Category	Academic/Support Facilities	Auxiliary Facilities ⁽¹⁾	Total
Number of Facilities ⁽²⁾	94	79	173
GSF	3,752,588	3,265,377	7,017,965
Estimated Replacement Value	\$3,127,299,937	\$1,561,640,002	\$4,688,939,939
FY 2027 Building Renewal Request ⁽³⁾	\$42,574,816	Not Applicable	\$42,574,816

Notes:

- (1) Auxiliary enterprise facilities (essentially self-supporting entities) do not qualify for state appropriated Building Renewal Funding.
- (2) Tinsley Hall (Building 44), Earnest Calderon Learning Community (Building 29), and Cowden Learning Community (Building 38) are auxiliary campus living facilities that contain academic classroom space and are included in auxiliary facilities for this report. The Bookstore (Building 35) and DuBois South Union (Building 64) 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. "Number of Facilities" counts a complex, with one building number and one building value, as multiple facilities. Example, Campus Heights is listed as building 50A, but counts as 6 facilities. The multi-building facilities are: Campus Heights (Building 50), McKay Village (Building 50B), South Village Apartments (Building 71), South Beaver School (Building 93), Pine Ridge Village (Building 95), and Hat Ranch (Building HAT). Facility Services Annex (Building 77A) and Ceramics (Building 80) were previously reported as multiple facilities, but were removed after reclassification of the structures to sheds as opposed to buildings.
- (3) 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 staff instructed NAU to utilize 6.35% for the inflation factor for Flagstaff. Buildings in Phoenix, Kingman, and Yuma use 4.35% for the inflation factor. This computed figure is the basis of the University's FY 2027 Building Renewal Request.

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN
BUILDING INVENTORY REPORT**

Bldg No. (1)	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date (2)	Academic/Support GSF	Auxiliary GSF (3)	Current Replacement Value (4)	Calculated Renewal Request (5)	Fiscal Year Inspected (6)	2025 Total Deferred Maintenance (7)
001	GAMMAGE	1930	\$130,000	1930	43,684		\$43,837,762	\$1,146,658	2025	\$2,277,440
002	BLOME	1919	\$108,000	1963	18,817		\$15,314,141	\$400,570	2021	\$752,526
003	NORTH UNION	1952	\$869,978			31,277	\$25,871,305	\$0	2024	\$1,289,777
03A	PROCHNOW AUDITORIUM	1952	part of bldg 3 cost	1952	18,227		\$13,768,599	\$360,143	2024	\$716,260
004	MORTON HALL	1914	\$38,662			22,534	\$18,266,486	\$0	2022	\$2,740,061
005	NORTH HALL	1935	\$152,797			22,724	\$21,340,970	\$0	2022	\$2,813,959
006	CAMPBELL HALL	1916	\$58,000			17,186	\$12,920,352	\$0	2022	\$2,421,914
07A	BEAVER STREET HOUSE	1945	\$329,792	2014	2,496		\$664,844	\$3,478	2023	\$277,220
07B	HUMPHREYS OFFICE BUILDING	1986	\$400,000	1986	2,177		\$760,136	\$15,111	2021	\$127,912
07C	BUTLER OFFICE BUILDING	1968	\$1,850,000	1993	9,195		\$2,656,690	\$43,084	2022	\$1,069,605
008	BURY	1908	\$24,000	1930	17,470		\$10,171,563	\$266,056	2022	\$2,696,596
009	TAYLOR HALL	1905	\$10,615			31,603	\$24,075,944	\$0	2022	\$2,834,615
010	OLD MAIN	1894	\$40,000	1990	31,259		\$31,411,646	\$558,708	2021	\$2,103,966
011	ASHURST	1918	\$162,118	1990	18,390		\$22,496,255	\$400,133	2021	\$812,637
012	GEOLOGY	1948	\$350,304	1983	22,559		\$15,352,189	\$329,283	2022	\$3,378,955
013	GEOLOGY ANNEX	1975	\$150,000	1975	7904		\$4,737,564	\$121,441	2022	\$987,222
013A	ROSEBERRY APARTMENTS	1962	\$1,055,791			34,558	\$19,680,885	\$0	2022	\$3,807,908
014	NATIVE AMERICAN AND INDIGENOUS FUTURES	2011	\$7,000,000	2011	12,849		\$18,833,228	\$128,081	2023	\$147,238
015	RILES	1926	\$51,775	1986	28,211		\$27,226,668	\$541,245	2021	\$1,177,844
016	COMMUNICATION	1960	\$835,956	2004	94,365		\$68,796,961	\$719,805	2022	\$5,553,456
016A	UNIVERSITY MARKETING AND OPERATIONS	2009	\$12,500,000	2009	23,103		\$34,626,235	\$271,714	2023	\$403,359
017	SCIENCE LAB FACILITY	2007	\$37,325,000	2011	107,358		\$106,651,347	\$725,313	2024	\$4,159,144
018	LIBERAL ARTS	1963	\$673,100	2011	58,433		\$41,270,770	\$280,674	2024	\$757,263
018A	BIOLOGY GREENHOUSE	1971	\$2,885	1971	4,004		\$2,389,886	\$62,512	2021	\$144,778
019	PHYSICAL SCIENCES	1960	\$704,702	1960	51,318		\$46,943,292	\$1,227,889	2021	\$2,408,508
020	SCIENCE ANNEX	1968	\$1,707,015	1998	73,168		\$65,093,115	\$885,368	2022	\$316,712
021	BIOLOGICAL SCIENCES	1967	\$1,717,234	1979	86,964		\$82,992,085	\$1,953,731	2021	\$433,383
021B	BIOLOGICAL SCIENCES ANNEX	1989	\$710,955	1989	8,551		\$7,194,860	\$131,736	2023	\$766,770
022	PETERSON	1958	\$562,908	1958	39,439		\$21,120,358	\$552,442	2024	\$3,427,571
023	BABBITT ACADEMIC ANNEX	1958	\$594,012	1965	39,033		\$28,376,587	\$742,242	2024	\$4,145,522
023A	ACADEMIC ANNEX	1996	\$252,445	1996	3,600		\$333,573	\$4,886	2022	\$333,573
024	NORTH HEATING AND COOLING PLANT	1949	\$148,704	2011	46,811		\$65,342,777	\$444,382	2021	\$4,040,683
025	JOHN HAEGER HEALTH AND LEARNING CENTER	2011	\$106,000,000	2011	283,009		\$285,188,883	\$1,939,508	2024	\$1,717,826
026	ADEL MATHEMATICS	1962	\$747,166	1962	43,488		\$29,582,886	\$773,795	2022	\$4,374,702
027	EASTBURN EDUCATION CENTER	1958	\$1,009,405	1996	78,047		\$57,144,007	\$837,036	2021	\$2,262,218
027A	INSTITUTE FOR HUMAN DEVELOPMENT	1966	\$236,989	1966	12,642		\$4,078,565	\$106,682	2021	\$209,261

**NORTHERN ARIZONA UNIVERSITY
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Bldg No. (1)	Facility Name	Original Constr. Date	Original Const. Cost	Adjusted Const. Date (2)	Academic/ Support GSF	Auxiliary GSF (3)	Current Replacement Value (4)	Calculated Renewal Request (5)	Fiscal Year Inspected (6)	2025 Total Deferred Maintenance (7)
028	CLINE LIBRARY	1965	\$1,046,357	1991	211,312		\$151,431,626	\$2,614,244	2025	\$13,786,077
029	ERNEST CALDERON LEARNING COMMUNITY	2009	\$29,185,868			108,808	\$79,529,920	\$0	2022	\$3,903,232
030	UNIVERSITY UNION FIELDHOUSE	1965	\$914,850	1979	88,019		\$53,976,722	\$1,270,676	2021	\$3,410,286
030A	UNIVERSITY UNION DINING SERVICES	1986	\$7,161,000			66,566	\$51,494,045	\$0	2024	\$6,034,103
030B	UNIVERSITY UNION STUDENT SERVICES	1989	\$2,610,751	1989	24,354		\$15,235,022	\$278,950	2022	\$1,919,275
030C	UNIVERSITY UNION FOOD COURT	2009	\$9,500,000			24,767	\$25,886,989	\$0	2024	\$579,750
030D	UNIVERSITY UNION DINING EXPANSION	2014	\$4,761,685			11,888	\$10,729,213	\$0	2024	\$0
031	GILLENWATER HALL	1960	\$630,860			46,775	\$22,942,183	\$0	2022	\$6,466,472
032	HOSPITALITY RESOURCE & RESEARCH CENTER	1974	\$35,700	1974	2,762		\$1,677,622	\$43,881	2022	\$244,431
033	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT BUILDING - I	1988	\$48,700	2011	17,817		\$13,069,949	\$88,886	2024	\$769,624
033A	EUGENE M. HUGHES HOTEL & RESTAURANT MANAGEMENT BUILDING - II	1988	\$188,888	1988	13,695		\$16,923,001	\$318,710	2024	\$690,891
035	BOOKSTORE	1967	\$243,736	1977	17,033	30,771	\$26,792,343	\$234,715	2024	\$1,131,872
036	SCIENCE AND HEALTH BUILDING	2016	\$68,900,000	2016	140,430		\$126,152,181	\$527,959	2023	\$16,937
037	PERFORMING AND FINE ARTS	1969	\$2,288,408	1981	150,493		\$127,869,233	\$2,876,406	2021	\$7,725,351
037A	ARDREY AUDITORIUM	1972	\$3,149,009	2012	37,635		\$43,161,343	\$270,952	2024	\$860,411
038	COWDEN LEARNING COMMUNITY	1964	\$1,269,297			87,049	\$50,085,115	\$0	2022	\$6,790,180
039	RAYMOND HALL	1962	\$1,056,277			61,467	\$30,868,390	\$0	2022	\$3,436,758
040	MCDONALD HALL	1962	\$1,007,745			33,402	\$16,665,252	\$0	2022	\$3,083,646
042	SECHRIST HALL	1966	\$1,720,523			121,754	\$72,727,535	\$0	2022	\$9,697,834
043	GATEWAY STUDENT SUCCESS CENTER	1967	\$527,127	2003	16,662		\$8,598,189	\$94,459	2023	\$924,608
044	TINSLEY HALL	1964	\$1,225,000			89,475	\$49,474,862	\$0	2022	\$1,140,084
045	WILSON HALL	1965	\$1,269,297			89,825	\$50,152,850	\$0	2022	\$2,554,652
046	ALLEN HALL	1967	\$1,513,134			90,315	\$54,021,080	\$0	2022	\$5,042,573
047	ATMOSPHERIC RESEARCH OBSERVATORY/LUTZ TELESCOPE	1953	\$32,272	1953	2,175		\$2,213,867	\$57,908	2022	\$281,811
047A	ROTC	1973	\$148,704	1973	25,182		\$21,712,581	\$567,933	2022	\$1,589,669
048	REILLY HALL	1969	\$2,033,274			114,512	\$69,262,491	\$0	2022	\$13,634,818
049	ANTHROPOLOGY LABORATORY	1977	\$85,000	2001	3,400		\$2,316,419	\$27,872	2023	\$322,251
050	CAMPUS HEIGHTS APARTMENTS	1963	\$885,286			56,541	\$27,331,872	\$0	2022	\$2,352,210
050A	INTERNATIONAL PAVILION	2016	\$5,649,028	2016	10,410		\$11,684,054	\$48,899	2023	\$0
050B	MCKAY VILLAGE	2006	\$30,000,000			161,897	\$96,967,719	\$0	2022	\$9,794,191
051	BABBITT ADMINISTRATIVE CENTER	1976	\$1,586,500	1976	29,423		\$19,833,139	\$498,022	2022	\$2,998,986
052	BILBY RESEARCH CENTER	1981	\$1,200,000	1981	19,174		\$14,547,289	\$327,240	2023	\$3,117,696
053	GABALDON HALL	1984	\$6,841,000			129,096	\$72,268,551	\$0	2022	\$14,342,424
054	INFORMATION TECHNOLOGY SERVICES	1986	\$2,681,263	1986	5,444		\$3,789,211	\$75,327	2022	\$790,922
054A	INFORMATION TECHNOLOGY TELECOM	1989	\$1,100,100	1989	22,702		\$16,144,742	\$295,607	2022	\$3,483,655
054B	INFORMATION TECHNOLOGY ANNEX	1996	\$251,000	1996	2,985		\$1,921,876	\$28,151	2022	\$254,622

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055	MOUNTAIN VIEW HALL	1990	\$14,100,000			148,867	\$86,457,670	\$0	2022	\$10,199,431
056	APPLIED RESEARCH AND DEVELOPMENT	2007	\$25,575,000	2007	60,500		\$102,308,144	\$909,860	2024	\$2,762,237
057	PRINTING SERVICES	1991	\$225,000	1991	5,111		\$2,211,459	\$38,178	2022	\$701,804
058	HIGH COUNTRY CONFERENCE CENTER AND PARKING STRUCTURE	2008	\$20,034,850			167,563	\$54,593,888	\$0	2024	\$953,838
060	STUDENT AND ACADEMIC SERVICES	2016	\$32,000,000	2016	111,915		\$58,778,878	\$245,995	2023	\$0
061	LEARNING RESOURCE CENTER	1970	\$588,581	2009	19,648		\$11,767,237	\$92,338	2022	\$297,627
062	MCCONNELL HALL	1971	\$3,414,490			160,132	\$91,606,192	\$0	2022	\$11,374,448
064	DU BOIS SOUTH UNION	1971	\$1,681,693	2017	27,884	65,062	\$73,377,036	\$80,611	2024	\$3,434,800
065	RAUL H. CASTRO SOCIAL AND BEHAVIORAL SCIENCES	1970	\$1,590,520	1970	63,321		\$42,634,905	\$1,115,195	2025	\$3,809,850
066	HEALTH PROFESSIONS	1970	\$1,542,838	1970	59,826		\$47,778,041	\$1,249,724	2022	\$6,363,106
067	SOUTH HEATING AND COOLING PLANT	1970	\$973,000	2005	16,168		\$26,276,533	\$261,178	2021	\$1,398,060
068	ROLLE ACTIVITY CENTER	1972	\$1,280,000	1972	47,697		\$41,779,474	\$1,092,820	2022	\$5,026,608
069	ENGINEERING AND TECHNOLOGY	1972	\$2,030,856	2005	89,460		\$141,475,695	\$1,406,213	2023	\$2,695,406
070	SBS WEST	1972	\$735,715	1972	71,312		\$52,770,795	\$1,380,318	2022	\$10,832,481
071	SOUTH VILLAGE	1972	\$1,586,500			102,371	\$55,991,504	\$0	2022	\$9,732,710
072	NURSING	1978	\$979,000	1978	19,696		\$14,350,282	\$345,330	2022	\$2,667,710
073	J. LAWRENCE WALKUP SKYDOME	1977	\$6,666,400	2011	254,360		\$199,038,576	\$1,353,618	2023	\$6,416,559
073A	STUDENT ATHLETE HIGH PERFORMANCE CENTER	2022	\$45,750,000	2022	65,618		\$50,587,901	\$52,929	2022	\$0
074	RENEWABLE ENERGY TEST FACILITY	1972	\$10,000	1972	622		\$404,237	\$10,574	2023	\$93,324
076	AVIAN COGNITION LABORATORY	1988	\$303,293	1988	5,402		\$3,987,677	\$75,100	2023	\$726,522
077	FACILITY SERVICES	1988	\$4,769,470	1988	127,981		\$64,284,202	\$1,210,661	2022	\$8,764,469
077A	FACILITY SERVICES ANNEX	1989	\$146,000	1989	8,970		\$2,810,001	\$51,451	2023	\$350,767
078	CHEMICAL STORAGE	2014	\$1,582,000	2014	1,788		\$3,565,180	\$18,651	2023	\$3,361
079	GREENHOUSE COMPLEX	1989	\$1,182,188	1989	17,009		\$11,215,411	\$205,352	2024	\$1,499,378
080	CERAMICS COMPLEX	1989	\$950,000	1989	9,009		\$7,957,978	\$145,709	2022	\$899,942
080A	TEA HOUSE	2003	\$158,805			425	\$326,476	\$0	2024	\$2,121
080B	CERAMICS CLAY MIXING	2014	\$550,500	2014	1,262		\$1,240,408	\$6,489	2023	\$7,265
081	W.A. FRANKE COLLEGE OF BUSINESS	2005	\$24,075,000	2005	120,308		\$97,860,390	\$972,694	2024	\$2,038,086
082	SOUTHWEST FOREST SCIENCE COMPLEX	1992	\$21,000,000	1992	72,137		\$59,166,576	\$990,472	2022	\$1,387,027
082B	HOGAN	2001	\$23,203	2001	480		\$416,862	\$5,016	2021	\$3,613
083	KNAU / MOUNTAIN CAMPUS TRANSIT	1994	\$184,558	1994	11,893		\$5,993,229	\$94,058	2021	\$504,725
084	SCULPTURE STUDIO	1994	\$102,274	2005	4,200		\$4,739,533	\$47,109	2024	\$322,074
085	SOUTH REC FIELDS COMPLEX	2009	\$653,156			4,186	\$1,738,340	\$0	2024	\$40,795
086	AQUATICS AND TENNIS COMPLEX	2016	\$40,284,000			123,341	\$96,784,636	\$0	2024	\$105,314
088	WETTAW	2000	\$12,434,561	2000	80,221		\$83,129,252	\$1,043,712	2021	\$1,009,457
089	FOUNTAIN APARTMENT	1940	\$73,000			1,638	\$776,216	\$0	2022	\$232,094

**NORTHERN ARIZONA UNIVERSITY
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090	SCHOOL OF INFORMATICS, COMPUTING, AND CYBER SYSTEMS	2012	\$9,549,198	2012	46,565		\$22,902,293	\$143,773	2024	\$48,374
091	CENTENNIAL	1999	\$2,500,000	1999	10,997		\$6,752,988	\$88,318	2023	\$617,978
092	PONDEROSA	1968	\$742,500	1990	10,464		\$8,546,905	\$152,021	2023	\$1,769,015
093	SOUTH BEAVER SCHOOL	1935	\$2,750,000	1935	30,721		\$5,051,310	\$132,126	2022	\$3,108,020
095	PINE RIDGE VILLAGE	2002	\$13,375,000			124,094	\$61,799,298	\$0	2022	\$793,274
096	HUFFER LANE FACILITY	1976	\$1,325,000	1976	5,220		\$2,688,652	\$67,514	2022	\$169,143
096A	KNOLES PARKING STRUCTURE	2007	\$15,000,000			293,485	\$48,483,859	\$0	2023	\$0
096B	SAN FRANCISCO PARKING GARAGE	2012	\$22,383,387			474,414	\$53,683,135	\$0	2023	\$0
096C	MOUNTAIN VIEW STRUCTURE	1990	\$3,500,000			82,800	\$23,574,789	\$0	2023	\$0
097	CECMEE FIELD STATION	1998	\$10,000	1998	1,547		\$1,487,288	\$20,229	2022	\$70,333
098A	POLICE DEPARTMENT	2003	\$900,000	2009	9,665		\$5,546,794	\$43,526	2024	\$470,977
098B	CONTRACTING AND PURCHASING SERVICES	2003	\$900,000	2012	9,624		\$6,567,045	\$41,226	2024	\$281,721
098C	ENGINEERING RESEARCH	2003	\$900,000	2012	9,665		\$8,723,886	\$54,765	2024	\$174,770
098D	EXTENDED CAMPUS OPERATIONS CENTER	2003	\$900,000	2003	9,624		\$6,502,025	\$71,430	2024	\$195,998
098E	SOUTH ENGINEERING LAB	2023	\$5,124,442	2023	9,879		\$5,786,099	\$3,027	2023	\$0
098F	RLSS WAREHOUSE	2009	\$3,900,000			17,203	\$10,627,290	\$0	2022	\$19,590
099	SEISMIC OBSERVATORY	1977	\$13,500	1977	372		\$260,453	\$6,404	2021	\$41,752
099B	GRANNYS	1968	unknown	1968	9,327		\$1,104,787	\$28,898	N/A	\$1,104,787
HAT	HAT RANCH	1908	unknown			15,005	\$4,022,545	\$0	2022	\$1,664,698
HOPITRL	DENTAL HYGIENE HOPI TRAILER	2003	\$58,959	2003	1,064		\$418,601	\$4,599	2024	\$120,724
PHXB1	HEALTH SCIENCES EDUCATION BUILDING	2012	\$7,480,000	2012	13,620		\$17,270,681	\$108,419	2020	\$0
KINGMAN1	NAU MOJAVE KINGMAN	1997	\$409,000	1997	8,100		\$5,915,543	\$83,555	2022	\$550,294
YUMA1	NAU YUMA ACADEMIC FACILITY	1996	\$7,650,000	1996	52,434		\$25,680,850	\$376,169	2023	\$2,245,928
YUMA2	NAU YUMA RESEARCH FACILITY	2010	\$6,500,000	2010	12,225		\$17,334,225	\$126,955	2023	\$0

NOTES:

- (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 buildings were not adjusted.
- (3) Auxiliary buildings do not generate building renewal allocation amounts.
- (4) Estimated replacement values are calculated using the 2002 Regents' Construction Cost Control and Professional Fee Guidelines. Buildings constructed post 2002 utilize a replacement value methodology of construction cost plus Regents' approved inflation factor.
- (5) Renewal request is calculated using the Sherman-Dergis formula with direction from ABOR staff.
- (6) Building inspections are completed within a four-year cycle as funding allows.
- (7) Deferred Maintenance does not include infrastructure, Americans with Disabilities Act upgrades, or other 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.

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

LEASE REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 CAPITAL IMPROVEMENT PLAN**

SUMMARY OF LEASES IN EFFECT DURING FY 2025

	Number of Leases	Gross Square Feet	Acres	Lease \$/Year Receipt (Expenditures)	Number of Leases New	Number of Leases Continued	Number of Leases Renewed	Number of Leases Terminated
NAU as Lessor	16	625	33.66	\$1,979,528	2	12	2	0
NAU as Lessee	38	201,702	50,039.35	(\$9,265,999)	2	30	5	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 \$1,000,000, or the rental rate is less than the fair market value of the property.
- As Lessee (university leases from others) - original lease term exceeds a total of 5 years, or renewal options in total exceed 5 years, or the total annual base lease amount exceeds \$1,000,000, or the rental rate exceeds fair rental value.

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

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 CAPITAL IMPROVEMENT PLAN
UNIVERSITY AS LESSEE**

LESSOR	N: NEW C: CONTINUED R: RENEWED T: TERMINATE	PROPERTY LOCATION	USER	GSF COST/GSF FY EXP COST		CURRENT TERM	TYPE OF LEASE	SOURCE OF FUNDS	USE OF SPACE
Ability 360	C	Ability 360, Inc. 205 E. Southern Avenue Mesa, Arizona 85210	Institute for Human Development	1,367.70 \$15.40 \$18.50 \$23,193.94 \$623.69 \$23,817.63	Square Feet Cost PSF July Cost PSF August - June Lease Lease Sales Tax Total	8/1/2023 7/31/2026	NNN	Grant	Office Space
American Tower	C	Jacks Peak Lat 36-41-53 N, Long 111-37-49.77 W Page, AZ 86040	KNAU	N/A \$0.00 \$6,450.00 \$19.35 \$6,469.35	Square Feet Cost PSF Lease Tax Total	9/19/2024 9/18/2029	G	Local	Radio Tower
ACC Honors ("Sub T")	R	Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011	Student Housing	113,717 \$51.06 (\$341,359.60) \$5,805,850.71	Square Feet Cost PSF Licensing Fee Total Annually	7/1/2024 6/30/2025	NNN	Local	Bed Accommodations
ACC Suites ("Sub T") Starbucks	C	The Suites 305 E. McConnell Dr. Flagstaff, AZ 86001	Dining	4,365 \$0.00 \$0.00	Square Feet Cost PSF	5/16/2011 6/30/2051	NNN	Local	Retail Space
ACC Skyview ("Sub T")	C	Skyview 1 W. Runke Dr. Flagstaff, AZ 86001	Dining	2,847 \$0.00 \$0.00	Square Feet Cost PSF	2/9/2016 6/30/2055	NNN	Local	Retail Space
Arboretum at Flagstaff (1)	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	N/A	Research
Arboretum at Flagstaff (2)	C	4001 S. Woody Mountain Road Flagstaff, AZ 86001	Merriam Powell	5 217,800 \$0.00 \$0.00	Acres Square Feet Cost PSF Total	5/1/2014 4/30/2064	GL	N/A	Research
Arizona State Land Department	C	KR #99-2770-LAR Centennial Forest	Forestry	50,000 \$0.00 \$0.00	Acres Cost PSF Total	12/1/2074	GL	Local	Research
Arizona State Land Department	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	4/12/2024 4/11/2034	GL	N/A	Semi-improved campus border land and parking
Central Arizona College - Pinal County	C	Signal Peak Campus 8470 N Overfield Rd Office at Building M & N Coolidge, AZ 85128	Statewide Campuses	100 \$41.67 \$4,167.00	Square Feet Cost PSF Total	7/1/2022 6/30/2027	G	Local	Admin Office Space

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 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	SOURCE OF FUNDS	USE OF SPACE
425, LLC Management 2122 E. Highland Ave., #450 Phoenix, AZ 85016	N	Clarendon Place 300 West Clarendon Ave, Ste 475 Phoenix, AZ 85013	NAU / AZTAP Social Work & Behavioral Science	5,658 \$20.00 \$20.50 \$114,338.75 \$3,315.84 \$5,274.92 \$152.95 \$123,082.46	Square Feet Cost PSF July - Jan Cost PSF Feb- June Lease Lease Sales Tax Operating Expenses Operating Expenses Tax Total	2/1/2025 1/31/2030		MG	Local	Spaces
Coconino Community College Page Transmitter	N	Rm D10A CCC Page Page, AZ	KNAU	625 \$0.00 \$1.00	Square Feet Cost PSF Total	11/12/2024 11/11/2029		GL	N/A	Broadcasting System
Crown Atlantic Co LLC	C	Grand Canyon Airport Highway 64 Tusayan, AZ 86046	AZ Tusay AN CAC - KNAU 6925.09	93 \$148.90 \$8,780.80 \$4,495.56 \$570.90 \$13,847.26	Square Feet Cost PSF Lease July - Feb Lease March - June Taxes Total	12/22/2022 12/21/2027		MG	Local	Communications Tower Lease
OPI BND Properties (as of 2/12/24 (was Government Property Income (Was CWSP))	C	North Valley Campus 15451 North 28th Avenue #100 Phoenix, AZ 85053	Statewide Campuses	40,355 \$22.12 \$37.63 \$1,049,129.11 \$43,544.97 \$222,521.82 \$6,453.12 \$1,321,649.02	Square Feet Cost PSF July - Mar Cost PSF April - June Lease Lease Tax Operating Expenses Operating Tax Total	11/14/2022 1/31/2033		MG	State	Admin Office Spaces
Guyann Corporation/Flagstaff Great Circle Media	C	Mormon Mountain	KNAU	120 \$25.54 \$26.82 \$37,084.80	Square Feet Cost PSF July - April Cost PSF May - June Total	4/28/1999 7/2/2029		G	Local	Radio Tower
Healy Cabin Michael G. Schieber	R	L7 Pollux Road Healy, AK 99743	ECOSS	400 \$22.50 \$9,000.00 \$2,550.00 \$11,550.00	Square Feet Cost PSF Lease Operating Expenses Total	1/1/2024 12/31/2025		G	Grant	Rental & Research Equip Storage
iWerx	R	1520 Clay St. North Kansas City, MO 64116	IHD	N/A \$0.00 \$30,900.00 \$30,900.00	Square Feet Cost PSF Lease Total	7/1/2024 6/30/2025		G	Grant	Work Space & Meeting Space
Landward Foundation Babbit Ranches / SEGA	C	Black Point Blue Chute	Forestry	N/A \$0.00 \$0.00 \$0.00	Lease Cost PSF Lease Total	12/31/2024 12/30/2034		GL	Local	Experimental Field Research
MCCCD Chandler Gilbert	C	2626 E. Pecos Road Rm #JAC107-111 & Coyote Center Cubic Chandler, AZ 85225	Statewide Campuses	665 \$50.00 \$38.50 \$32,502.50 \$32,502.50	Square Feet Cost/SF Cost/SF Lease Total	7/1/2022 6/30/2027		G	Local	Admin & Faculty Office & Work space, Storage

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 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	SOURCE OF FUNDS	USE OF SPACE
MCCCD Estrella Mountain	C	3000 N. Dysart Road Rm Ocotillo Hall rm 109 Cubicle Rm Komatke W KW 102 Avondale, AZ 85392	Statewide Campuses	56 \$32.93 \$1,844.08 \$1,844.08	Square Feet Cost/SF Lease Total	7/1/2023 6/30/2028		G	Local	Admin Office Space
MCCCD Glendale Community College	C	6000 W. Olive Avenue Rm TS3-101, O2-119 & O2-126 Glendale, AZ 85302	Statewide Campuses	260 \$24.00 \$6,240.00 \$6,240.00	Square Feet Cost PSF Lease Total	7/1/2022 6/30/2027		MG	Local	Admin Office Space
MCCCD Paradise Valley Community College	C	18401 North 32nd Street M East Rm M272 & M West Rm M104 Phoenix, AZ 85085	Statewide Campuses	389 \$29.00 \$11,281.00 \$11,281.00	Square Feet Cost PSF Lease Total	7/1/2022 6/30/2027		MG	Local	Admin Office Space, storage
MCCCD Phoenix College	C	1202 West Thomas Road Hannelly Center -HC007 Phoenix, AZ 85013	Statewide Campuses	90 \$82.54 \$7,429.00	Square Feet Cost PSF Total	7/1/2022 6/30/2027		MG	Local	Admin Office Space
MCCCD Scottsdale Community College	R	Scottsdale CC 9000 E Chaparral Rd Entire UC Building (no IT, Janitorial, storage closets) Scottsdale, AZ 85256	Statewide Campuses	5,833 \$39.92 \$232,853.36 \$500.00 \$233,353.36	Square Feet Cost PSF Lease Phone/Fax Total	7/1/2024 6/30/2029		MG	Local	Admin Office Spaces Classrooms
MCCCD South Mountain Community College	C	7050 South 24th Street Phoenix, AZ 85042	Statewide Campuses	2,970 \$25.39 \$75,399.00	Square Feet Cost PSF Total	7/1/2024 6/30/2029		MG	Local	Admin Office Space Classrooms
Mohave Community College	C	Kingman Campus Building #2000 and Office #510	Statewide Campuses	2,530 \$0.00 \$0.00	Square Feet Cost PSF Total	7/1/2023 6/30/2028		MG	N/A	Admin Office Space Classrooms
Mohave Community College	C	Lake Havasu Campus Building #200	Statewide Campuses	1,322 \$0.00 \$0.00	Square Feet Cost PSF Total	7/1/2023 6/30/2028		MG	N/A	Admin Office Space Classrooms
Mohave Community College	C	Bullhead City Campus Rooms 203A & 203	Statewide Campuses	1,385 \$0.00 \$0.00	Square Feet Cost PSF Total	7/1/2023 6/30/2028		MG	N/A	Admin Office Space Classrooms
Northland Pioneer College	C	White Mountain Campus Show Low, AZ 85901	Statewide Campuses	110 \$46.36 \$5,100.00	Square Feet Cost PSF Total	7/1/2024 6/30/2026		G	Local	Admin Office Space
University of Arizona - MOU	C	Phoenix Biomedical Campus 650 E Van Buren St (Building 3) & 435 N 5th St (HSEB Building) Phoenix AZ, 85006	Statewide Campuses	N/A \$0.00 \$0.00 \$1,125,843.00 \$1,125,843.00	Square Feet Cost PSF Lease CAM for Space/Infrastructure Total	9/27/2018 Perpetual		G	State	Admin Office Space Classrooms

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 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	SOURCE OF FUNDS	USE OF SPACE
Pima Community College West	C	2202 West Anklam Road Tucson, AZ 85709	Statewide Campuses	7,273 \$17.00 \$147,120.00 \$22,068.00 \$169,188.00	Square Feet Cost PSF Lease CAM Total	7/1/2021 6/30/2026		MG	Local	Admin Office Space Faculty and Staff Storage
R&M Repeater	R	Diamond Point Mountain N34-17-23, W111-11-26 Gila County, AZ, Township 11	KNAU	N/A \$0.00 \$7,721.56 \$2,380.56 \$46.35 \$10,148.47	Square Feet Cost PSF Lease July - Jan Lease Feb - June Rental Tax Total	2/1/2024 1/31/2025		G	Local	Radio Frequency Transmitter
Space 99, LLC	C	99 East Virginia Avenue Suite 100 & 150 Phoenix, AZ 85004	Arizona K12 Center	8,025 \$19.00 \$152,475.00 \$4,421.76 \$156,896.76	Square Feet Cost PSF Lease Sales Tax Total	7/1/2024 6/30/2026		MG	Local	Spaces
Tuba City Regional Health Care	C	GS Room #118A-843 GS Room #113-253 167 North Main Street Tuba City, AZ 86045	School of Nursing	1096 \$0.00 \$0.00 \$0.00	Square Feet Cost PSF Lease Total	8/15/2022 1/31/2027		G	Local	Classrooms/ Labs Computer Room Offices
US Dept of Agriculture - Mt. Bolt Internet 600E. Gurley St, Suite E Prescott, AZ 86301	C	Mt. Francis, Prescott Forest Prescott AZ 86301	KNAU	25 \$8.80 \$220.00 \$120.00 \$340.00	Square Feet Cost PSF Qtrly Lease Total Internet Fee Total Total	7/1/2025 6/30/2026		GL	Local	Satellite Antenna & Transmitter
White Mountain Apache Tribe	C	Cooley Mountain Tower Site Pinetop, AZ 85935	KNAU	1 \$0.00	Acre Total	7/1/2025 6/30/2026		G	Local	FM Frequency Tower
Yavapai Community College Radio Tower	C	Mingus Mountain	KNAU	25 \$0.00 \$0.00 \$0.00 \$1,975.55	Square Feet Cost PSF Lease Taxes Total	1/1/2022 12/31/2026		NNN	N/A	Radio Tower

NOTES:

TYPE OF LEASE

Gross Lease (G):

Tenant responsible for net sum of rent defined by Landlord.

Modified Gross Lease (MG):

Tenant responsible for net sum of rent and proportionate share of CAM expenses after base year.

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.

Ground Lease (GL):

Tenant is permitted and responsible for all improvement and operational costs and relevant taxes of a piece of land during the lease term.

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 CAPITAL IMPROVEMENT PLAN**

UNIVERSITY AS LESSOR

LESSEE	N: NEW C: CONTINUED R: RENEWED T: TERMINATE	PROPERTY NAME	GSF COST/GSF FY EXP COST		TERM COMMENCEMENT	TERM EXPIRATION	TYPE OF LEASE	USE OF SPACE	COMMENTS/UNIQUE CIRCUMSTANCES
ACC OP LLC - Hilltop	C	Hilltop - S San Francisco 1500 S. San Francisco St. Flagstaff, AZ 86001	6.38 N/A N/A \$473,692.60	Acres Square Feet Cost PSF Total	5/16/2011	6/30/2051	GL	Student Housing	
ACC OP LLC - McConnell/Suites	C	The Suites/II - McConnell 305 E. McConnell Dr. Flagstaff, AZ 86001	5.7 N/A N/A \$409,271.21	Acres Square Feet Cost PSF Total	5/16/2011	6/30/2051	GL	Student Housing	
ACC Skyview	C	Skyview 1 W. Runke Dr. Flagstaff, AZ 86001	10.49 N/A N/A \$391,912.53	Acres Square Feet Cost PSF Total	2/9/2016	6/30/2055	GL	Student Housing	
ACC Honors	C	Honors 1350 S. Knoles Dr. Flagstaff, AZ 86011	6.117 N/A N/A \$206,912.53	Acres Square Feet Cost PSF Total	4/7/2017	4/6/2057	GL	Student Housing Classrooms	
AT&T Cingular Wireless	R	Ardrey Auditorium 1115 S. Knoles Dr. Flagstaff, AZ 86011	560 \$41.76 \$23,386.63	Square Feet Cost PSF Total	3/7/2014	6/30/2025	NNN	Cell Tower	Month to month during negotiations
Bank of America ATM	C	University Bookstore S. San Francisco Street Flagstaff, AZ 86001	N/A \$0.00 \$7,369.32	Square Feet Cost PSF Total	7/1/2016	12/31/2026	NNN	ATM	
Coconino Community College	C	Coconino Community College 2800 S Lone Tree Rd Flagstaff, AZ 86001	N/A \$0.00 \$0.00	Square Feet Cost PSF Total	11/19/1998	11/18/2097	GL	Community College	
Drury Southwest Flagstaff, LLC	C	Drury Southwest 300 S Milton Flagstaff, AZ 86001	1.8 N/A N/A \$205,062.60 \$80,143.12	Acres Square Feet Cost PSF Percentage Rent Base Rent	8/1/2007	7/31/2037	NNN	Hotel	Building Square Feet = 3,000 Gross Sales 01/01/2024 - 12/31/2024 Base Rent
Desert Financial Credit Union	N	1015 S San Francisco st Flagstaff, AZ 86011	40 \$330.00 \$13,200.00	Square Feet Cost PSF Total	12/1/2024	11/30/2029			ATM
NAIPTA - Mountain Line	C		3.172 N/A \$0.00	Acres Square Feet	3/23/2023	12/31/2075	GL	N/A	CDL Test Course, Parking and Roadway Infrastructure Facility
OneAZ Credit Union ATM	C	OneAZ 321 South Beaver St. Flagstaff, AZ 86001	N/A \$9,831.76	Square Feet Cost PSF Total	2/1/2022	1/31/2027	NNN	ATM	

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 CAPITAL IMPROVEMENT PLAN**

LESSEE	N: NEW C: CONTINUED R: RENEWED T: TERMINATE	PROPERTY NAME	GSF COST/GSF FY EXP COST		TERM COMMENCEMENT	TERM EXPIRATION	TYPE OF LEASE	USE OF SPACE	COMMENTS/UNIQUE CIRCUMSTANCES
Sprint Nextel T Mobile Alamosa	R	Sechrist Hall Roof 1301 S. San Francisco Street Flagstaff, AZ 86011	25 \$973.84 \$24,346.00	Square Feet Cost PSF Total	4/27/2022	6/30/2025	G	Cell Tower	Month to month during negotiations
Verizon Wireless LLC	C	One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920	N/A \$0.00 \$21,600.00	Square Feet Cost PSF Total	11/20/2015	11/19/2025	G	Cell Tower Ground Space	9 Sites Ground Lease
Verizon Wireless LLC	C	One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920	N/A \$0.00 \$64,800.00	Square Feet Cost PSF Total	11/1/2020	10/31/2025	G	Fiber Cable	Fiber Lease
Verizon Wireless LLC	C	One Verizon Wireless Mail Stop 4AW100 Basking Ridge, NJ 07920	N/A \$0.00 \$12,000.00	Square Feet Cost PSF Total	11/1/2020	10/31/2025	G	Rack Space	Head End Rack Space
Wecom, LLC dba Wecom Fiber	N	2332 Kingman Avenue Kingman, Arizona 86401	N/A \$0.00 \$36,000.00	Square Feet Cost PSF Total	5/1/2025	4/30/2030	G	Rack Space	Head End Rack Space

NOTE:

TYPE OF LEASE

- Gross Lease (G): Tenant responsible for net sum of rent defined by Landlord.
- Modified Gross Lease (MG): Tenant responsible for net sum of rent and proportionate share of CAM expenses after base year.
- 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.
- Ground Lease (GL): Tenant is permitted and responsible for all improvement and operational costs and relevant taxes of a piece of land during the lease term.

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

LAND REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 CAPITAL IMPROVEMENT PLAN**

**REPORT ON ACQUISITIONS AND SALES OF
LAND AND IMPROVEMENTS FY 2025**

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

N/A						
SUBTOTAL ACQUISITIONS:			\$0	0	N/A	

SALES

NA						
SUBTOTAL SALES:			\$0	0	N/A	

NET (COST)/INCOME:			\$0			
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There were no transactions formally concluded by the university between July 1, 2024 and June 30, 2025.

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

CAPITAL PROJECT STATUS REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 CAPITAL IMPROVEMENT PLAN**

**CAPITAL EXPENDITURES SUMMARY
FY 2025 as of June 30, 2025**

Project Category	FY 2025 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	\$28,511	\$5,165,124	\$5,378,000
Auxiliary	-	-	-
Infrastructure	57,979	256,743	256,743
Capital Renewal			
Academic and Support Space	2,604,546	13,784,481	22,322,636
Auxiliary	12,534,230	28,619,733	39,318,079
Infrastructure	2,505,911	5,133,542	7,878,015
Accessibility	12,879	13,493	25,000
Major Maintenance/System Replacement	6,067,824	13,532,790	18,545,106
Major Maintenance/Energy Conservation	2,187,060	2,547,733	6,102,750
Life Safety/Code Compliance	232,992	1,463,199	1,946,300
Other Capital Renewal	658,526	1,601,370	3,171,755
Other			
Other	41,567	170,423	300,300
Grand Totals	\$26,932,025	\$72,288,632	\$105,244,684

Note: This report includes all capital projects with expenditures in FY 2025. *Total Expenditures* is the accumulated expenditures for those projects across multiple fiscal years.

**NORTHERN ARIZONA UNIVERSITY
FY 2027– 2030 CAPITAL IMPROVEMENT PLAN**

**STATUS OF JCCR PROJECTS
FY 2025 as of June 30, 2025**

University Projects								
<u>Project Name</u>	<u>Project Number</u>	<u>Project Category</u>	<u>Funding Source</u>	<u>FY 25 Expenditures</u>	<u>Total Expenditures to Date</u>	<u>% Expended</u>	<u>Estimated Total Cost</u>	<u>Completion Date (mm/yy)</u>
Biological Sciences Renovation Phase II	09.210.251	CME	STATE	\$ 545,773	\$ 545,773	17%	\$ 3,180,000	10/25
Bury Hall Renovations	09.080.241	CAS	STATE, TRIF	\$ 419,749	\$ 419,749	6%	\$ 7,000,000	08/26
Engineering Pneumatic Control Replacement	09.690.252	CME	STATE	\$ 1,339	\$ 1,339	1%	\$ 150,000	03/26
Physical Sciences Renovation (Design Only)	09.190.251	CMM	STATE	\$ 17,985	\$ 17,985	6%	\$ 291,000	12/25
Science Lab Pneumatic Control Replacement	09.170.251	CME	STATE	\$ -	\$ -	0%	\$ 350,000	12/25
Skydome Roof Replacement	09.001.231	CMM	STATE	\$ 2,868,676	\$ 3,153,635	53%	\$ 6,000,000	12/25
STEM Building Access Control	09.002.257	CAS	STATE	\$ 525,000	\$ 525,000	96%	\$ 545,000	10/25
Wettaw Hot Water Replacement	09.880.251	CMM	STATE	\$ -	\$ -	0%	\$ 150,000	01/26
Third-Party and Commercial Projects								
<u>Project Name</u>	<u>Project Number</u>	<u>Project Category</u>	<u>Funding Source</u>	<u>Estimated Total Cost</u>	<u>% Completed</u>	<u>Completion Date (mm/yy)</u>		
N/A								-

NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2025 as of June 30, 2025

Project Name	Project Number	Project Category	Funding Source	FY25 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
ARD Camera Upgrade	09.560.241	COT	LOCAL	\$ 38,391	\$ 38,391	37%	\$ 105,000	May-25
Campus Living Warehouse Gutters	09.986.951	CAX	LOCAL	\$ 10,944	\$ 10,944	11%	\$ 100,000	Oct-25
Dubois AHU Repair	09.640.251	CMM	LOCAL	\$ 1,781	\$ 1,781	1%	\$ 330,000	Oct-25
Forestry Renovations	09.820.252	CMM	LOCAL	\$ 1,924	\$ 1,924	1%	\$ 150,000	Aug-26
Pine Ridge Flooring Replacement Phase 2	09.950.252	CAX	LOCAL	\$ 5,057	\$ 5,057	1%	\$ 375,000	Oct-25
Pine Ridge Fire Alarm Replacement	09.950.251	CAX	LOCAL	\$ 284,315	\$ 284,315	81%	\$ 350,000	Oct-25
Science Annex 3rd Floor Renovation	09.200.231	CAS	LOCAL	\$ 69	\$ 18,704	6%	\$ 300,000	Dec-25
State Elevator Repairs 2025	09.002.259	CMM	LOCAL	\$ 78,591	\$ 78,591	52%	\$ 150,000	Oct-25
Suites Pedestrian Bridge Repair	09.750.231	CIN	LOCAL	\$ 28,674	\$ 63,352	63%	\$ 100,000	Jul-25
Adel Lighting & Flooring Replacement	09.260.241	CME	LOCAL	\$ 343,413	\$ 483,115	97%	\$ 500,000	Aug-25
ARD Chiller Replacement	09.560.231	CME	LOCAL	\$ 895,159	\$ 1,003,134	91%	\$ 1,105,000	Oct-25
Ashurst UAI Office Renovation	09.110.221	CAS	LOCAL	\$ 3,052	\$ 96,969	65%	\$ 149,040	Aug-25
Asphalt 2023 Streets	08.020.232	CIN	LOCAL	\$ 6,048	\$ 175,443	60%	\$ 290,500	Oct-25
Asphalt 2024 Streets	08.020.241	CIN	LOCAL	\$ 62,245	\$ 293,755	90%	\$ 325,000	Aug-25
Asphalt 2025 Streets	08.020.251	CIN	LOCAL	\$ 19,645	\$ 19,645	6%	\$ 325,000	Oct-25
Babbitt Admin Boiler Replacement	09.510.241	CMM	LOCAL	\$ 179,684	\$ 179,684	97%	\$ 185,000	Aug-25
Babbitt Room 201 Add Offices	09.510.232	CAS	LOCAL	\$ 23,289	\$ 173,427	96%	\$ 180,000	Aug-25
Bilby Replace Heating System	09.520.231	CIN	LOCAL	\$ 8,858	\$ 258,435	99%	\$ 260,000	Jul-25
Biological Science Phase II	09.210.251	CME	STATE	\$ 545,773	\$ 545,773	17%	\$ 3,180,000	Oct-25
Biological Sciences Mechanical Renovation	09.210.225	CMM	STATE	\$ 2,128,956	\$ 4,564,344	94%	\$ 4,845,600	Dec-25
Bio-Science Annex Backup Boiler	09.212.241	CMM	LOCAL	\$ 127,467	\$ 127,467	85%	\$ 150,000	Oct-25
Bury Hall Renovations	09.080.241	CAS	STATE, TRIF	\$ 419,749	\$ 419,749	6%	\$ 7,000,000	Aug-26
Bus Storage and Maintenance Facility (Design Only)	09.999.191	NIN	LOCAL	\$ 57,979	\$ 256,743	100%	\$ 256,743	May-25
Butler Office Building ITEP Move	09.073.221	CAS	LOCAL	\$ 2,481	\$ 510,786	71%	\$ 715,000	Oct-25
Calderon Flooring Replacement	09.290.241	CAX	LOCAL	\$ 135,240	\$ 659,957	97%	\$ 680,000	Aug-25
Campus Living Boiler Replacement	09.002.249	CAX	LOCAL	\$ 3,480,053	\$ 3,534,006	85%	\$ 4,161,000	Aug-25
Campus Living Corridor LED Lighting	09.002.248	CAX	LOCAL	\$ 588,825	\$ 1,047,031	98%	\$ 1,065,000	Aug-25

NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2025 as of June 30, 2025

Project Name	Project Number	Project Category	Funding Source	FY25 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Campus Living Level Upgrades	09.002.247	CAX	LOCAL	\$ 98,276	\$ 119,876	80%	\$ 150,000	Aug-25
Campus Living Roof Repair	09.001.241	CAX	LOCAL	\$ 1,523,300	\$ 2,148,350	86%	\$ 2,500,000	Aug-25
Campus Living Wastewater Line	09.002.250	CAX	LOCAL	\$ 158,206	\$ 158,206	100%	\$ 158,206	Jan-25
Campus Wide Arc Flash Assessment	11.020.221	CLS	LOCAL	\$ 8,494	\$ 8,494	4%	\$ 215,000	Dec-25
Campus-Wide Level Installation	09.002.233	COT	LOCAL, SRB	\$ 274,789	\$ 526,796	41%	\$ 1,291,755	Dec-25
Campus-Wide Meter Install	10.020.231	COT	LOCAL	\$ 141,287	\$ 315,739	69%	\$ 457,000	Oct-25
Centennial Building HVAC Control Repair	09.910.251	CMM	LOCAL	\$ 83,464	\$ 83,464	83%	\$ 100,000	Oct-25
Civil Utility Repairs 2025	10.010.251	CIN	LOCAL	\$ 373,510	\$ 373,510	95%	\$ 394,000	Jul-25
Cline Library Air Chiller Repair	09.280.251	CMM	LOCAL	\$ 41	\$ 41	0%	\$ 125,000	May-26
Cline Library Assembly Hall Seating	09.280.231	CAS	LOCAL	\$ 32,841	\$ 486,615	100%	\$ 486,615	Nov-24
Concrete 2023	08.030.231	CIN	LOCAL	\$ 54,308	\$ 441,052	98%	\$ 450,000	Jul-25
Concrete 2025	08.030.251	CIN	LOCAL	\$ 8,968	\$ 8,968	3%	\$ 325,000	Oct-25
Concrete Repairs 2024	08.030.241	CIN	LOCAL	\$ 165,606	\$ 179,440	65%	\$ 275,000	Nov-25
Demolish Milton Property	09.940.231	CAX	LOCAL	\$ 184,585	\$ 826,054	97%	\$ 850,000	Jul-25
Dubois Basement New Nursing Sim Labs	09.640.221	CAS	STATE	\$ 53,920	\$ 2,378,560	99%	\$ 2,400,000	Aug-25
Engineering Pneumatic Control to DDC	09.690.252	CME	STATE	\$ 1,339	\$ 1,339	1%	\$ 150,000	Mar-26
Engineering Room 118 Industry	09.690.231	CAS	LOCAL	\$ 10,838	\$ 189,556	96%	\$ 198,000	Aug-25
Fieldhouse Multi-purpose Facility	09.300.176	CAX	LOCAL	\$ 599,594	\$ 1,637,638	90%	\$ 1,810,700	Jul-25
FLS HVAC Shutoff Repair	09.004.242	CLS	LOCAL	\$ 5	\$ 137	0%	\$ 100,000	Dec-25
Forestry Computer Lab Split	09.820.222	CAS	LOCAL	\$ 113,617	\$ 113,617	76%	\$ 150,000	Jul-25
Forestry Rooms 104a, 122, 123	09.820.232	CAS	LOCAL	\$ 5,580	\$ 100,199	100%	\$ 100,199	Aug-24
Forestry Window & Glulam Repair	09.820.241	CMM	LOCAL	\$ 122,402	\$ 122,402	74%	\$ 165,000	Dec-25
Fuel Island Replacement	09.770.222	OTH	LOCAL	\$ 35,517	\$ 102,861	79%	\$ 130,300	Oct-26
Gabalton Hall Computer Lab Upgrade	09.530.242	CAX	LOCAL	\$ 108,539	\$ 112,604	94%	\$ 120,000	Aug-25
Gabalton Renovation	09.530.243	CAX	LOCAL	\$ 546,702	\$ 546,702	17%	\$ 3,280,000	Oct-25
Geology Annex Refresh	09.130.241	CAS	LOCAL	\$ 123,399	\$ 123,399	91%	\$ 135,000	Jul-25
Health Professions AHU #2 Replacement	09.660.241	CMM	LOCAL	\$ 105,026	\$ 105,026	84%	\$ 125,000	Dec-25
Health Professions Anatomy Lab	09.660.211	CAS	LOCAL	\$ 17,090	\$ 362,111	91%	\$ 400,000	Aug-25

NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2025 as of June 30, 2025

Project Name	Project Number	Project Category	Funding Source	FY25 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
Health Professions Roof & Windows	09.660.233	CMM	STATE	\$ 387	\$ 587,840	100%	\$ 587,840	Jan-25
HLC Steam Pipe Distribution	10.041.241	CIN	LOCAL	\$ 38,307	\$ 79,691	53%	\$ 150,000	Jul-25
HRM Room 140 Create Hotel Lab	09.330.231	CAS	GIFT	\$ 4,912	\$ 111,524	89%	\$ 125,000	Sep-25
HSEB Occupational Therapy Renovation	13.700.221	CAS	STATE	\$ 3,140	\$ 311,446	98%	\$ 317,000	Aug-25
Landscape & Exterior Spaces	08.050.251	CIN	LOCAL	\$ 25,142	\$ 25,142	20%	\$ 125,000	Aug-26
Miscellaneous Classroom Needs 2025	09.002.254	CAS	LOCAL	\$ 74,051	\$ 74,051	74%	\$ 100,000	Sep-25
Lenel Install 2024	09.002.242	COT	STATE	\$ 146,163	\$ 662,549	54%	\$ 1,225,000	Oct-25
McConnell Hall Replace HHW Piping and Radiators	09.620.211	CAX	LOCAL	\$ 68,219	\$ 5,751,928	100%	\$ 5,775,000	Jul-25
McDonald Tunnel Lid Repair	09.400.241	CAX	LOCAL	\$ 172,842	\$ 181,223	77%	\$ 235,000	Aug-25
McKay Community Center Heating	09.502.242	CAX	LOCAL	\$ 154,264	\$ 154,264	60%	\$ 257,500	Oct-25
McKay Hot Water Heater Replace	09.502.241	CAX	LOCAL	\$ 395,610	\$ 435,495	74%	\$ 585,500	Aug-25
Mountain View Deferred Maintenance	09.550.253	CAX	LOCAL	\$ 2,531,411	\$ 2,531,411	69%	\$ 3,672,000	Oct-25
Multi-Building Gutter/Downspout	09.002.241	CMM	LOCAL	\$ 41,416	\$ 95,047	85%	\$ 112,000	Jul-25
New South Modular Lab Building	09.985.211	NAS	TRIF, LOCAL	\$ 28,511	\$ 5,165,124	96%	\$ 5,378,000	Oct-25
North Plant Boiler 4,5,6 Controls Upgrade	09.240.223	CME	LOCAL	\$ 380,266	\$ 380,266	83%	\$ 457,000	Aug-25
North Valley Health Programs Fit-Out	13.500.221	CAS	STATE, LOCAL	\$ 40,928	\$ 3,347,820	99%	\$ 3,369,622	Aug-25
Parking Lot Repairs 2023	08.020.231	CIN	LOCAL	\$ 1,235	\$ 1,065,186	100%	\$ 1,065,186	Oct-24
Parking Lot Repairs 2024	08.020.242	CIN	LOCAL	\$ 723,446	\$ 723,446	97%	\$ 748,000	Aug-25
Parking Lot Repairs 2025	08.020.252	CIN	LOCAL	\$ 63,487	\$ 63,487	13%	\$ 500,000	Oct-25
Parking Structure Maintenance 2024	09.002.246	CAX	LOCAL	\$ 453,002	\$ 458,309	83%	\$ 550,500	Oct-25
Parking Structure Maintenance 2025	09.002.256	CIN	LOCAL	\$ 24,102	\$ 24,102	4%	\$ 600,000	Oct-25
Physical Sciences Renovation (Design Only)	09.190.251	CMM	STATE	\$ 17,985	\$ 17,985	6%	\$ 291,000	Dec-25
Pine Ridge Village Flooring	09.950.241	CAX	LOCAL	\$ 312,409	\$ 875,234	100%	\$ 875,234	Jan-25
Reilly Hall FLS & Mechanical	09.480.231	CAX	LOCAL	\$ 216,931	\$ 3,055,271	93%	\$ 3,300,000	Jul-25
Relocate CEFNS Dean's Office	09.360.251	CAS	LOCAL	\$ 14,343	\$ 14,343	8%	\$ 183,000	Oct-25
Relocated Childcare To Ponderosa	09.920.241	CAS	LOCAL	\$ 434,940	\$ 1,341,182	99%	\$ 1,355,000	Aug-25
Retrocomissioning SHB & Communications	09.002.224	CME	LOCAL	\$ 1,575	\$ 99,916	57%	\$ 175,000	Aug-26
SBS Heat Pump Replacements	09.650.242	CMM	LOCAL	\$ 5,784	\$ 234,797	100%	\$ 235,000	Jan-25

NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN
CAPITAL PROJECT STATUS REPORT
FY 2025 as of June 30, 2025

Project Name	Project Number	Project Category	Funding Source	FY25 Expenditures	Total Expenditures	Percent Expended	Estimated Total Cost	Estimated Completion Date
SBS West Code Corrections	09.004.222	CLS	LOCAL	\$ 145,937	\$ 1,337,464	93%	\$ 1,435,000	Oct-25
Science Annex Build Out	09.200.221	CAS	TRIF	\$ 6,605	\$ 434,160	100%	\$ 434,160	Aug-24
Science Annex OVPR Suite Renovation	09.200.233	CAS	TRIF	\$ 40,481	\$ 78,888	53%	\$ 150,000	Nov-25
Science Lab Controls Replacement	09.170.221	CMM	STATE, TRIF	\$ 31,038	\$ 3,550,713	99%	\$ 3,600,000	Aug-25
Science Lab Pneumatic Controls Replacement	09.170.251	CME	STATE	\$ -	\$ -	0%	\$ 350,000	Dec-25
Science Lab Ultra-Clean Room 218	09.170.183	CAS	TRIF	\$ 3,049	\$ 532,397	40%	\$ 1,332,000	Jul-25
Sechrist FLS & Mechanical Renovation	09.420.221	CAX	LOCAL	\$ 287,152	\$ 3,824,032	50%	\$ 7,647,000	Oct-25
Skydome Roof Replacement	09.001.231	CMM	STATE	\$ 2,868,676	\$ 3,153,635	53%	\$ 6,000,000	Dec-25
Skydome Track Replacement	09.730.233	CAS	LOCAL	\$ 460,034	\$ 1,640,320	95%	\$ 1,725,000	Aug-25
South Plant Boiler Derating	09.670.231	CMM	LOCAL	\$ -	\$ -	0%	\$ 450,000	May-26
South Village Grounds Upgrade	09.710.241	CAX	LOCAL	\$ 35,480	\$ 78,552	26%	\$ 300,000	Dec-25
Statewide Campuses Signage Update	08.080.213	OTH	LOCAL	\$ 762	\$ 62,274	57%	\$ 110,000	Aug-25
Steam System Maintenance Upgrade	09.240.221	CIN	LOCAL	\$ 419,208	\$ 471,411	82%	\$ 575,000	Aug-25
STEM Building Access Control	09.002.257	CAS	STATE	\$ 525,000	\$ 525,000	96%	\$ 545,000	Oct-25
STEM Buildings Retro Commissioning	09.002.258	CME	STATE	\$ -	\$ -	0%	\$ 100,000	Oct-25
Tunnel Investigation and Repair Near Eastburn	10.050.212	CIN	LOCAL	\$ 16,129	\$ 349,906	100%	\$ 349,906	Jun-25
Turf Grass Conversion Grant	08.050.242	CIN	LOCAL	\$ 451,975	\$ 451,975	53%	\$ 859,914	Jul-25
Utility And Tunnel Repairs2024	10.050.241	CMM	LOCAL	\$ 14,748	\$ 242,427	97%	\$ 250,000	Aug-25
Wettaw Hot Water Replacement	09.880.251	CMM	STATE	\$ -	\$ -	0%	\$ 150,000	Jan-26
Wettaw Rooms 107 & 108 Renovation	09.880.241	CAS	TRIF	\$ 63,792	\$ 150,915	100%	\$ 151,000	Jul-25

NORTHERN ARIZONA UNIVERSITY
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FY 2025 as of June 30, 2025

Projects Less than \$100,000 by Category	FY 2025 Expenditures	Total Expenditures	Estimated Total Cost
New Construction			
Academic and Support Space	-	-	-
Auxiliary	-	-	-
Infrastructure	-	-	-
Capital Renewal			
Academic and Support Space	127,344	248,742	322,000
Auxiliary	183,274	183,274	520,439
Infrastructure	15,017	65,595	160,509
Accessibility	12,879	13,493	25,000
Major Maintenance/System Replacement	258,455	385,622	543,666
Major Maintenance/Energy Conservation	19,536	34,190	85,750
Life Safety/Code Compliance	78,556	117,104	196,300
Other Capital Renewal	57,896	57,896	93,000
Other			
Other	-	-	-
Totals Projects Under \$100,000	\$752,958	\$1,105,916	\$1,946,664
Grand Total All Projects	\$26,932,025	\$72,283,344	\$105,184,684

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 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 2027 – 2030 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 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

FOUR YEAR CAPITAL PLAN

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

ONE YEAR CAPITAL PLAN (FY 2027)

Project Name		Project Description	Fund Method	Estimated Total Cost
1	Campus-Wide Maintenance	The physical infrastructure across the Flagstaff campus has significant deferred maintenance needs. This project would address maintenance in multiple areas across campus via several smaller projects, totaling \$40,000,000. Targeted areas addressed will include replacing critical end of life infrastructure at Gammage, both central plants, campus-wide roof and envelope repairs, campus-wide lighting replacements, and targeted building-side HVAC replacements. This project would be part of an FY27 deferred maintenance bonding package in the absence of state building renewal funding.	SRB	\$ 40,000,000
			State Appropriation (SAP)	\$0
			General Fund Debt Service (GFDS)	\$0
			System Revenue Bonds (SRB)	\$ 40,000,000
			Certificates of Participation (COPS)	\$0
			Federal Funds (FEDS)	\$0
			Gifts (GIFT)	\$0
			Other (OTHR)	\$0
			Total Costs:	\$40,000,000

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL FORECAST (FY 2028 – FY 2030)

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
1	Physical Sciences Renovation	The physical infrastructure across the Flagstaff campus has significant deferred maintenance needs. The Physical Sciences building was originally constructed in 1960 and has received several minor renovations and retrofits positively affecting its condition. However, more than 60-years into its lifecycle, extensive renovations are needed to provide thriving educational programs for NAU students. This project would fund deferred maintenance and modernization items, including replacing the existing HVAC and plumbing systems, windows, and flooring, as well as functional layout upgrades to improve the building into a modern learning and research environment. This project is targeted to be partially funded with SPEED issuance in FY27 (\$10M) and the remaining is identified for System Revenue Bond (\$56M). The initial \$10M investment using SPEED is likely to be targeted to the comprehensive project programming and design, long-lead material orders, and critical mechanical repairs, with the remaining funding targeting space reconfigurations and modernization and the remaining maintenance upgrades.
2	Native American and Indigenous Futures Addition	One of NAU's strategic priorities articulated in NAU's strategic plan, <i>Elevating Excellence</i> , is a Commitment to Indigenous Peoples. A key distinguishing aspect of NAU's commitment and excellence in this area is its Native American and Indigenous Futures which was established 10 years ago and serves as a welcoming educational and community space for Native students and stakeholders throughout Arizona and beyond. By expanding the existing 12,849 GSF Native American and Indigenous Futures building by an additional 36,000 GSF, NAU will position itself to have more collaborative gathering spaces and academic spaces. Additionally, this expansion will create space for the Institute for Tribal Environmental Professionals in the Native American and Indigenous Futures building bringing unity and co-location for all Native American services on campus. This project is dependent on external fundraising.
3	South Beaver School Renovation	As identified in phase 1 of NAU's Campus Master Plan, the renovation of the building is focused on creating a hub of classrooms that can be utilized as swing spaces as buildings are renovated over time. The existing gymnasium will be converted into four (4) additional classrooms, bringing total classrooms to twelve (12) classrooms total. The building has nearly \$3M in deferred maintenance and requires many system updates as well as modernization to current building codes.
4	Adel Mathematics Renovation	Adel requires a major renovation to best serve students and faculty. The current condition of the building is poor, with \$4.3M in deferred maintenance, and requires major system updates. As with other renovations to academic buildings, the deferred maintenance and energy retrofits should be paired with modernization and optimization of space within the building.

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

THREE YEAR CAPITAL FORECAST (CONTINUED)

PRIORITY	PROJECT NAME	PROJECT DESCRIPTION
5	Health Professions Renovation	As a subsequent effort to the programming of the new Nursing Building, the Health Professions renovation is a key second phase investment that will modernize and optimize instructional, work, clinical, lab, research, and student space for the College of Health and Human Services, which houses NAU's allied and health professions education programs. The building is in poor condition and has a deferred maintenance backlog of over \$6M. As with other renovations to academic buildings, energy retrofits should be paired with modernization and optimization of space within the building.
6	Distributed Energy District System Decarbonization (third-party)	This project will propel NAU's climate action plan and carbon neutrality goals. The campus will connect the north and south heating systems and convert both to low carbon, low-temperature hot water systems. Conversion to low temperature systems will address deferred maintenance of aging distribution systems, improve the efficiency of natural gas combustion and allow for decarbonization of the heating plants. Technologically viable options are being pursued through a third-party arrangement for decarbonization of the heating plants including: woody biomass sustainably harvested from local forest management operations or centralized ground source heat pumps with heat recovery. This is a third-party project.
7	South Campus Housing Village & Parking (third-party)	This is a resubmission after submitting in the ACP. The vision for the South Campus Housing Village is to establish a new residential community of approximately 500 students. The driver to complete the new South Campus Housing Village is to address the current demand for upper-division students wanting to live on campus in the high-quality on-campus housing communities in lieu of expensive off-campus housing developments. This project will build three new housing buildings, on parking lot P66A, for an approximate 204,000 GSF with approximately 500 new beds. Further, the project would include a new parking structure paired with a South Campus Community Building that replaces 200 parking spaces and provides parking for 40% of the residents within the new Housing Community for a total of 275 spaces. This would be a public private partnership.
8	North Campus Parking Structure	The long-term vision of campus is to remove interior parking spaces and push parking to the perimeter, as well as reduce the number of parking stalls per capita of NAU staff, faculty, and students. The existing parking lot P13 is an ideal location to convert a surface lot to a parking structure while activating a campus edge. Further, it enables interior lots to be transitioned for better use. This project would build roughly 400 parking stalls in 128,000 GSF.

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

FY 2027 PROJECT DESCRIPTIONS

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

Project Name: Campus Wide Maintenance

Priority: 1

Description:

This project would address maintenance in multiple areas across campus via several smaller projects, totaling \$40,000,000. Targeted areas addressed will include replacing critical end of life infrastructure at Gammage, both central plants, campus-wide roof and envelope repairs, campus-wide lighting replacements, and targeted building-side HVAC replacements.

Justification:

Recent facility condition assessments identified components at many buildings at the end of their useful life. Multiple buildings and systems need replacement and repair yet are too small to stand alone as one capital project. Deferred maintenance that remains unaddressed increases the total life cycle cost of systems, as well as impacting the performance quality and efficiency.

Estimated Project Costs: \$40,000,000

Funding Source: System Revenue Bonds

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

ONE-YEAR CAPITAL PLAN (FY2027)

PROJECT NAME: Campus-wide Maintenance

GSF: N/A	Construction Cost: N/A /GSF	Total Project Cost: N/A /GSF	
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Capital Cost Estimate ¹

Category	Cost
Land Acquis./Reloc.	
Construction	\$32,000,000
A&E Fees	\$3,500,000
FF&E	
Other	\$4,500,000
Total	\$40,000,000

Proposed Financing ²

Funding Source	Amount
SRB	\$40,000,000
Total	\$40,000,000

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

Category	Total Costs
Utilities	\$0
Personnel	\$0
Other	\$0
Total	\$0
Funding Source: n/a	

Proposed Funding Schedule

Total Cost	FY 2027
\$40,000,000	\$40,000,000
	FY 2028
	\$0
	FY 2029
	\$0
	FY 2030 and beyond
	\$0

Proposed Work Schedule

Phase	Start Date
Planning	October-27
Design	November-27
Construction	July-28
Completion	December-30

Notes:

1) Land Acquisition - Land purchase price; Construction - 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, hazardous material abatement, construction inspections, 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 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

DEBT REPORT

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

ANNUAL ASSESSMENT OF DEBT CAPACITY

(amounts in millions)
FY2025

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 Comptroller’s Office projects revenues and expenditures through FY2034 using historical data from the audited financial statements and cash flow projections from various internal sources. FY2026 projections are based on the University’s anticipated budget. Beginning in FY2027, revenues and expenses are based upon internal estimations.
- The outstanding System Revenue bonds (SRB’s) and Certificates of Participation (COPS) debt for NAU at the end FY2025 is estimated to be \$281.9 million, a decrease of \$18.6 million. Total annual debt service is \$29.8 million, or about 4.1 percent of total projected expenses.
- The outstanding System Revenue bonds (SRB’s), Certificates of Participation (COPS), and SPEED³ projects debt for NAU at the end FY2025 is estimated to be \$369.0 million, a decrease of \$25.0 million. Total annual debt service is \$39.7 million, or about 5.7 percent of total projected expenses.
- The University total outstanding debt including SRB’s, COPS, SPEED, capital leases, and other long-term debt is \$461.6 million at June 30, 2025.
- The projected outstanding debt at the end of FY2026 is estimated to be approximately \$403.5 million (with SPEED³ projects), with total annual debt service of \$41.5 million (5.7 percent of projected total expenses). Including SPEED³ projects, the projected maximum outstanding debt will occur at the end of FY2027 and is estimated to be approximately \$466.5 million. The maximum projected debt service as a percentage of total expenditures of 7.0% of projected total expenses will occur in FY2028 with an associated \$52.0 million in debt service.

<i>Existing</i> Debt Service to Total Expenditures Excluding SPEED debt Estimated as of FY2025 year end (1)	Maximum <i>Projected</i> Debt Service to Total Expenditures Excluding/Including SPEED debt (2)
4.1%	4.7% / 7.0%

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 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) FY2020-FY2024	Unaudited Current Year Net Position Balance, (5) FY2025	Projected Average Annual Net Position Balances (6) FY2026-FY2034
\$347.7MM	\$447.6MM	\$487.4MM

(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 FY2026 to FY2034.

(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 three 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.

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

(5) The FY2025 financial data are projected and preliminary, does not include all adjusting entries, and is unaudited.

(4, 5, 6) Net position numbers are impacted beginning in FY2015 for GASB 68, FY2016 for GASB 45, FY2018 for GASB 75, FY2022 for GASB 87 and FY2023 for GASB 96.

**NORTHERN ARIZONA UNIVERSITY
FY 2027 – 2030 CAPITAL IMPROVEMENT PLAN**

SUPPLEMENTAL DEBT INFORMATION

Northern Arizona University
Supplemental Debt Information
Bonds and Long Term Debt
(Dollars in Thousands)

Estimated 2025

Issue	Series	Original Issue	Average Interest Rate	Date Bonds Are First Callable	Final Maturity	Principal Balance Outstanding At June 30, 2025						
							2026	2027	2028	2029	Thereafter	
System Revenue Bonds:												
Systems revenue	2012	23,995	4.46%	6/1/2021	6/1/2041	3,100	843	840	840	840	-	
Systems revenue refunding	2016	33,815	4.93%	6/1/2026	6/1/2038	27,035	1,922	1,923	3,478	1,844	29,209	
Systems revenue refunding	2017	42,970	2.91%		6/1/2034	28,725	3,671	3,678	3,678	3,671	18,365	
Systems revenue A	2017A	24,260	2.58%		6/1/2038	17,145	1,572	1,568	1,563	1,568	14,128	
Systems revenue refunding	2020AB	112,725	4.39%		6/1/2044	107,445	8,832	8,825	8,829	8,927	117,608	
Systems revenue refunding	2021AB	21,355	1.91%		6/1/2031	14,685	2,917	2,916	2,903	2,899	3,979	
Systems revenue refunding	2024	29,555	3.45%		6/1/2038	29,555	3,238	3,714	3,714	3,712	25,708	
Systems revenue refunding	2025	29,995	3.40%		6/1/2037	29,995	2,184	4,408	2,842	4,492	26,688	
Sub total Systems Revenue Bonds		318,670				257,685	25,179	27,872	27,847	27,953	235,685	
SPEED Revenue Bonds:												
Systems revenue (SPEED)	2020	76,150	3.61%		8/1/2043	61,055	6,388	6,385	6,371	6,352	52,243	
Systems revenue (SPEED)	2024	28,420	3.80%		8/1/2042	25,995	3,445	3,442	3,439	3,434	22,032	
Sub Total SPEED Bonds		104,570				87,050	9,833	9,827	9,810	9,786	74,275	
Third Party Lease Revenue Bonds:												
Lease revenue refunding	2016	11,070	2.61%		6/1/2036	6,525	690	692	693	688	4,827	
Lease revenue refunding	2017	33,340	2.90%		6/1/2033	20,730	2,796	2,838	2,886	2,926	12,131	
Lease revenue	2020	46,780	2.80%		6/1/2044	39,415	2,704	2,704	2,703	2,705	40,547	
Lease revenue	2024	25,970	4.03%		6/1/2044	25,970	1,298	1,798	2,258	2,259	33,888	
Sub total Lease Revenue Bonds		117,160				92,640	7,488	8,032	8,540	8,578	91,393	
Total Revenue Bonds		\$ 540,400				\$ 437,375	\$ 42,500	\$ 45,731	\$ 46,197	\$ 46,317	\$ 401,353	
Certificates of Participation:												
Refunding Certificates of Participation (State)	2024	26,395	3.62%		9/1/2031	24,240	4,668	4,672	4,680	4,682	9,361	
		\$ 26,395				\$ 24,240	\$ 4,668	\$ 4,672	\$ 4,680	\$ 4,682	\$ 9,361	
Total Outstanding						\$ 461,615	\$ 47,168	\$ 50,403	\$ 50,877	\$ 50,999	\$ 410,714	

An aerial photograph of the Northern Arizona University campus, showing various buildings, parking lots, and a central courtyard. The image is overlaid with a semi-transparent blue filter. The university's name is centered in the image in a bold, sans-serif font.

**NORTHERN
ARIZONA
UNIVERSITY**

Annual Report on Commercial Long-Term Leases

Northern Arizona University

FY 2027 - 2030 Capital Improvement Plan

Prepared for the Arizona Board of Regents
University Governance and Operations Committee
September 11, 2025

Pursuant to ABOR Policy 7-207(B)(3), the universities shall at least annually report on the status of all executed long-term leases that are commercial in nature. Public private partnerships do not need to be included.

DATE SUBMITTED TO BOARD OFFICE: August 20, 2025

SENIOR UNIVERSITY OFFICIAL RESPONSIBLE FOR OVERSIGHT

Name and Title:	Bjorn Flugstad Senior Vice President, VP University Finance & Business Services
Contact Information:	Bjorn.Flugstad@nau.edu (928) 523-4240

LIST OF ALL COMMERCIAL LONG-TERM LEASES

1. Drury

1. Commercial Long-Term Lease Lessee Name: Drury

DESCRIPTION

Lease Stage (check one):	<input type="checkbox"/> New <input checked="" type="checkbox"/> Continue <input type="checkbox"/> Renew <input type="checkbox"/> Terminate
Property Name:	Drury Southwest
Property Address:	300 S Milton, Flagstaff, AZ 86001
Total Annual Lease Payment & Date of Last Payment (or Lessee Default):	Base Rent \$80,143.12 Percent Rent \$205,062.60 (based on gross sales 1/3/2024 – 1/1/2025) Date of last payment: 06/16/2025
Leasable Square Feet & Cost/Square Feet:	1.8 acres & N/A
Term Commencement & Expiration Dates:	8/1/2007 & 7/31/2037
Stipulations at End of Term:	Drury transfers to NAU
Board Approval Date:	April 2006
Type of Lease:	GL
Use of Space:	Hotel
Owner of Improvements:	Tenant
Tax Responsibility:	Tenant (as payment in lieu of taxes)
Policy Objective for Entering into Agreement:	The hotel/conference center project was a joint effort between NAU and the City of Flagstaff and was developed to fill the need for state-of-the-art meeting space in the Flagstaff area.
Subleasing Process to Support Objective for Entering into Agreement:	N/A: Lease was executed prior to the June 12, 2020 commercial leasing policy revisions
Non-Financial Requirements & Most Recent Reporting Date:	Lessee will develop an internship program for NAU students and assist HRM faculty for purposes of curriculum development by HRM. Ongoing reporting
Designee Responsibilities & Most Recent Action Date:	N/A
ABOR Responsibilities & Most Recent Action Date:	N/A
Comments/Unique Circumstances:	None

^{1/} G: Gross Lease where tenant is responsible for net sum of rent defined by landlord.
 MG: Modified Gross Lease where tenant is responsible for net sum or rent and proportionate share of CAM expenses after base year.
 N: Net Lease where tenant is responsible for rent and property taxes on space.
 NN: Double Net Lease where tenant is responsible for rent, property taxes, and insurance premium on space.
 NNN: Triple Net Lease where tenant is responsible of all operating costs (CAM, insurance, property tax) as well as rent fee.
 GL: Ground Lease where tenant is permitted and responsible for all improvement and operational costs and relevant taxes of a piece of land during the lease term.