

FY 2018

Capital Development Plan

Northern Arizona University

**EXECUTIVE SUMMARY****Item Name: FY 2018 Capital Development Plan (NAU)**

- Action Item
- Committee Recommendation to Full Board
- First Read of Proposed Policy Change
- Information or Discussion Item

**Issue:** Northern Arizona University requests approval of its FY 2018 Capital Development Plan (CDP), which includes one new project, the renovation and expansion of a Recital Hall. The CDP financial impact totals \$15 million.

**Previous Board Action**

FY 2018 2020 Capital Improvement Plan

September 2016

**Enterprise or University Strategic Plan**

- Empower Student Success and Learning
- Advance Educational Attainment within Arizona
- Create New Knowledge
- Impact Arizona
- Compliance
- Real property purchase/sale/lease
- Other:

**Statutory/Policy Requirements**

Pursuant to Arizona Board of Regents Policy Chapter 7-107, each university shall submit an annual Capital Development Plan for the upcoming fiscal year in accordance with the calendar approved by the President of the Board. The CDP may also be considered for revisions and include the addition of new projects, project budget adjustments, and deletion of projects.

Capital Development Plans are reviewed by the Business and Finance Committee and approved by the Board.

Approval of the CDP allows universities to complete design and planning in preparation for submitting individual projects for final approval by the Business and Finance Committee, with a final report to the full Board.

**Contact Information:**

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## EXECUTIVE SUMMARY

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### Project Justification/Description/Scope

Northern Arizona  
project:

\$15 million and includes one new

- Recital Hall

For this CDP, NAU has engaged in planning and design for the construction of a Recital Hall for academic use, as well as additional multi-functional performances. This project responds to a need to provide safe, reliable and high-quality space for NAU students to address aged facilities as well as promote student success and community engagement.

The primary institutional priorities supported by the project submitted for approval in the CDP include:

- **Student Success:** Promote high levels of student access, engagement, achievement, and affordability. A key strategy to achieve this goal is to improve student learning and achievement. Locating the Recital Hall adjacent Ardrey Auditorium and the Performing & Fine Arts building creates a robust Performing and Fine Arts Complex that is designed to  
  
the physical space.
- **Diversity, Civic Engagement, and Community Building:** Promote issues of diversity, civility, democracy, citizenship, and community engagement and collaboration. Foster programs linked to civic engagement. Promote community engagement. The College of Arts and Letters presented more than 400 events in the last year, attracting 80,000 people to campus. The College of Arts and Letters is one of the largest providers of cultural offerings to the university and community. Expanded and improved music facilities will not only positively impact NAU students, but will better serve the needs of the local community including our K12 education partners.

Additional detail on the proposed project can be found in the attached project justification report.

### Fiscal Impact and Financing Plan

The NAU FY 2018 CDP, if fully implemented, reflects a total cost of \$15 million.

Of the total amount, \$9.25 million will be financed using System Revenue Bonds.

**EXECUTIVE SUMMARY**

**EXECUTIVE SUMMARY**

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**EXHIBIT 1**

**Project Summary**

Project	Board Approval Status	Gross Square Footage	Project Cost	Amount Financed	Funding



**EXECUTIVE SUMMARY**

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**Arizona Board of Regents  
Northern Arizona University  
Capital Development Plan Project Justification Report  
Recital Hall  
(NAU Project Number: #09.371.162)**

**Previous Board Action**

Capital Improvement Plan FY18 FY20

September 2016

**Statutory / Policy Requirements**

ABOR Policy 7-109 requires Committee approval of new construction projects with a total project cost over \$10 million before contracts can be executed and construction can begin.

**Project Justification/Description/Scope**

This project encompasses the planning, design, and construction of a Recital Hall and the renovation of existing space in need of maintenance and repair, for the College of Arts and Letters, located between the Ardrey Memorial Auditorium and the Performing and Fine Arts building. Project components include a 250-seat recital hall, a choral rehearsal room, an instrumental rehearsal room, a choral library, an instrumental library, and a lobby space.

The construction includes 21,463 of new GSF for the Recital Hall and instrument rooms, and 5,400 GSF of renovation of the existing choral rooms, for a total of 26,863 of construction.

The completion of this project will solve existing acoustic and logistical problems that are impacting the quality of music education at NAU. As facilities continue to age, and student enrollment continues to increase, the gap in keeping up with the demand for use of NAU facilities and the quality of spaces continues to widen.

This project creates a Performing and Fine Arts Complex that wholly serves the needs of students and the northern Arizona community. This recital hall, in combination with the other performance venues on campus, will increase the stature and allure of NAU for prospective students, local audiences, faculty

will improve throughout the region, and recruitment of additional high quality students will be enhanced.

**EXECUTIVE SUMMARY**



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**EXECUTIVE SUMMARY**

**Capital Project Cost Estimate**

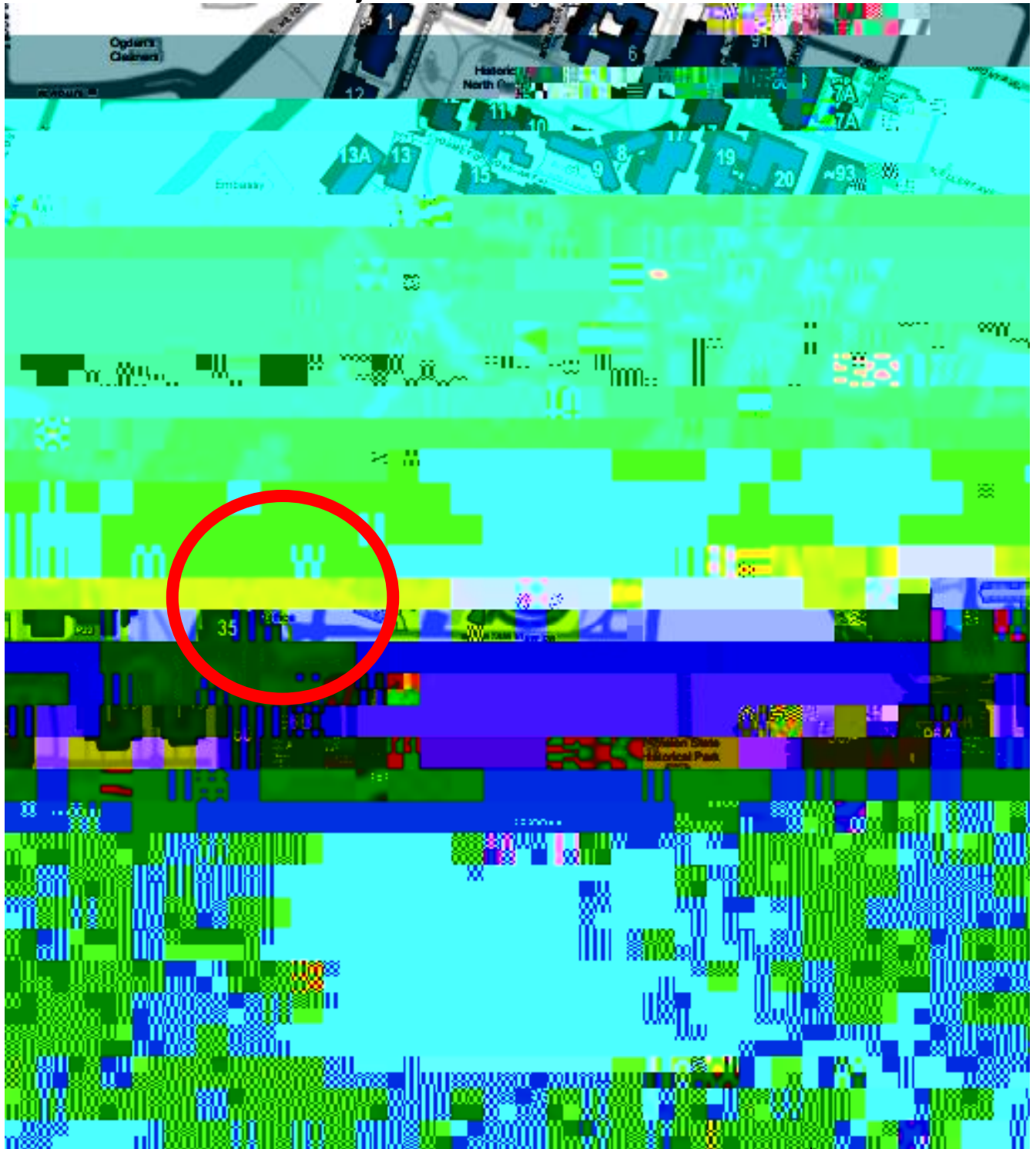
**University:** Northern Arizona University

**Project:** Recital Hall

	<b>Capital Development Plan</b>	<b>Project Approval</b>
Capital Costs		
1. Land Acquisition	\$ -	\$ -
2. Construction Cost		
A. New Construction	\$11,152,000	
B. Renovation		
C. Fixed Equipment		
D. Site Development (excl. 2.E.)		
E. Parking and Landscaping		
F. Utilities Extensions		
G. Other		
H. Inflation and Market Adjustment		
Subtotal Construction Cost	\$ 11,152,000	\$ -
3. Fees		
A. Construction Mgr		
B. Architect/Engineer <b>(14%)</b>	\$1,555,000	
C. Other		
Subtotal Consultant Fees	\$ 1,555,000	\$ -
4. FF&E Movable	\$139,700	
5. Contingency, Design Phase <b>(10.0%)</b>	\$155,000	
6. Contingency, Construction Phase <b>(9.0%)</b>	\$1,026,000	
7. Parking Reserve		
8. Telecommunications/Security Equip	\$180,000	
Subtotal Items 4-8	\$ 1,500,700	\$ -
9. Additional University Costs		
A. Surveys, Tests, Inspections, etc.	\$204,000	
B. Move-in Costs		
C. Printing Advertisement	\$34,000	
D. Commissioning	\$39,200	
E. 3rd Party Estimate, Audit	\$31,700	
F. Project Management Cost <b>(3%)</b>	\$436,900	
G. State Risk Mgmt Insurance <b>(0.34%)</b>	\$46,500	
Subtotal Additional University Costs	\$ 792,300	\$ -
<b>TOTAL CAPITAL COST</b>	<b>\$ 15,000,000</b>	<b>\$ -</b>

**EXECUTIVE SUMMARY**

**Project Location: Recital Hall**



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