

## 8. COST INDEXING FOR CONSTRUCTION AT NORTHERN ARIZONA UNIVERSITY

The following construction considerations for building at Flagstaff have been reviewed and cost allowances have been made directly to the Flagstaff database matrices:

### A. Climatic Conditions:

1. The building season is limited to mid-April to mid-October for earthwork. Enclosure by mid-October due to winter conditions.
2. There are special construction requirements, heavier pavement sections, 40 PSF snow loading, pitched roofs due to severe weather conditions.

### B. Soil Conditions:

Generally include expansive clays and rock, resulting in a need for driven piles or drilled caisson, over excavation and fill and excessive rock excavation.

### C. Subcontract Bonding:

1. Subcontractors are required to be 100% bonded if work exceeds \$100,000.
2. Since local contractors have difficulty obtaining bonding for major projects, participation by general contractors from outside the Flagstaff area is necessary.

### D. Distance from Major Supply Sources:

Phoenix is approximately 2-1/2 hours away.