

UAF Construction in Progress 5.A.1

TITLE	TPC AUTHORITY *	TPC FUNDED	EXP/ENC **	STATUS/CONSIDERATIONS
Campus Wide Exterior Building Entry Upgrades	1,425,000	1,425,000	1,341,160	Substantially Complete
Campus Wide Interior Hardware Upgrade	1,997,000	1,997,000	1,878,606	Substantially Complete
Chukchi Campus Fire Alarm and Restroom Renewal	1,100,000	1,100,000	54,206	Design Stage
Duckering Fire Alarm Replacement	1,407,325	1,407,325	1,173,653	Design Stage
Fine Arts Salisbury Theater Code Corrections Phase 2	3,070,500	3,070,500	343,831	Design Stage
Fire and Emergency Services Training and Education Facility	72,000,000	525,000	124,778	On Hold, Pending Funding
Kuskokwim Campus Health Sciences Renovation	2,230,000	2,230,000	2,192,387	Substantially Complete
Museum Planetarium Addition	9,090,850	9,119,210	8,844,781	Construction in Progress
Northwest Campus Foundation Replacement	1,210,500	1,210,500	346,790	On Hold, Pending Funding
Patty Center Pool Code Corrections	8,200,000	8,200,000	1,017,695	Design Stage
Rasmuson Library Archives Vault	2,000,000	2,000,000	122,358	Design Stage
Seward Marine Center Vessel Operations Infrastructure	103,000,000	1,553,000	881,289	On Hold, Pending Funding
Troth Yeddha' Indigenous Studies Center And Park	53,000,000	3,820,812	3,059,576	On Hold, Pending Funding
University Park Nanook Child Care	10,000,000	10,082,077	840,470	Design Stage
Grand Total	269,731,175	47,740,424	22,221,580	
* Total project costs could change over time dependent upon changes to project scope and funding availability.				
** Expenditures and encumbrances are current through September 22, 2025.				
Note: This project listing represents those with an estimated total project cost in excess of \$500,000 for community campuses and \$1,000,000 for the Troth Yeddha' main campus in accordance with BOR Policy P05.12.075. Other projects that do not meet these dollar thresholds are not listed.				

Lease, Joint Use, Debt and Rental 5.B.1
Percentage of Total MAU Utilized Space that is Leased Off Campus
Off Campus Leased Space Expiring Within Next 24 Months and Actions at Expiration

Lessor	Off Campus Lease Description	Building Number	City	FY25 Annual Payments	Square Feet	Effective Date	Lease Expiration	Action on Leases Expiring in the Next 24 Months
Southeast Conference	ACEP Juneau Space	FL103	Juneau	\$2,700	121	10/01/24	09/30/29	
SkyKing Investments	ACUASI - Skyking	FL196	Fairbanks	\$34,961	3,000	06/01/21	09/20/25	Terminated early - 9/20/25
ADD Investments	ACUASI Palmer Hangar	FL138	Palmer	\$83,214	3,400	05/06/24	05/05/29	
Unalaska City School Dist.	Alternative School Building	FL141	Unalaska	\$10,356	1,466	05/05/23	06/30/26	Auto Annual Renewal
City of Bethel	Bethel Teen Center	FL086	Bethel	\$0	4,268	04/11/23	06/30/25	Terminated at the end of FY25
712 W 12th Street LLC	CES 712 W 12th Street office space	FL189	Juneau	\$56,716	2,080	11/01/18	10/31/25	3 one-year extensions remain
S&S Center	CES Doors & Windows Building	FL110	Soldotna	\$40,986	2,300	07/01/23	06/30/28	
Jarvis Properties, LLC	CES Office Space	FL104	Delta	\$6,908	744	12/22/08	12/31/25	2 of 3 annual one-year extensions remain
San Jose State University	CFOS Moss Landing Marine Lab	FL257	Moss Landing, CA	\$26,880	293	07/01/19	06/30/28	
North Pacific Research Board	CFOS/Sea Grant Office Space	FL178	Anchorage	\$51,800	2,683	11/01/12	10/31/27	
Stroeker Foundation	Key Bank Center	FL129	Fairbanks	\$50	50	01/01/23	12/31/25	Auto Annual Renewal
Tundra Mgmt/Nordic Calista	MAPTS/CES Nordic Calista Building Space	FL092	Anchorage	\$95,472	5,200	06/01/20	05/31/26	Decision not yet made about a new lease.
NACTEC	NWC NACTEC FUA	FL105	Nome	\$0	7,516	09/14/23	09/14/26	Can extend on mutual agreement
SAVEC	SAVEC - Bristol Bay Campus	FL119	Naknek	\$9,000	330	09/25/23	10/01/29	
Tongass Federal Credit Union	Sea Grant Office Space	FL188	Petersburg	\$10,834	500	07/14/22	07/14/27	
FNSBSD	UAF CTC Hutchison Institute of Technology	FL125	Fairbanks	\$342,211	50,334	07/01/04	06/30/26	Auto Annual Renewal. Note: all payments are M&O actuals based on pro-rata share of building costs.
Fairbanks Pipeline Training Center Trust	UAF CTC Process Technology & Environmental Safety	FL193	Fairbanks	\$255,787	12,252	12/01/14	06/30/25	New agreement for FY26 decreased SF and extended term
Grand Total				\$1,027,873	96,537			

FY24* Facilities Inventory Total UAF Square Footage (non-lease):	4,146,966
D(1)(a) - Total Percentage UAF Utilized Space Leased:	2.33%

*At the time of this publication, the FY25 Facilities Inventory is not yet complete.

Lease, Joint Use, Debt and Rental 5.B.1
Building and Space Leased to Third Parties
Third Party Leased Space Expiring Within Next 24 Months and Action at Expiration

Building Name	Lessee	City	FY25 Annual Payments	Square Feet	Renewals through	Expiration	Notes
Administrative Classroom Building (CC101)	Native Village of Kotzebue	Kotzebue	\$19,908	602	9/11/26	9/11/26	
Arctic Health Research Building	Cellco Partnership d/b/a Verizon Wireless	Fairbanks	\$45,502	n/a	8/31/43	8/31/28	
Aurora Warehouse	Fairbanks North Star Borough	Fairbanks	\$162,001	16,538	6/30/26	6/30/25	
Barnette Parking Garage	State of Alaska, DOT	Fairbanks	\$21,435	39 spaces	NA	12/13/24	Terminated 12/14/2024
Constitution Hall	Campus Barbershop	Fairbanks	\$9,143	260	8/19/26	8/19/26	
Ecotrust/CES Sublease (FL189)	Ecotrust	Juneau	\$6,000	155	NA	10/31/25	Sublease on a payable lease - month to month. UAF plans to renew lease to 10/31/26.
Elvey Building Annex	GeoNorth Information Systems, LLC	Fairbanks	\$14,004	333	6/30/26	6/30/26	
Emily Ivanoff Brown Building	Kawerak, Inc	Nome	\$17,730	455	6/30/2025	6/30/2025	
Joseph E. Usibelli Engineering Learning & Innovation Building	Arctic Ennergy Office	Fairbanks	\$29,221	630	12/31/2031	12/31/2026	
Kodiak Seafood Marine Science Center	Blue Evolution	Kodiak	\$3,150	110	12/1/2025	11/23/2025	Terminating 11/23/25
Kodiak Seafood Marine Science Center	Kodiak Regional Aquaculture Association	Kodiak	\$8,946	248	7/31/29	7/31/27	
Kodiak Seafood Marine Science Center	Alaska Coastal Observations and Research	Kodiak	\$7,332	201	6/30/26	6/30/26	
Kodiak Seafood Marine Science Center	Frontier Chemical	Kodiak	\$9,910	295	8/31/25	8/31/25	
Margaret Wood Building	Bristol Bay Native Corporation	Dillingham	\$34,200	2,070	NA	11/23/2024	Short term (2-week agreement)
Margeret Wood Building	State of Alaska, DoA	Dillingham	\$11,169	286	3/15/2029	3/14/26	
Matanuska Experiment Farm (MV101)	SoA Fish & Game	Palmer	\$52,695	3,072	4/30/28	4/30/28	
Moore Hall (Cellular Antennas)	The Alaska Wireless Network, LLC (GCI)	Fairbanks	\$25,222	20	10/14/27	10/14/27	
Northwest Campus (NW002/NW007)	UT Battelle	Nome	\$0	1,060	NA	8/31/24	Ended with term end date. No FY25 Payments.
Northwest Campus (NW002/NW007/NW008)	Korea Polar Research Institute	Nome	\$10,700	1,099	9/30/29	9/30/29	
Orca Building	Independent Living Center, Inc.	Seward	\$27,000	1,290	12/31/25	12/31/2025	
Orca Building	State of Alaska	Seward	\$40,006	1,350	1/31/27	1/31/2026	
Orca Building	Pam's Bookkeeping	Seward	\$16,821	646	9/31/26	9/30/2026	
Orca Building	Prism Optical	Seward	\$9,301	374	1/31/2027	1/31/2027	
Orca Building	Chugachmiut, Inc.	Seward	\$176,219	8,513	NA	3/31/2025	Terminated 3/31/2025
Orca Building	Rachel Costin	Seward	\$7,919	324	7/31/2028	7/31/2026	
Orca Building	Seward Prevention Coalition	Seward	\$13,478	1,711	2/28/2029	2/28/2028	Start date March 1, 2025
Syun Ichi Akasofu	National Weather Service	Fairbanks	\$238,194	6,000	10/31/40	10/31/30	
Tok Center (FS007)	Tanacross, Inc	Tok	\$1,729	122	6/30/30	6/30/2025	
Wood Center	Denali State Bank	Fairbanks	\$600	10	6/30/2033	6/30/2028	
Grand Total			\$1,019,535	47,774			

FY24* Facilities Inventory Total UAF Square Footage (non-lease):	4,146,966
D(1)(c) - Total Percentage UAF Owned Space Leased to Third Party:	1.15%

*At the time of this publication, the FY25 Facilities Inventory was not yet complete.

Non-UA Owned and Non-UA Occupied Facilities

UAF does not have any non-UA owned **and** non-UA occupied facilities situated on its educational property. However, UAF does have non-UA owned facilities which are shared occupancy with the following agencies:

City	Third Party	Expiration	Renewals through	Type of Agreement(s)
Fairbanks	State of Alaska Virology Lab	9/30/2030	9/30/2050	Land Lease and Collaborative Research, Maintenance and Operating Agreement

UAF Debt Service Schedule
Appendix 5.C.1

Category / Description	Debt Principal Amount Outstanding ^[2]	FY25 ^[3]	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
Current Debt												
SERIES S - Def Maint II & Multiple Refinancings	\$ 8,040,000	1,708	1,431	43	43	43	43	284	35	291	288	289
SERIES T - Central Heating and Power Plant (CHPP) G.O.B.	\$ 53,940,000	4,896	2,434	-	-	-	-	-	-	-	-	-
SERIES U - Central Heating and Power Plant (CHPP) M.B.B	\$ 75,475,000	5,590	3,273	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013
SERIES V - Engineering Building and Re-Finance N, O	\$ 29,175,000	2,413	2,412	2,413	2,416	2,123	2,118	2,121	2,121	2,118	2,118	2,121
SERIES W - Refinance Series P, Q, R	\$ 33,500,000	3,284	3,417	3,418	3,419	4,659	5,002	4,623	5,410	5,008	-	-
SERIES THREE - Refinance Series S, T, U, Capital Lease ^[4]	\$ -	-	4,501	11,234	11,222	10,267	9,934	9,680	9,101	8,848	9,724	9,725
Sub-Total: Debt Service on Current Debt Issues	\$ 200,130,000	\$ 17,892	\$ 17,469	\$ 18,121	\$ 18,113	\$ 18,105	\$ 18,109	\$ 17,720	\$ 17,680	\$ 17,279	\$ 13,142	\$ 13,148
Capital Lease												
UAF Student Dining Facility Base Rent Payments ^[1]	\$ 20,245,000	1,382	1,133	434	434	434	434	434	1,261	1,259	381	381
Sub-Total: Current Debt and Capital Lease Pmts	\$ 20,245,000	\$ 19,275	\$ 18,601	\$ 18,555	\$ 18,547	\$ 18,539	\$ 18,543	\$ 18,154	\$ 18,941	\$ 18,538	\$ 13,523	\$ 13,529
Projects with Anticipated Debt Funding												
None	\$ -	-	-	-	-	-	-	-	-	-	-	-
Sub-Total: Debt Service on Anticipated Debt Issues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL Debt Service and Long-Term Leases	\$ 220,375,000	\$ 19,275	\$ 18,601	\$ 18,555	\$ 18,547	\$ 18,539	\$ 18,543	\$ 18,154	\$ 18,941	\$ 18,538	\$ 13,523	\$ 13,529

^[1] Student Dining Facility total Lease payment includes "Base Rent" portion to cover debt service and "Additional Rent" portion to cover leaseholder costs, which ran about \$64,500 in FY18 plus 3% increase thereafter. The additional rents portion is considered a contractual service paid by Dining Services, not debt service, and is therefore not included in this table.

^[2] Outstanding balance, in dollars, to start FY25 (July 1, 2024).

^[3] Amounts are debt payments (principal + interest) in thousands of dollars.

^[4] 2025 Series Three issued in July of 2025 to refinance prior debt; it is displayed here to show its effect on debt service commitments in FY26 and beyond.