

Section 5. Facilities Snapshot

A. Construction in Progress

Appendix 5.A.1 UAF Construction in Progress (Fairbanks campus: projects over \$1,000,000; community campus: projects over \$500,000)

As of September 2025, UAF construction in progress totaled \$47.4 million in funded total project cost, and of that total, \$22.2 million has been expended or encumbered (46%). Two major projects were completed and closed out in FY25: Moore and Bartlett Hall Modernization and the Rasmuson Student Success Center. For the year ending in September 2025, the largest funded projects underway are the Patty Center Code Corrections, University Park Childcare Facility and the Museum Planetarium Addition. Current and on-going projects as of September 2025 include:

- Patty Center Code Corrections (\$8.2 million funded, \$1.6 million anticipated funding pending project approval): The Patty Center Pool is host to multiple communities, high schools and NCAA-sanctioned collegiate events, recreational activities and classes. The highly utilized 60-year-old pool has been well maintained but requires renewal to address a variety of issues including a lack of ventilation air exchanges, and a lack of a vapor barrier in the exterior wall, leading to mold growth and structural damage. The immediate code correction and renewal needs of the project will be the installation of a new ventilation system sized to Alaska-specific regulations, the renewal of the exterior wall with a proper vapor barrier, and the installation of an emergency egress path on the north side of the building. If funds allow, the pool filtration system will be replaced. The project will reduce the deferred maintenance backlog in the pool. Work is scheduled to be complete by the end of 2026
- University Park Childcare Center (\$10.0 million): The University Park Building will be renewed and repurposed to provide critical childcare needs, supporting UAF students, staff and faculty and removing a barrier to accessing University programs and workforce opportunities. This will help UAF be a more competitive employer in the region and support family-friendly practices for employees and students with expanded services and capacity. A portion of the project will help reduce the deferred maintenance backlog in the building. Work is scheduled to be complete by the end of 2026.
- Museum Planetarium Addition (\$9.1 million): UAF is constructing a planetarium as an addition to the UA Museum of the North (UAMN) for teaching, research and community outreach. The space will support existing UAF programs in astronomy, geophysics and the Aurora while serving the growing tourism industry that now accesses the UAMN year-round. This project is primarily funded by a \$7.4 million anonymous private donation, the single largest gift ever received in UAF's history. Work is scheduled for completion in February 2026.

B. Lease, Joint Use, Debt and Rental

Appendix 5.B.1 Lease, Joint Use, Debt and Rental

UAF leased space accounts for 2.33% of total UAF square footage, totaling 96,537 square feet. Annual lease payments total just over \$1 million dollars.

As of FY25, four off-campus leases remain in the Fairbanks area: \$342,211 for the CTC Hutchison Institute of Technology and represents UAF's pro-rata share of building M&O costs; \$255,787 for the CTC Process Technology program at the Fairbanks Pipeline Training Center; \$34,961 for the ACUASI Hangar space, and \$50 for the Stroecker Foundation in the Key Bank Center.

Third Party Leased Space

UAF-owned space leased to third parties totals roughly \$1 million in annual revenues. UAF has a special arrangement with the State to share the State of Alaska Virology Lab, a non-UA owned facility located on UA property.

C. UAF Debt Service

Appendix 5.C.1. UAF Debt Service Schedule –Annual listing of all debt payments and the term of the debt (FY25 to FY35).

Current Debt Issues

UAF's most significant debt service (D/S) obligations include the CHPP, DM, and the Engineering and Murie buildings. These four together represent over three quarters of UAF's total debt. Deferred maintenance is a significant factor because it represents borrowing to address current infrastructure, which then reduces UAF's ability to maintain existing infrastructure in future years.

The D/S obligation in FY25 is \$19.3 million. It was scheduled to remain at this level through FY33, but will drop to \$18.7 million in FY26 due to a refinancing opportunity with Alaska Municipal Bond Bank (AMBB) that refinanced Series S, T, and U along with partial refinancing of the 2012 capital loan for the dining addition to UAF Wood Center. Series W, the 2020 refinancing that stabilized UAF debt at \$19.3 million, retires in FY33, meaning total current debt will decline by \$5 million in FY34.

The D/S Schedule, Appendix 5.C.1, displays UAF's current and proposed debt obligations over the next decade. The FY25 commitment of \$19.3 million is roughly 6.4% of UAF's unrestricted revenues.

Long-Term Capital Leases

UAF opened its new dining facility during fall semester 2014 (FY15), and financed the project through a public-private partnership (P3). UAF's financial obligation on this facility is limited to a 30-year lease agreement, after which time UAF will own the building. Lease payments began in FY15 and are approximately \$1.4 million annually.

UAF is exploring a housing modernization project to replace the aging infrastructure for employee, family and traditional student housing on the Troth Yeddha' campus. Financing for this project may involve some form of debt service, but discussions are still in the early stages and specifics have not yet been determined. This is a high priority for UA in order to retain and encourage strong enrollment into the future.

UAF is coordinating with the rest of the University of Alaska system on a long-term debt strategy to better meet the deferred maintenance needs of the system's infrastructure. Discussion is ongoing in this area.

D. Facilities Strategy

UAF's facilities strategy for FY26 emphasizes adaptability and resilience. Alaska's climate, aging infrastructure and limited funding mean the university must be nimble in how it cares for buildings and plans for growth. This year, the emphasis is on how investments are sequenced and leveraged to meet changing needs.

On the ground, that means tackling renewal projects in ways that also modernize space. Recent building-automation upgrades are lowering energy costs on Troth Yeddha', while new fire alarm and life-safety upgrades demonstrate how essential system replacements also extend the life and usability of academic facilities. At the same time, smaller but critical fixes, from student housing roof repairs to Patty Center pool improvements, keep heavily used facilities operational while larger projects move through planning and funding cycles.

Strengthening the operational backbone is another focus. Facilities is leaning on better data such as condition assessments and work-order analytics to guide where limited dollars go first, avoid surprises and support transparent capital planning. Just as important is investing in the people who maintain the campus: internships, mentoring and succession planning are building stability as experienced staff retire in a competitive labor market.

Finally, UAF is positioning itself for opportunities that extend beyond state funding. For FY27 the focus is student housing: replacing outdated beds with modern units, addressing life-safety and building-systems needs, and ensuring that facilities match what today's students expect. Planning is underway for new housing on Troth Yeddha' that will improve accessibility, comfort and efficiency, while also bolstering recruitment and retention. UAF is evaluating delivery options, from phased construction to developer-led partnerships, to move quickly without over-extending university resources.