

**UAF Construction in Progress 5.A.1**

<b>TITLE</b>	<b>TPC AUTHORITY *</b>	<b>TPC FUNDED</b>	<b>EXP/ENC **</b>	<b>STATUS/CONSIDERATIONS</b>
Troth Yeddha' Indigenous Studies Center And Park	40,000,000	1,706,070	1,558,988	Design Stage/Awaiting Funding
Bartlett & Moore Hall Modernization & Renewal	32,500,000	32,500,000	30,046,170	Construction in Progress
Fire and Emergency Services Training and Education Facility	32,000,000	525,000	396,998	Preliminary Planning/Awaiting Funding
Rasmuson Library Student Success Center	9,000,000	9,000,000	7,069,913	Construction in Progress
Museum Planetarium Addition	7,294,957	608,360	561,838	Preliminary Planning/Awaiting Funding
Nenana Airport ACUASI Hangar	3,300,000	3,300,000	3,020,790	Construction in Progress
Patty Center Pool Code Corrections	2,700,000	2,700,000	54,779	Preliminary Planning
Fine Arts Salisbury Theater Code Corrections Phase 2	2,100,000	1,900,000	-	Preliminary Planning / Phase 1 in Progress
Kuskokwim Campus Health Sciences Renovation	2,040,000	2,040,000	225,342	Design Stage
Campus Wide Interior Hardware Upgrade	1,997,000	1,997,000	1,411,024	Construction in Progress
Campus Wide Exterior Building Entry Upgrades	1,565,000	1,565,000	1,186,449	Construction in Progress
Duckering 241 Rare Earth Minerals Lab Renovations	1,500,000	1,500,000	1,200,478	Design Stage
MBS Complex Medium Voltage Feeder Replacement	1,450,000	1,405,000	1,384,418	Construction in Progress
Utilities Hess Village Sanitary Sewer	1,431,000	1,431,000	1,347,759	Construction in Progress
Duckering Fire Alarm Replacement	1,081,000	1,081,000	285,751	Design Stage
University Park South Wing Roof Replacement	1,072,077	1,072,077	137,916	Design Stage
Campus Wide Sustainable Native Art Studios Renovation	950,000	950,000	789,500	Construction in Progress
Northwest Campus ADA Ramp & Boardwalk Repairs	855,879	855,879	217,573	Design Stage
Bristol Bay Campus Exterior Improvements	352,738	352,738	111,168	Design Stage
Master Plan Updates CRCD And CTC FY23	335,000	335,000	335,891	Preliminary Planning
<b>Grand Total</b>	<b>143,524,651</b>	<b>66,824,124</b>	<b>51,342,745</b>	
* Total project costs could change over time dependent upon changes to project scope and funding availability.				
** Expenditures and encumbrances are current through September 30, 2023.				
<b>Note:</b> This project listing represents those with an estimated total project cost in excess of \$250,000 for community campuses and \$1,000,000 for UAF 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:

D(1)(a) Percentage of Total MAU Utilized Space that is Leased Off Campus

D(1)(b) Off Campus Leased Space Expiring Within Next 24 Months and Actions at Expiration

Lessor	Off Campus Lease Description	Building Number	City	FY23 Annual Payments	Square Feet	Effective Date	Lease Expiration	Action on Leases Expiring in the Next 24 Months
S&S Center	CES Doors & Windows Building	FL110	Soldotna	\$35,880	2,300	08/28/95	6/30/28	Executed a new lease in the space for FY24.
Unalaska City School Dist.	IA-C Aleutian Learning Center	FL141	Unalaska	\$10,350	700	07/01/96	7/1/23	FY24 brought a new agreement with increased square footage in a different building.
FNSBSD	UAF CTC Hutchison Institute of Technology	FL125	Fairbanks	\$302,379	50,334	07/01/04	6/30/23	Auto Annual Renewal
Jarvis Properties, LLC	CES Office Space	FL104	Delta	\$6,739	390	12/22/08	12/31/24	3 one year extensions remain
San Jose State University	CFOS Moss Landing Marine Lab	FL257	Moss Landing, CA	\$26,880	25	07/01/19	6/30/23	Working on extension. In holdover currently.
North Pacific Research Board	CFOS/MAP Office Space	FL178	Anchorage	\$48,957	2,683	11/01/12	10/31/27	Extended for 5 years in a mod
Petersburg Indian Association	CFOS/MAP Office Space	FL188	Petersburg	\$10,834	500	04/01/16	7/14/27	Most recent FUA executed 7/14/22; auto extended
Fairbanks Pipeline Training Center Trust	UAF CTC Process Technology & Environmental Safety	FL193	Fairbanks	\$260,067	12,252	12/01/14	11/30/23	Working on updated agreement.
712 W 12th Street LLC	CES 712 W 12th Street office space	FL189	Juneau	\$52,416	2,080	11/01/18	10/31/23	4 one year extensions remain.
City of Bethel	Bethel Teen Center	FL086	Bethel	\$0	4,268	7/1/2015	6/30/2033	New agreement as of April 11, 2023
Tundra Mgmt/Nordic Calista	MAPTS/CES Nordic Calista Building Space	FL092	Anchorage	\$94,168	5,200	6/1/2020	5/31/2024	Space increased December 2022; have two 1-year extensions remaining.
SkyKing Investments	ACUASI - Skyking	FL196	Fairbanks	\$33,279	3,000	6/1/2021	5/31/2024	Auto extended to 2027 through 1-year extensions
Stroecker Foundation	Key Bank Center	In process	Fairbanks	\$50	50	1/1/2023	12/31/2024	Auto renewals
<b>GRAND TOTAL</b>				<b>\$881,999</b>	<b>83,782</b>			

FY22* Facilities Inventory Total UAF Square Footage (non-lease):	3,928,349
D(1)(a) - Total Percentage UAF Utilized Space Leased:	2.13%

\*At the time of this publication, the FY23 Facilities Inventory is not yet complete.

Lease, Joint Use, Debt and Rental:

D(1)(c) Building and Space Leased to Third-Parties

D(1)(d) Third Party Leased Space Expiring Within Next 24 Months and Action at Expiration

Building Name	Lessee	City	FY23 Annual Payments	Square Feet	Renewals through	Expiration	Notes
Orca Building	Independent Living Center, Inc.	Seward	\$26,400	1,290	12/31/25	12/31/24	Renew, unless UAF needs the space
Orca Building	State of Alaska	Seward	\$40,006	1,350	1/31/27	1/31/24	Renew, unless UAF needs the space
Orca Building	Pam's Bookkeeping	Seward	\$15,855	646	9/31/26	9/30/26	Renew, unless UAF needs the space
Orca Building	Prism Optical	Seward	\$8,998	390	8/30/23	8/30/23	Renew, unless UAF needs the space - Land Management working on agreement
Orca Building	Chugachmiut, Inc.	Seward	\$181,363	7,350	2/4/24	2/4/24	Renew, unless UAF needs the space
Kodiak Seafood Marine Science Center	Blue Evolution	Kodiak	21,337,22	110	12/1/2023	12/1/2023	Plan to renew; payments reflect FY20-FY23 payments (catch up)
Constitution Hall	Campus Barbershop	Fairbanks	\$4,608	200	Auto Annual	6/30/24	Renew
Barnette Parking Garage	State of Alaska, DOT	Fairbanks	\$43,678	39 spaces	7/31/28	7/31/24	Renew, unless UAF needs the space
Aurora Warehouse	Fairbanks North Star Borough	Fairbanks	\$155,710	16,538	6/30/26	6/30/24	Renew, unless UAF needs the space
Margeret Wood Building	State of Alaska, DoA	Dillingham	\$11,725	286	2/28/2029	2/29/24	Renew, unless UAF needs the space
Syun Ichi Akasofu	National Weather Service	Fairbanks	\$230,878	6,000	10/31/40	10/31/30	Renew
Matanuska Experiment Farm (MV117/MV112/MV101/MV128)	State of Alaska, Div of Ag	Palmer	\$5,838	1,763	6/30/26	6/30/24	Renew through end of grant
Matanuska Experiment Farm (MV101)	SoA Fish & Game	Palmer	\$49,136	3,072	4/30/28	4/30/28	SF updated May 2023
Northwest Campus (NW002/NW007/NW008)	Korea Polar Research Institute	Nome	\$10,200	1,099	9/30/24	9/30/24	Renew, unless UAF needs the space
Ecotrust/CES Sublease (FL189)	Ecotrust	Juneau	\$6,000	155	5/17/22	10/31/24	Sublease on a payable lease
Wood Center	Wells Fargo	Fairbanks	\$2,500	ATM	NA	11/30/22	Cancelled and ended 11/30/2022
Northwest Campus (NW002/NW007)	UT Battelle	Nome	\$10,200	1,060	8/31/24	8/31/24	Renew, unless UAF needs the space
Kodiak Seafood Marine Science Center	Kodiak Regional Aquaculture Association	Kodiak	\$9,702	462	7/31/23	7/31/23	FY24 agreement to decrease SF and renew 2 years.
Elvey Building Annex	GeoNorth Information Systems, LLC	Fairbanks	\$38,850	1,500	6/30/24	6/30/24	Renew, unless UAF needs the space
Kodiak Seafood Marine Science Center	Alaska Coastal Observations and Research	Kodiak	\$5,954	233	6/30/24	6/30/24	Renew, unless UAF needs the space
Joseph E. Usibelli Engineering Learning & Innovation Building	Arctic Energy Office	Fairbanks	\$29,221	630	12/31/2031	12/31/2026	Renew
Yupik Language Center	Kuskokwim River Inter-Tribal: Fisheries Commis	Bethel	\$6,946	208	NA	5/5/2023	Cancelled and ended 5/5/23
Nerland Hall	Fountainhead	Fairbanks	\$131,368	44,340	NA	9/15/2022	Summer only; ended with term
Arctic Health Research Building	Cellco Partnership d/b/a Verizon Wireless	Fairbanks	\$40,863	n/a	8/31/28	8/31/23	Renew - Land Management working on agreement
Moore Hall (Cellular Antennas)	The Alaska Wireless Network, LLC (GCI)	Fairbanks	\$23,329	20	10/14/22	10/14/22	Renew - Land Management working on agreement
<b>GRAND TOTAL</b>			<b>\$1,089,326</b>	<b>88,702</b>			

FY22* Facilities Inventory Total UAF Square Footage (non-lease):	3,928,349
D(1)(c) - Total Percentage UAF Owned Space Leased to Third Party:	2.26%

\*At the time of this publication, the FY23 Facilities Inventory was not yet complete.

D(1)(e) 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	through	Type of Agreement(s)
Fairbanks	Cold Climate Housing Research Center	1/31/2025	1/31/2055	Land Lease and Joint Use Agreement
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 <sup>[2]</sup>	FY23 <sup>[3]</sup>	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33
<b>Current Debt</b>												
SERIES S - Def Maint II & Multiple Refinancings	\$ 10,555,000	1,571	1,706	1,708	1,579	1,577	1,579	631	289	292	289	291
SERIES T - Central Heating and Power Plant (CHPP) G.O.B.	\$ 58,125,000	4,895	4,896	4,896	4,900	4,898	4,895	4,896	4,900	4,896	4,895	4,896
SERIES U - Central Heating and Power Plant (CHPP) M.B.B.	\$ 79,370,000	5,590	5,588	5,590	5,588	5,590	5,586	5,586	5,590	5,586	5,587	5,588
SERIES V - Engineering Building and Re-Finance N, O	\$ 31,655,000	2,935	2,417	2,413	2,412	2,413	2,416	2,123	2,118	2,121	2,121	2,118
SERIES W - Refinance Series P, Q, R	\$ 37,870,000	2,909	3,280	3,284	3,417	3,418	3,419	4,659	5,002	4,623	5,410	5,008
<b>Sub-Total: Debt Service on Current Debt Issues</b>	<b>\$ 217,575,000</b>	<b>\$ 17,900</b>	<b>\$ 17,887</b>	<b>\$ 17,892</b>	<b>\$ 17,896</b>	<b>\$ 17,896</b>	<b>\$ 17,896</b>	<b>\$ 17,895</b>	<b>\$ 17,898</b>	<b>\$ 17,518</b>	<b>\$ 18,302</b>	<b>\$ 17,901</b>
<b>Capital Lease</b>												
UAF Student Dining Facility Base Rent Payments <sup>[1]</sup>	\$ 21,465,000	1,382	1,384	1,382	1,382	1,379	1,375	1,375	1,378	1,374	1,373	1,371
<b>Sub-Total: Current Debt and Capital Lease Pmts</b>	<b>\$ 21,465,000</b>	<b>\$ 19,282</b>	<b>\$ 19,272</b>	<b>\$ 19,275</b>	<b>\$ 19,278</b>	<b>\$ 19,275</b>	<b>\$ 19,271</b>	<b>\$ 19,271</b>	<b>\$ 19,277</b>	<b>\$ 18,891</b>	<b>\$ 19,675</b>	<b>\$ 19,272</b>
<b>Projects with Anticipated Debt Funding</b>												
None	\$ -	-	-	-	-	-	-	-	-	-	-	-
<b>Sub-Total: Debt Service on Anticipated Debt Issues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL Debt Service and Long-Term Leases</b>	<b>\$ 239,040,000</b>	<b>\$ 19,282</b>	<b>\$ 19,272</b>	<b>\$ 19,275</b>	<b>\$ 19,278</b>	<b>\$ 19,275</b>	<b>\$ 19,271</b>	<b>\$ 19,271</b>	<b>\$ 19,277</b>	<b>\$ 18,891</b>	<b>\$ 19,675</b>	<b>\$ 19,272</b>

<sup>[1]</sup> 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.

<sup>[2]</sup> Outstanding balance to start FY23 (July 1, 2022).

<sup>[3]</sup> Amounts in thousands.