

UAF Construction in Progress 5.A.1

TITLE	TPC AUTHORITY *	TPC FUNDED	EXP/ENC **	STATUS/CONSIDERATIONS
Bartlett & Moore Hall Modernization & Renewal	32,500,000	32,500,000	32,167,547	Substantially Complete
Campus Wide Exterior Building Entry Upgrades	1,565,000	1,565,000	1,305,535	Construction in Progress
Campus Wide Interior Hardware Upgrade	1,997,000	1,997,000	1,763,485	Construction in Progress
Duckering 241 Rare Earth Minerals Lab Renovations	1,500,000	1,500,000	1,485,607	Substantially Complete
Duckering Fire Alarm Replacement	1,081,000	997,325	286,068	Design Stage
Fine Arts Salisbury Theater Code Corrections Phase 2	2,100,000	2,070,500	400	Preliminary Planning/Awaiting Funding
Fire and Emergency Services Training and Education	72,000,000	525,000	514,042	Preliminary Planning/Awaiting Funding
Kuskokwim Campus Health Sciences Renovation	2,230,000	2,230,000	1,933,615	Construction in Progress
Museum Planetarium Addition	9,090,850	8,300,000	973,126	Design Complete, Construction starts 9/23/2024
Northwest Campus Foundation Replacement	1,210,500	1,210,500	265,090	Design Stage
Patty Center Pool Code Corrections	8,200,000	7,899,000	227,375	Design Stage
Rasmuson Library Student Success Center	9,000,000	9,029,291	8,720,603	Substantially Complete
Seward Marine Center Vessel Operations Infrastructure	103,000,000	1,553,000	582,147	Preliminary Planning/Awaiting Funding
Troth Yeddha' Indigenous Studies Center And Park	53,000,000	3,820,812	2,814,284	Design Stage/Awaiting Funding
University Park Nanook Child Care	10,000,000	932,077	209,059	Preliminary Planning/Awaiting Funding
Utilities Hess Village Sanitary Sewer	1,431,000	1,431,000	1,344,480	Substantially Complete
Grand Total	309,905,350	77,560,505	54,592,464	
* Total project costs could change over time dependent upon changes to project scope and funding availability.				
** Expenditures and encumbrances are current through August 31, 2024.				
Note: 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	FY24 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	\$40,986	2,300	07/01/23	6/30/28	
Unalaska City School Dist.	IA-C Aleutian Learning Center	FL141	Unalaska	\$10,356	1,466	05/05/23	6/30/25	Auto Annual Renewal
FNSBSD	UAF CTC Hutchison Institute of Technology	FL125	Fairbanks	\$314,787	50,334	07/01/04	6/30/25	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. Working on FY25 agreement with increased SF.
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 - currently in holdover
North Pacific Research Board	CFOS/MAP Office Space	FL178	Anchorage	\$50,536	2,683	11/01/12	10/31/27	
Petersburg Indian Association	CFOS/MAP Office Space	FL188	Petersburg	\$10,834	500	07/14/22	7/14/27	
Fairbanks Pipeline Training Center Trust	UAF CTC Process Technology & Environmental Safety	FL193	Fairbanks	\$271,177	12,252	12/01/14	11/30/24	Working on updated agreement for FY25
712 W 12th Street LLC	CES 712 W 12th Street office space	FL189	Juneau	\$54,679	2,080	11/01/18	10/31/25	3 one year extensions remain
City of Bethel	Bethel Teen Center	FL086	Bethel	\$0	4,268	4/11/2023	6/30/2033	
SAVEC	SAVEC - Bristol Bay Campus	FL119	Naknek	\$6,900	330	9/25/2023	10/1/2024	Working on new 5 year agreement
Tundra Mgmt/Nordic Calista	MAPTS/CES Nordic Calista Building Space	FL092	Anchorage	\$98,920	5,200	6/1/2020	5/31/2025	1 one year extension remains
SkyKing Investments	ACUASI - Skyking	FL196	Fairbanks	\$34,111	3,000	6/1/2021	5/31/2025	Auto extended to 2027 through 1-year extensions
Stroeker Foundation	Key Bank Center	FL129	Fairbanks	\$50	50	1/1/2023	12/31/2025	Auto Annual Renewal
NACTEC	NWC NACTEC FUA	FL105	Nome	\$0	7,516	9/14/2023	9/14/2026	
ADD Investments	ACUASI Palmer Hangar	FL138	Palmer	\$12,687	3,400	5/6/2024	5/5/2029	
GRAND TOTAL				\$926,956	84,878			

FY23* Facilities Inventory Total UAF Square Footage (non-lease):	4,116,506
D(1)(a) - Total Percentage UAF Utilized Space Leased:	2.06%

*At the time of this publication, the FY24 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	FY24 Annual Payments	Square Feet	Renewals through	Expiration	Notes
Orca Building	Independent Living Center, Inc.	Seward	\$26,400	1,290	12/31/25	12/31/2024	
Orca Building	State of Alaska	Seward	\$40,006	1,350	1/31/27	1/31/2026	
Orca Building	Pam's Bookkeeping	Seward	\$16,372	646	9/31/26	9/30/2026	
Orca Building	Prism Optical	Seward	\$8,062	374	1/31/2027	1/31/2027	
Orca Building	Chugachmiut, Inc.	Seward	\$201,134	8,513	3/31/26	3/31/2025	SF increased in February 2024
Orca Building	Rachel Costin	Seward	\$7,003	324	31-Jul-2028	31-Jul-2026	Entered August 2023
Kodiak Seafood Marine Science Center	Blue Evolution	Kodiak	\$3,987	110	12/1/2024	12/1/2024	
Constitution Hall	Campus Barbershop	Fairbanks	\$4,608	200	6/30/24	6/30/24	Agreement with barber ended with FY24. New barber FY25.
Barnette Parking Garage	State of Alaska, DOT	Fairbanks	\$47,017	39 spaces	7/31/28	7/31/25	
Aurora Warehouse	Fairbanks North Star Borough	Fairbanks	\$158,824	16,538	6/30/26	6/30/25	
Margeret Wood Building	State of Alaska, DoA	Dillingham	\$12,343	286	3/15/2029	3/14/25	
Syun Ichi Akasofu	National Weather Service	Fairbanks	\$236,346	6,000	10/31/40	10/31/30	
Matanuska Experiment Farm (MV117/MV112/MV101/MV128)	State of Alaska, Div of Ag	Palmer	\$400	1,763	8/31/23	8/31/23	Ended fall 2023
Matanuska Experiment Farm (MV101)	SoA Fish & Game	Palmer	\$51,662	3,072	4/30/28	4/30/28	
Moore Hall (Cellular Antennas)	The Alaska Wireless Network, LLC (GCI)	Fairbanks	\$25,051	20	10/14/27	10/14/27	
Arctic Health Research Building	Cellco Partnership d/b/a Verizon Wireless	Fairbanks	\$43,106	n/a	8/31/28	8/31/23	Land Management working on new agreement
Northwest Campus (NW002/NW007/NW008)	Korea Polar Research Institute	Nome	\$10,200	1,099	9/30/24	9/30/24	UAF working on 5 year renewal
Ecotrust/CES Sublease (FL189)	Ecotrust	Juneau	\$6,000	155	5/17/22	10/31/25	Sublease on a payable lease - month to month
Northwest Campus (NW002/NW007)	UT Battelle	Nome	\$10,500	1,060	8/31/24	8/31/24	Ended with term end date
Kodiak Seafood Marine Science Center	Kodiak Regional Aquaculture Association	Kodiak	\$9,009	355	7/31/25	7/31/25	
Elvey Building Annex	GeoNorth Information Systems, LLC	Fairbanks	\$39,060	1,500	6/30/24	6/30/25	FY25 agreement to decrease space and move to WRRB
Kodiak Seafood Marine Science Center	Alaska Coastal Observations and Research	Kodiak	\$5,954	201	6/30/26	6/30/26	
Joseph E. Usibelli Engineering Learning & Innovation Building	Arctic Energy Office	Fairbanks	\$29,221	630	12/31/2031	12/31/2026	
Wood Center	Denali State Bank	Fairbanks	\$600	10	6/30/2033	6/30/2028	Entered July 2023
Administrative Classroom Building (CC101)	Native Village of Kotzebue	Kotzebue	\$10,545	296	9/11/25	9/11/25	Entered October 2024
GRAND TOTAL			\$1,003,409	45,792			

FY23* Facilities Inventory Total UAF Square Footage (non-lease):	4,116,506
D(1)(c) - Total Percentage UAF Owned Space Leased to Third Party:	1.11%

*At the time of this publication, the FY24 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	Renewals 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 ^[2]	FY24 ^[3]	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34
Current Debt												
SERIES S - Def Maint II & Multiple Refinancings	\$ 9,390,000	1,706	1,708	1,579	1,577	1,579	631	289	292	289	291	287
SERIES T - Central Heating and Power Plant (CHPP) G.O.B.	\$ 56,085,000	4,896	4,896	4,900	4,898	4,895	4,896	4,900	4,896	4,895	4,896	4,898
SERIES U - Central Heating and Power Plant (CHPP) M.B.B.	\$ 77,470,000	5,588	5,590	5,588	5,590	5,586	5,586	5,590	5,586	5,587	5,588	5,585
SERIES V - Engineering Building and Re-Finance N, O	\$ 30,185,000	2,417	2,413	2,412	2,413	2,416	2,123	2,118	2,121	2,121	2,118	2,118
SERIES W - Refinance Series P, Q, R	\$ 35,890,000	3,280	3,284	3,417	3,418	3,419	4,659	5,002	4,623	5,410	5,008	-
Sub-Total: Debt Service on Current Debt Issues	\$209,020,000	\$ 17,887	\$ 17,892	\$ 17,896	\$ 17,896	\$ 17,896	\$ 17,895	\$ 17,898	\$ 17,518	\$ 18,302	\$ 17,901	\$ 12,888
Capital Lease												
UAF Student Dining Facility Base Rent Payments ^[1]	\$ 20,870,000	1,384	1,382	1,382	1,379	1,375	1,375	1,378	1,374	1,373	1,371	1,370
Sub-Total: Current Debt and Capital Lease Pmts	\$ 20,870,000	\$ 19,272	\$ 19,275	\$ 19,278	\$ 19,275	\$ 19,271	\$ 19,271	\$ 19,277	\$ 18,891	\$ 19,675	\$ 19,272	\$ 14,257
Projects with Anticipated Debt Funding												
None	\$ -	-	-	-	-	-	-	-	-	-	-	-
Sub-Total: Debt Service on Anticipated Debt Issues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL Debt Service and Long-Term Leases	\$229,890,000	\$ 19,272	\$ 19,275	\$ 19,278	\$ 19,275	\$ 19,271	\$ 19,271	\$ 19,277	\$ 18,891	\$ 19,675	\$ 19,272	\$ 14,257

^[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 FY24 (July 1, 2023).

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