

## Section 5. Facilities Snapshot

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### A. Construction in Progress

#### Appendix A.1 UAF Construction

(Fairbanks projects \$1,000,000; city projects \$250,000)

As of September 2024, UAF construction in progress totaled \$76.8 million in funded total project cost, and of that total, \$54.6 million has been expended or encumbered (71%). Four major projects were completed in FY24, the most significant funded project being the Bartlett Hall and Moore Hall Modernization and Renewal project. Current and on-going projects as of September 2024 include:

Campus Wide Doors and Security (\$1.6 million exterior and \$2.0 million interior): The Fairbanks Campus has over 9,000 doors secured with a keying system that is 20 years beyond its patented expiration date. The antiquated keying system severely compromises building security and leaves facilities vulnerable. The interior door rekey is also nearly complete with less than 10 buildings remaining to re-key. One remaining exterior door project will be

Patty Center Code Corrections (\$8.2 million): 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. The project will reduce the deferred maintenance backlog in the pool.

University Park Childcare Center (\$6.3 million funded, \$3.0 million requested in FY26): 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.

*B. Lease, Joint Use, Debt and Rental*

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

UAF leased space accounts for 2.06% of total UAF square footage, totaling nearly 85 thousand of the campus' 4.1 million square feet of owned space. Annual lease payments total roughly \$927,000.

As of FY24, four off-campus leases remain in the Fairbanks area: \$314,787 for the CTC Hutchison Institute of Technology, \$34,111 for the ACUASI Hangar space, \$50 for the Stroeker Foundation in the Key Bank Center, and \$271,177 for the CTC Process Technology and Environmental Safety programs at the Fairbanks Pipeline Training Center, a portion of which is paid from TVEP funds.

**Third Party Leased Space**

UAF-owned space leased to third parties totals roughly \$1 million in annual revenues. UAF has special arrangements with other entities to share non-UA owned facilities located on UA property. These include the Cold Climate Housing Research Center (CCHRC) and the State of Alaska Virology Lab.

**C. UAF Debt Service (155 Tmsg 6-1.) (r) - 55 T**

#### *D. Facilities Strategy*

UAF remains dedicated to employing a variety of methods and funding avenues to preserve and enhance its aging facility portfolio in alignment with UAF's mission and strategic objectives. This is achieved through the implementation of several key strategies:

**Emphasizing Preventive Maintenance:** UAF places a high priority on its preventive maintenance program. Each year, a portion of the operating budget is allocated to address essential building systems' upkeep and repair, such as roofs, plumbing, lighting, and motors. By actively engaging in preventive maintenance and targeted repair efforts, UAF ensures that its buildings continue to support academic and research activities effectively, notwithstanding their age.

**Investing in Human Capital:** UAF is committed to nurturing its workforce. This involves a focus on occupational safety and job-specific training, which remains a top priority for the