UNIVERSITY of ALASKA

University of Alaska

34th Legislature

FY27 Capital Budget & Deferred Maintenance

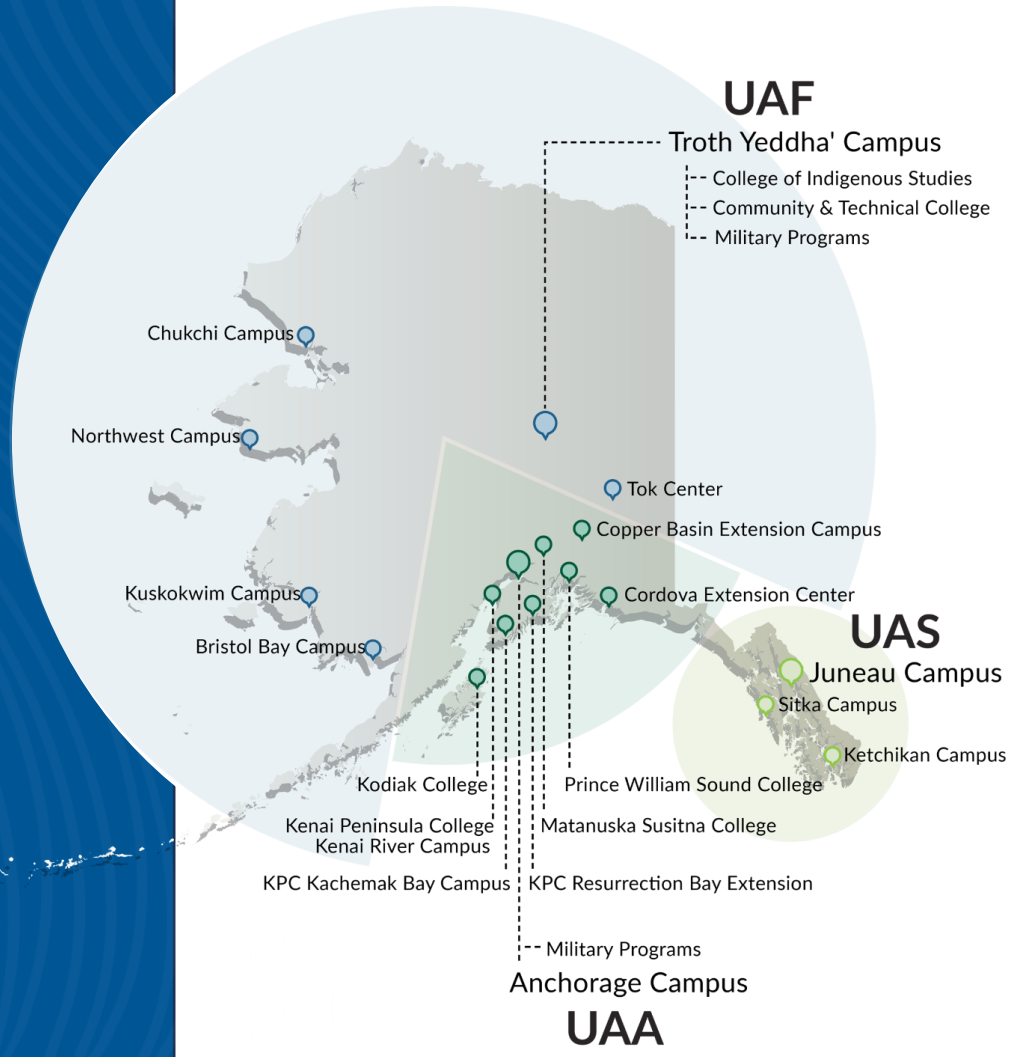
House Finance Committee

April 2, 2026

Overview

- UA Facilities
- FY27 Capital Requests
- Priority Deferred Maintenance Projects
- Appendix
  - Reference Documents

University of Alaska
Alaska's System of Higher Education



Empower Alaska

Pillars

- Financially Responsible and Future-Focused
- State & Arctic Leadership
- Quality Reputation

University/System Roles

- System Office – Advancing Post-secondary Education by Driving Value to the Universities. Corporate structure required by State Constitution.

- UAA – Alaska's Comprehensive, Workforce-Emphasis, Health University: A University of Distinction, Transforming Lives and Communities.

- UAF – Alaska's Research and Arctic University: Creating Excellence Through Transformative Experiences.

- UAS – Alaska's Experiential Learning University: Impacting the World by Offering an Unparalleled Education Rooted in the Natural and Cultural Richness of Southeast Alaska.

UA Facility Profile

	# of Buildings	Avg Age (years)	Gross Area (Sq. feet)	Replacement Value ($1,000)	DM Backlog ($1,000)
UAA	101	33	3,248,542	2,271,476.0	443,509.5
UAF	256	40	4,128,027	4,261,686.6	1,030,407.8
UAS	33	29	493,122	347,511.8	31,133.0
SO	3	35	104,901	99,095.5	20,547.9
Investment	9	44	275,050	198,750.2	15,561.8
UA	402	37	8,249,642	7,178,520.1	1,541,160.0

UA Facilities Maintenance

UA Facility Profile

- Serves academic, research, and community service mission
- Residential housing, general offices, classrooms, and complex laboratories
- 402 facilities, spanning 8.3 million square feet, replacement valve $7.2 billion, avg age 37 yrs
- UA owns nearly 40% of all State capital infrastructure
- Backlog of deferred maintenance and renewal projects is nearly $1.5 billion

Maintaining UA Facilities

- Facility deferred maintenance and renewal has been the UA Board of Regents' number one capital priority for over twenty years
- Ability to provide modern, safe, and functional facilities contributes to UA's ability to attract and retain students (Alaska's future workforce)
- Over the last 3 years, UA has received an average of $11.8 million in state funding per year
- Priority facility maintenance projects will reduce/avoid more costly emergency repairs, address critical life-safety vulnerabilities, and return essential academic/research spaces to full operational capacity

FY27 Priority Capital Requests

Facilities Deferred Maintenance/Modernization $60 million

- UAA's projects focus on critical infrastructure renewal, safety, and modernizing facilities to support student experience and academic programs
- UAF's requests prioritize critical life-safety and code compliance issues, preservation of valuable collections, and essential infrastructure upgrades impacting housing, research, and core academic functions
- UAS's requests focus on replacing failing building systems and improving safety/security at its campuses in Juneau, Ketchikan, and Sitka

Project Completion and Demolition

- UAA Alaska Leaders Archives Consortium Library Renovation Phase I $1.25M
- UAS Sitka Campus New Dock and Mariculture Training Facility Phase II $2.0M
- UAA Targeted Classroom Upgrades to Facilitate Hybrid Delivery of Bachelor's Degrees at Community Campuses $3.5M
- UAF Facility Footprint Reduction-Program Relocation and Building Demolition $4M
- UAS Juneau Joint Use Facility Roof Replacement $1.5M

FY27 Priority Capital Requests continued

Match and Receipt Authority Projects

- UAA Alaska Native Gathering Space $4.5M donations, grants & corporate scholarships
- UAF Campus Transit Fleet Maintenance Facility $1.4M match/$5.4M federal grant (awarded February 2026)
- UAS Egan Library/Cyril George Indigenous Knowledge Center $2.5M fundraising

Facilities

- UA Student Housing
  - UAA Residential Campus Expansion $30.0M ($50.1M total)
  - UAF Campus Housing Revitalization Phase I $30.0M ($55.0M total)
  - UAS Deferred Maintenance and Modernization to Support Student Housing Phase I $6.0M
- UAA Child Care Facility $4.5M ($5.0M total)
- UAF Whittaker Fire Station Replacement $42.0M

Student Housing

The Need:

For many students, available student housing is either an

Attraction

or a

Deterrent

UA is Experiencing:

Aging student housing facilities

Shortfall of off-campus housing

The Solution:

$60M
30-year bond

+

$45M
investment

=

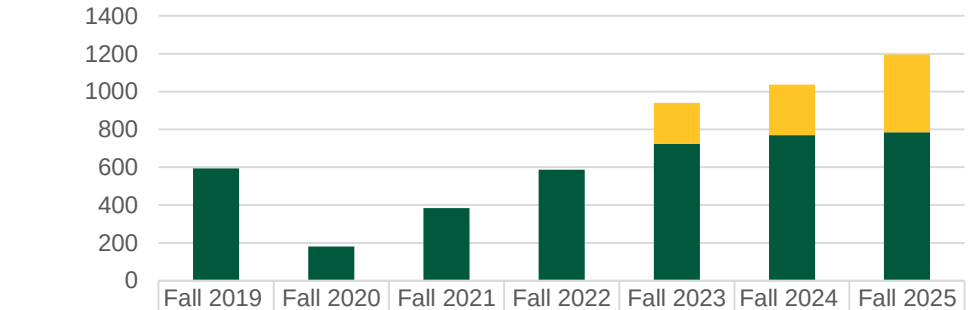
Modern, affordable housing

University of Alaska Anchorage

The Need:

- Durable demand: Three fall semesters with an increasing waitlist
- Working near and mid-term solutions
- Clear need to add to our current housing stock

Historical Occupancy Trends



	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025
Waitlist	0	0	0	0	216	267	411
Filled Beds	594	181	383	587	724	770	785

Project Summary:

- Since November 2025:
  - Concept design (NorthForm Architects)
  - Estimated likely cost ranges
  - Developed cash flow models
- Scope: Undergraduate Dormitory with 240-300 beds

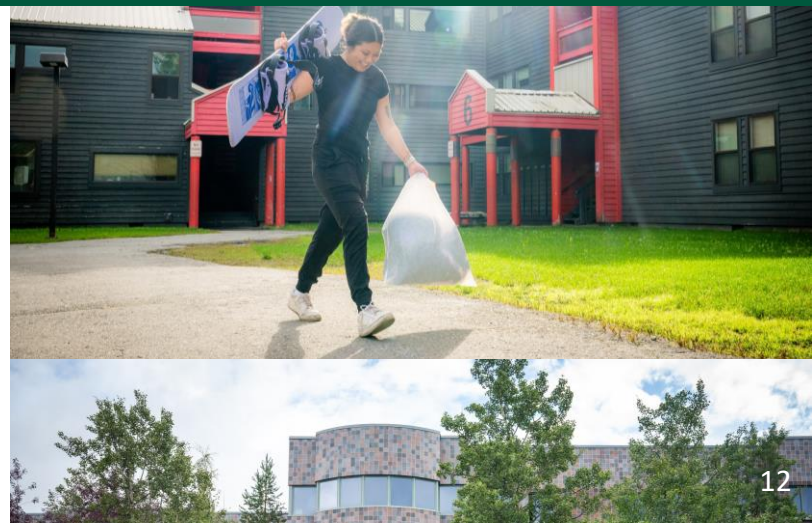
University of Alaska Anchorage

Housing Market Constraints:

- Anchorage housing market remains tight
  - 3% average vacancy rate over the last 3-years for rentals in MOA (DOLWD)
  - Historically, apartments near campus were widely used by students; this is no longer the case
  - Increasing switch from long-term rentals to short-term & VRBO
- MOA multi-family housing construction permits up, with a long-term housing focus

UAA Demand Drivers:

- Live and Learn in Alaska (~1/3 of residents)
- More traditional-age student population
- Dual enrollment conversion
- Preference for on-campus vs. rentals or family



University of Alaska Fairbanks

Housing - Key for Enrollment:

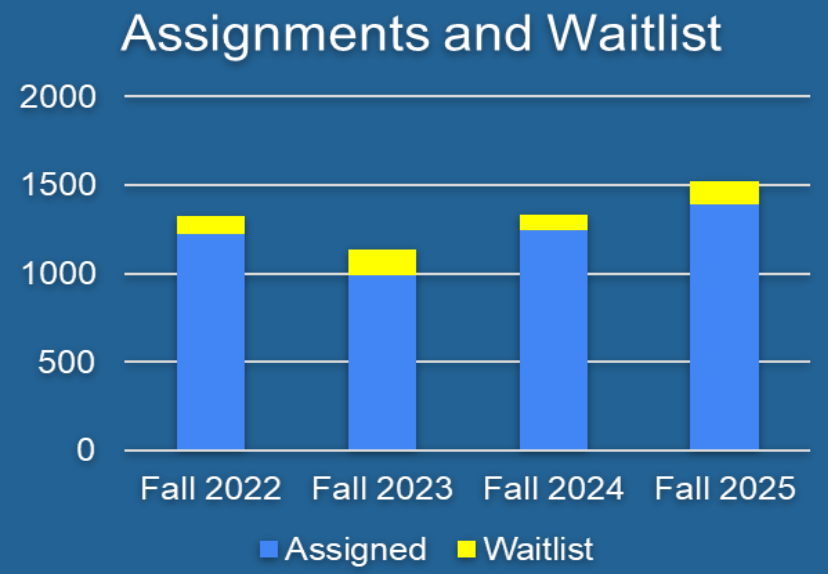
- UAF is the largest residential campus in the UA System
- Competitive, modern housing is a major consideration for prospective students.
- Students living on-campus are retained at rates 10% higher than off-campus students.
- Fall 2025
  - 1,340 undergraduate and graduate students lived on-campus.
  - All usable 172 graduate and family units were filled, with an additional 133 applicants on waitlists for graduate and family housing.

Housing is part of the strategy to attract more students, removing a barrier to higher campus participation.

University of Alaska Fairbanks

Housing Availability Constraints:

- A tight rental market means high demand and seasonal needs limit availability
- Fairbanks market-rate: 3.9% vacancy; overall rates consistently below 10%
- Off-campus market does not align well with students' academic schedules
- Newest on-campus high-density housing (Cutler) was built in 1983; most residences were built 1950-1970s
    - These are high cost and difficult to maintain, with some units offline due to age and cost-prohibitive maintenance
- All on-campus apartment offerings have waitlists



Housing Plan:

Graduate Student/Family Housing ($55M)

- 75 graduate student apartments (efficiency or 1-bedroom)
- 20 single & 10 double-bedroom townhouse units
- Supporting ~230 students (gain of 146) based on occupancy

FY27 Deferred Maintenance (DM) Requests

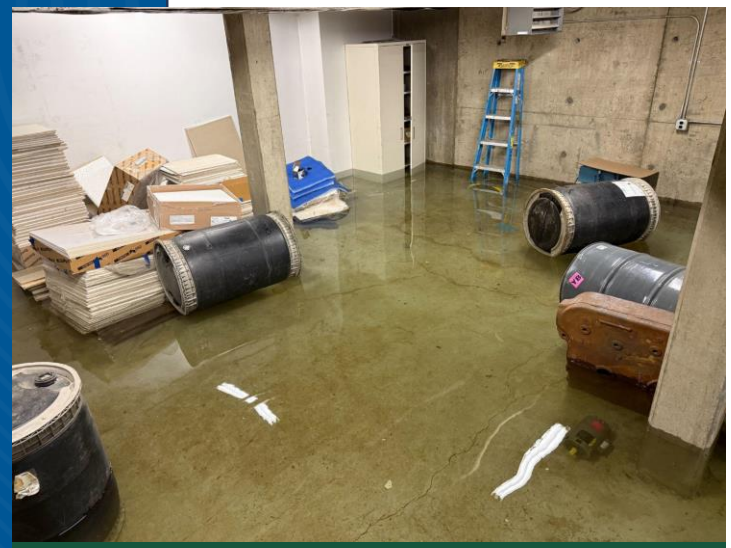
- Prioritized list found on listed page 32 of the FY27 Red Book
- Priorities are ranked 1,2,3,etc. for each University
- Example:

University of Alaska
Deferred Maintenance (DM) and Modernization
FY27 Priority Projects
(in thousands of $)

MAU	Project Name	City	DM	R&R	Total	FY27 $60.0M	Cumm.
1 UAA	Cuddy Hall Renewal	Anc.	3,348.2		3,348.2	3,000.0	3,000.0
1 UAF	Critical Roof Replacement for UA Museum of the North East Wing	Fair.	3,622.5		3,622.5	3,100.0	6,100.0
1 UAS	Ziegler Building Air Handling Unit & HVAC Controls Upgrade	Ketch.	200.0		200.0	200.0	6,300.0
2 UAA	Campus IT Renewal	Anc.	1,150.1		1,150.1	1,000.0	7,300.0
2 UAF	Critical Roof Replacement and Northside Apartment Blocks Accessibility for Cutler Housing Complex	Fair.	2,757.1	1,402.9	4,160.0	4,160.0	11,460.0
2 UAS	Replace / Repair Saltwater Intake Pipes	Jun.	370.0		370.0	370.0	11,830.0

FY27 – First DM Priorities for UAA, UAF, UAS

UA Anchorage



Valve Failure & Flood

Boiler Leak

UAA Cuddy Hall Renewal
FY27 Amount: $3,000,000

Objective:
Address critical deferred maintenance in a 1970s facility to ensure safe, reliable operation and support workforce training for Alaska's hospitality and tourism industries.

Impacts:

- Enables use and acceptance of **modern and donated equipment**
- Improves **life safety and building reliability**
- Sustains a **high-demand workforce program**

Return on Investment

- Extends life of an existing **state asset**
- Leverages **private and industry contributions**
- Strengthens Alaska's **tourism workforce pipeline**

This is UAA's 1st priority; see FY27 Redbook (page 33)

UA Fairbanks

UA Museum Roof Failure

UAF Critical Roof Replacement for UA Museum of the North East Wing:
FY27 Amount: $3,100,000

Objective: Replace failing roofs in key educational outreach and research buildings to ensure safety and functionality. Addressing the UA Museum of the North roof must be done with urgency.

Impacts:

- Ensures Alaska's critical Museum of the North has a functional roof, protecting public assets
- Mitigates Safety Risks: falling debris, seismic failures
- Prevents Building Closures: disrupts research
- Reduces Energy Loss: higher heating costs, reduced efficiency

Return on Investment:

- Replace the failed roof at the University of Alaska Museum of the North
- Protect irreplaceable artifacts and prevents catastrophic water damage to one of Alaska's most valuable public assets
- Support economic development, tourism, and university research and teaching opportunities

This is UAF's 1st priority; see FY27 Redbook (page 33)

UA Southeast

Long Line of Burned-out Motors

UAS Ketchikan Campus, Ziegler Building Air Handling Unit & HVAC Controls Upgrade

FY27 Amount: $200,000

Objective:

Modernize an old Air Handling Unit (AHU) in the Ketchikan campus Ziegler building that requires frequent repairs.

Impacts:

- Replace the AHU Ziegler building
- Update Building Automation System
- Improve the operating efficiency of the heating and ventilation systems

Return on Investment:

- Reduce annual maintenance and energy costs
- Improve the reliability of building systems for Ketchikan **students,** staff and faculty
- Reduce the risk of HVAC failure that could require campus to close during repairs

This is UAS's 1st priority; see FY27 Redbook (page 33)

FY27 – Second DM Priorities for UAA, UAF, UAS

UA Anchorage

UAA Campus IT Renewal
FY27 Amount: $1,000,000

Objective:
Modernize aging campus IT infrastructure to address deferred maintenance, improve reliability and security, and support hybrid learning, digital operations, and modern facilities.

Impacts:
- Replaces aging network switches, limiting **bandwidth, reliability, and security**
- Reduces risk of **costly outages and compliance issues**
- Supports **hybrid and remote instruction** and digital-first learning environments
- Prioritizes critical academic and administrative buildings campuswide

Return on Investment:
- Protects continuity of **academic and operational systems**
- Improves scalability and resilience of campus infrastructure
- Avoids higher future replacement and outage costs
- Supports evolving student expectations and institutional competitiveness

This is UAA's 2nd priority; see FY27 Redbook (page 33)

UA Fairbanks

Cutler Housing Roof Failure

UAF Critical Roof Replacement and Northside Apartment Blocks Accessibility for Cutler Housing Complex
FY27 Amount: $4,160,000

Objective: The Cutler Apartments are the highest demand housing units on campus, and roof failures limit (by taking offline) what UAF can provide to students in need of on-campus housing. Replacing roofs and site infrastructure to ensure ADA safety and full housing capacity.

Impacts:

- Boosts UAF enrollment and retention, bringing more students to Alaska and the Fairbanks Campus
- Ensures UAF can meet student housing expectations by filling all apartments
- Improving ADA accessibility by addressing student safety and accessibility needs
- Avoids Declining Student Experience: deteriorating spaces impact learning and campus life
- Reduces Housing Closures: reduced housing availability
- Reduces Energy Loss: higher heating costs, reduced efficiency

Return on Investment:

- Protects critical student housing capacity at full occupancy
- Prevents loss of beds and enrollment, and loss of revenue
- Avoids escalating emergency repairs and student displacement
- Reduces long-term maintenance and energy costs
- Safeguards student safety while sustaining UAF's enrollment growth and retention strategy

Improving housing as part of UAF's enrollment growth by turning no students away. Safeguard student safety and ensure all units at UAF are functional and meet modern living standards.

This is UAF's 2nd priority; see FY27 Redbook (page 34)

UA Southeast

Vulnerable Intake Pipes

UAS Juneau Campus, Replace Saltwater Intake Pipes

FY27 Amount: $370,000

Objective:
Replace seawater intake pipes that have been undermined by glacial rebound and the meandering of Auke Creek.

Impacts:

- Extend the lifespan and reliability of the Anderson Seawater system
- Reduce the risk of seawater system failure which would kill current research projects

Return on Investment:

- Support Marine Biology Students who rely on this seawater system for their education
- Continue to attract new students who want to study Alaska marine environments
- Protect the universities' investment in the Anderson Seawater system

This is UAS's 2nd priority; see FY27 Redbook (page 34)

FY27 – Third DM Priorities for UAA, UAF, UAS

UA Anchorage

Alumni & Providence

Sharon Gagnon Lane

UAA Exterior Safe Access and Circulation Improvements
FY27 Amount: $4,000,000

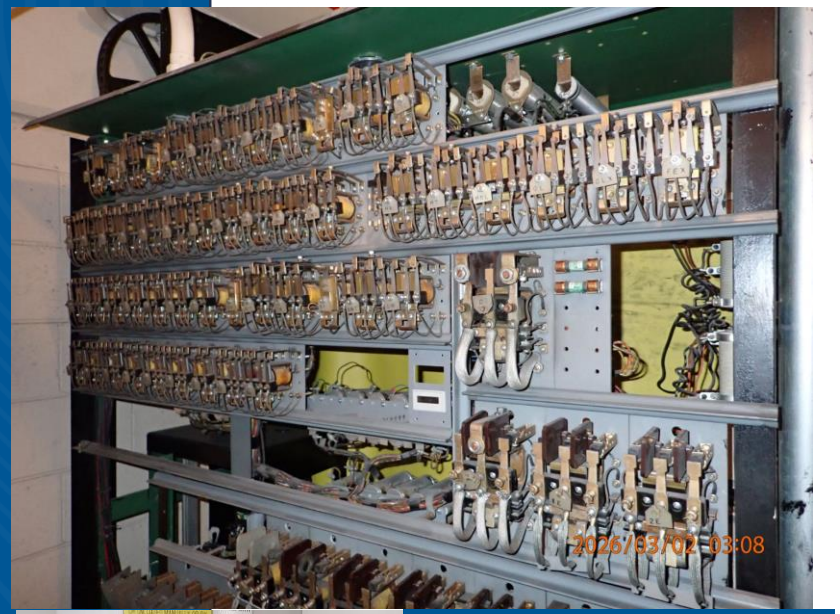
Objective:
Address critical deterioration of campus roads, parking areas, and multi-use trails to improve safety, accessibility, and reliability for students, employees, and the broader community.

Impacts:
- Mitigates widespread pavement failure caused by **freeze-thaw cycles and heavy use**
- Improves safety on high-traffic pedestrian and vehicle routes
- Addresses conditions that exceed the effectiveness of routine maintenance
- Supports campus operations, emergency access, and major public events
- Maintains critical trail connectivity within the **UMED District**

Return on Investment:
- Reduces safety risk and liability exposure
- Extends the service life of campus transportation infrastructure
- Avoids higher future repair and replacement costs
- Protects access to a campus serving both university and community users

This is UAA's 3rd priority; see FY27 Redbook (page 34)

UA Fairbanks



Outdated and often out-of-service Irving 1 elevator

UAF Irving 1 Elevator Repair and Code Compliance
FY27 Amount: $1,000,000

Objective: Modernize 1960s-era elevator to ensure ADA access and reliable logistics for Veterinary Medicine, Biology, and Toolik Field Station.

Impacts:

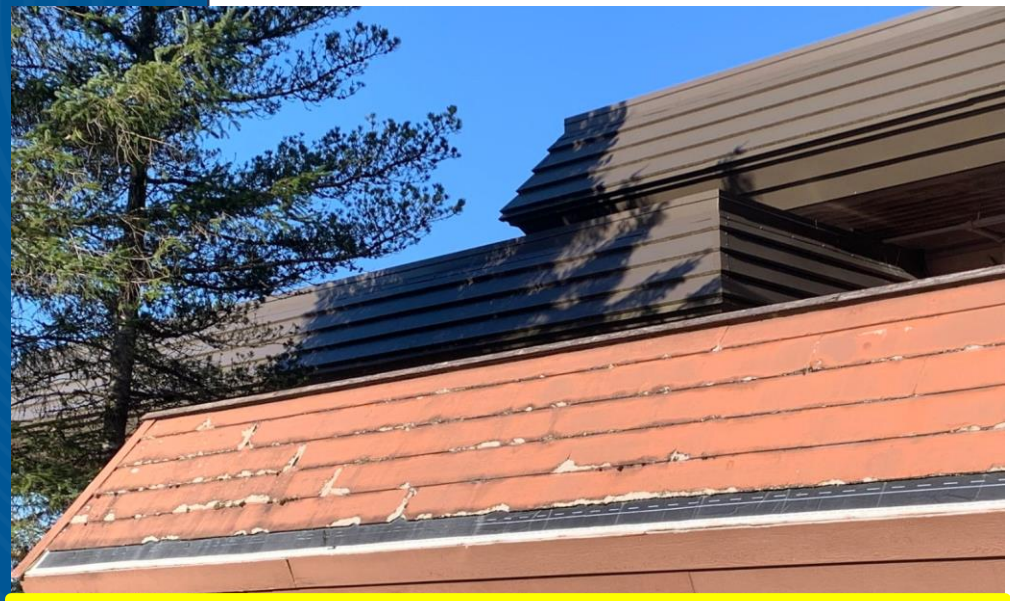
- Increased Safety Risk: Greater likelihood of entrapments, operational failures, and non-compliance with fire/life-safety codes
- Accessibility Barrier: Elevator outages restrict ADA access to critical academic and research spaces
- Lost Productivity & Research Disruption: Inability to reliably move equipment, research materials, and animals disrupts instruction, field logistics, and sponsored research activities

Return on Investment:

- Eliminates documented life-safety deficiencies
- Reduces risk of entrapment and emergency delays
- Improves reliability and energy efficiency
- Protects continuity of instruction, research, and field logistics in a core science facility

This is UAF's 3rd priority; see FY27 Redbook (page 35)

UA Southeast



Degrading Mansards and Structure

UAS Ketchikan Campus, Mansards Replacement – Phase II

FY27 Amount: $300,000

Objective:
Replace the Mansard type roofing system that has failed, leaving the building structure vulnerable to corrosion/decay.

Impacts:

- Shelter students, staff, and faculty from the harsh Southeast Alaska climate
- Improve the appearance of building exterior to something more suitable for a University

Return on Investment:

- Protect the building structure and its contents from outside elements
- Improve students' impression of the University so that it looks like a place they want to attend
- Protect the universities' investment in the Paul Building

This is UAS's 3rd priority; see FY27 Redbook (page 34)

FY27 – Fourth DM Priorities for UAA, UAF, UAS

UA Anchorage

Boiler Failure

Pipe Failure

UAA Social Sciences Building & Student Union Energy Performance Upgrades
FY27 Amount: $2,800,000

Objective:
Modernize critical building systems in two high-use, 1970s-era facilities to improve energy performance, reliability, and occupant comfort while supporting UAA's academic mission and campus operations.

Impacts:

- Improves heating reliability in the Social Sciences Building, a core **Academic Learning Hub** supporting first- and second-year students
- Modernizes building controls through conversion to **Direct Digital Controls (DDC)**
- Replaces aging air handling systems and failing under-slab infrastructure in the Student Union
- Protects reliability of the University's **primary IT data center** housed in the Social Sciences Building

Return on Investment:

- Improves energy efficiency and reduces long-term operating costs
- Extends the useful life of two major **state assets**
- Enhances reliability for academic, student life, and IT operations
- Reduces risk of system failures and higher future capital costs

This is UAA's 4th priority; see FY27 Redbook (pages 35-36)

UA Fairbanks

Unsafe lab conditions due to failed building systems

UAF Modernizing Engineering Labs: Duckering Life Safety and Material Lab Enhancements
FY27 Amount: $3,025,000

Objective: Create modern facilities and labs for UAF's high-demand Engineering Programs. Address ventilation requirements for modern equipment, and
reduce noise and fire spread for engineering and critical materials teaching and research labs.

Impacts:

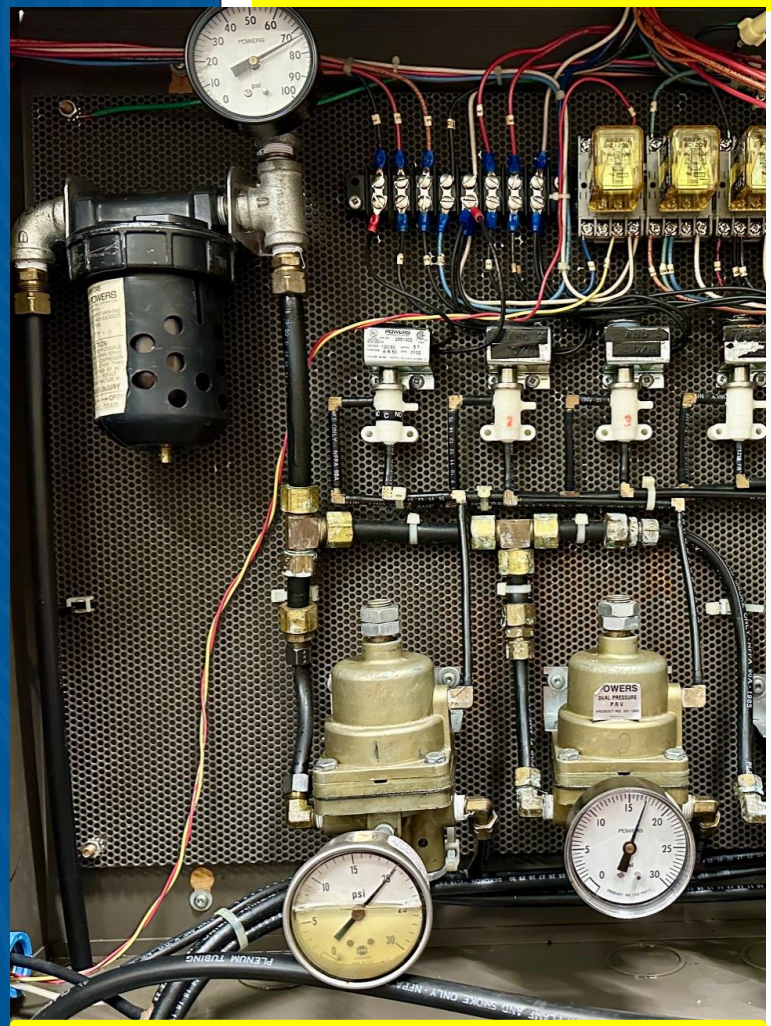
- Ensure continued and sustained enrollment growth in UAF's high-demand Engineering programs
- Hasten time to graduation, putting Engineers to work more quickly in Alaska
- Improve Student Experience: Growing research capacity and student learning quality
- Improve Student Safety: modern equipment requires new ventilation, and noise and dust levels in labs must meet safe standards
- Mitigate Risk of Fire spread: Ensure high-traffic student labs are fire safe

Return on Investment:

- Sustains and grows engineering education and critical mineral research, necessary for Alaska's workforce
- Ensures labs for high-demand programs are modern and safe with industry-standard equipment and ventilation
- Resolves fire code needs and the potential for life-safety risks
- Preserves uninterrupted use of classrooms and labs for students in these industry-focused programs
- Improves safety and accessibility for students and employees

This is UAF's 4th priority; see FY27 Redbook (page 36)

UA Southeast



Pneumatic Controls

UAS Sitka Campus, HVAC Controls Replacement

FY27 Amount: $290,000

Objective:

Modernize the Sitka campus building's HVAC controls system to improve reliability and efficiency. The HVAC control systems are old pneumatic style that gives the operator limited options to control the system. This project will replace all the pneumatic controls with modern digital controls.

Impacts:

- Improve the comfort of students, staff and faculty using the building
- Increase the building operator's level of control over the HVAC system
- Reduce the maintenance required to keep the building functioning

Return on Investment:

- Reduce heating and ventilation costs
- Extend the lifespan of existing HVAC equipment

This is UAS's 4th priority; see FY27 Redbook (page 36)

FY27 – Fifth DM Priorities for UAA, UAF, UAS

UA Anchorage

Roof & Seismic Joint

Roof Drain

UAA Creek Bridge Building Envelope Renewal
FY27 Amount: $1,500,000

Objective:
Renew the building envelope of the Creek Bridge to ensure safe, accessible, and reliable year-round interior circulation between East and West Campus.

Impacts:

- Replaces a roof that is **beyond its useful life** and experiencing persistent leaks
- Upgrades deteriorated, single-pane windows that are **energy inefficient and non-compliant** with current standards
- Supports daily campus movement, including **accessible routes for individuals with mobility challenges**
- Improves occupant comfort, safety, and reliability of a high-use circulation asset

Return on Investment:

- Extends the service life of a **critical campus connector**
- Improves energy performance and reduces ongoing maintenance needs
- Protects accessibility and continuity of campus operations year-round
- Avoids higher future repair costs and unplanned closures

This is UAA's 5th priority; see FY27 Redbook (page 37)

UA Fairbanks

Inadequate health care facilities

UAF Enhance Student Access and Privacy - Student Health and Counseling Center Renewal – Phase II

FY27 Amount: $3,000,000

Objective: Support student mental health and wellness. Modernize the 1970s-era Student Health and Counseling Center to meet current healthcare, infection control, and ADA standards through improved layouts, privacy standards, noise control, and replacement of aging building systems.

Impacts:

- Student mental health and wellness is one of UAF's highest priority areas; student needs exceed current demand for counseling and similar services
- Space improvements improve privacy for student healthcare and enable optimizing space for additional providers/interns
- Improving Student Experience and Care: reducing attrition rates during medical or mental health crises
- Improving Patient Privacy: Better quality of care and patient privacy
- Accessible Health Care: Creating compliant exam rooms leads to more care availability

Return on Investment:

- Puts student health and wellness first, ensuring students have the support they need throughout their educational journey
- Protects safe, compliant delivery of on-campus medical and mental health services
- Reduces infection risk and improves ADA accessibility for students with mobility or other access needs
- Strengthens student retention, satisfaction, and academic success by ensuring access to modern healthcare facilities

This is UAF's 5th priority; see FY27 Redbook (page 37)

UA Southeast

Old Lighting System

New Lighting System

UAS Juneau Campus, Replace Housing-Recreation Center Trail Lighting

FY27 Amount: $440,000

Objective:
Modernize the existing lighting system for the pedestrian pathway that runs between the recreation center and housing.

Impacts:

- Replace the lighting system to match other campus pathway lighting where poles are shorter, closer together, with better illumination at grade level
- Improved facial recognition and visibility long ways down the path

Return on Investment:

- Reduced utility costs
- Increase students' level of comfort walking around campus during Alaska's dark winter months

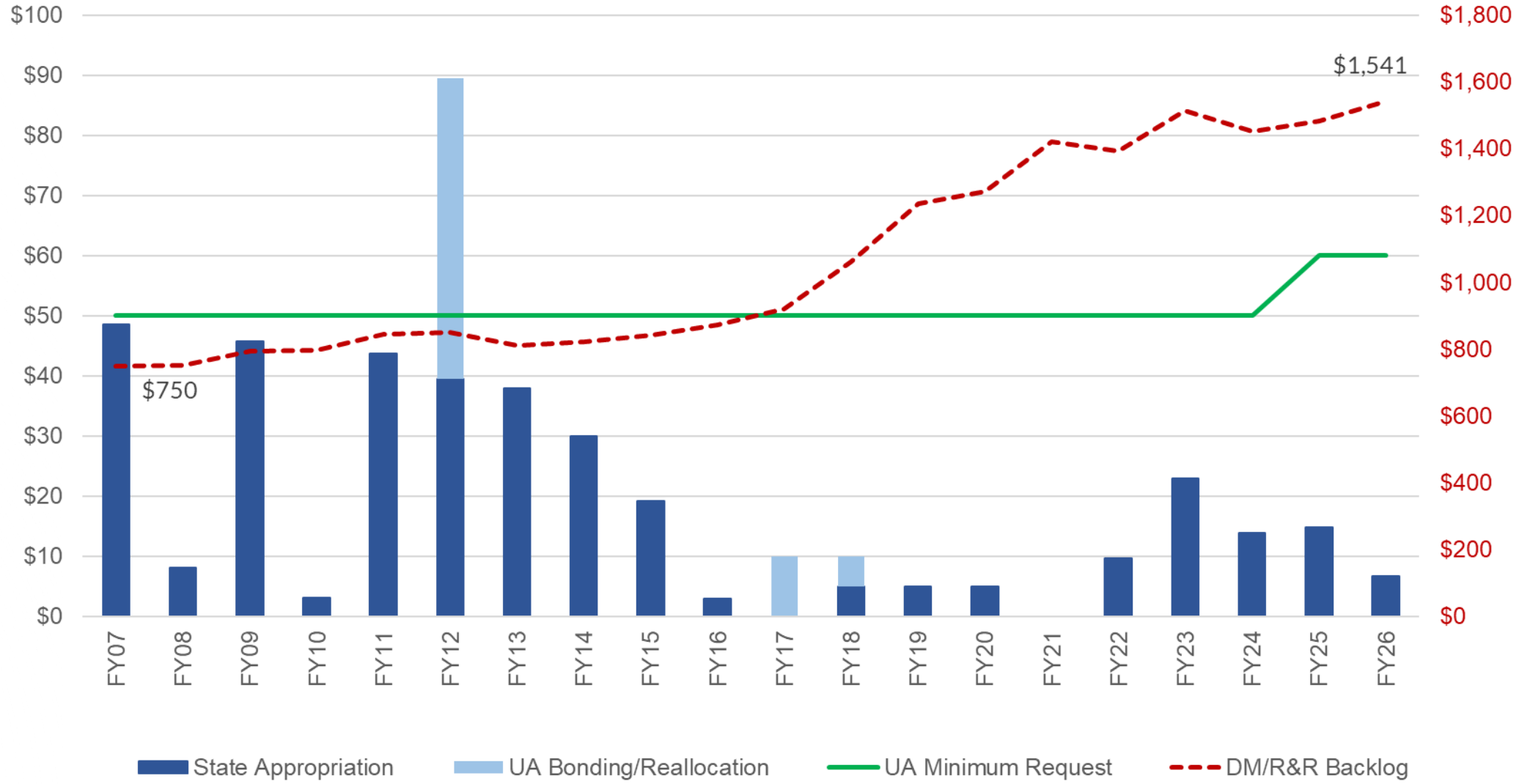
This is UAS's 5th priority; see FY27 Redbook (page 37)

UNIVERSITY of ALASKA

Questions?

Appendix

Deferred Maintenance Funding & Backlog History
(in millions of $)



FY26 Supplemental Capital Budget

- UA Museum of the North Planetarium Addition - $8 million (SDPR) from a private gift and philanthropic foundation grant for specialized equipment