



UAF 2026 CONSTRUCTION PLAN

Kara Axx, UA CPO
Cameron Wohlford, DDC Director
Courtney Vermilyea, UAF CO
David Hooper, Sr. Project Manager

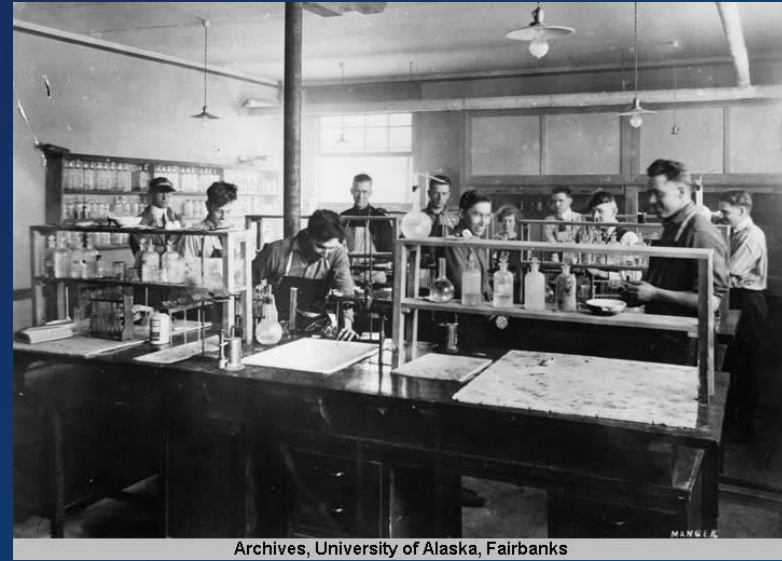
April 24, 2026

2026 CONSTRUCTION PRIORITIES

Focus on Student Success through
Modernization, Life Safety, and tackling our
Deferred Renewal backlog

Strengthen Leadership in Alaska Native and
Indigenous programs

Achieve Tier 1 Research Status



Archives, University of Alaska, Fairbanks



OPPORTUNITIES AND CHALLENGES

01

Diversified Project Funding

State, Federal, and Private Sector capital funding and donations, IGSA partnership with Army and Air Force

02

Aging Facilities and Infrastructure

Accumulating Deferred Renewal is creating barriers to academic programs and research projects.

03

Private-Public-Partnerships (P3)

UAF is actively working on projects that may utilize P3 development and financing methods.

04

Inconsistent Funding, Rising Costs

State funding for deferred renewal has been lacking for the past 13 years, compounded by sharp construction cost increases.

2025 Construction

UFD Fire Station 12 Dormitory Expansion

- \$5,000,000 Total Project Cost
- 8,200 square feet of renewal and repurposing
- Projected completion in August 2026
- GHEMM Company, LLC and Design Alaska



2025 Construction

UA Museum of the North Planetarium

- **\$9,500,000 Total Project Cost**
- **New Planetarium Addition 5,700 SF**
- **Completed in February 2026 after 13 months**
- **Davis Constructors & Engineers, BDS Architects, and SSIA (a/v tech)**



2026 Construction in Progress

Univ. Park Childcare Center:
Callahan Construction



Renovate the Old U-Park Elementary Building into a Childcare Center for up to 175 kids

Akasofu 419 Office Suite:
Cygnet Construction



Repurpose a computer lab on the 4th floor of Akasofu to create six new offices and two small hoteling stations

Duckering Fire Alarm
Replacement: Siemens



The project will replace the failing fire alarm system in the Duckering Building.

2026-2027 Construction

Rasmuson Library Archive Vault:
Bids Summer 2026



Construct two controlled environment rooms, with new refrigeration and storage shelving, for archived tapes, films, recordings, and maps.

Irving 1 Room 103 Animal
Clinic: Bid Summer 2026



Renovate an old biology lab into a teaching lab and animal care clinic for the UAF Veterinary Medicine program.

Patty Center Pool Code
Corrections: Bids Summer
2026



Substantial code corrections, including HVAC replacement and a new exterior wall assembly to add a vapor barrier. The project will also construct a 2nd fire exit from the pool deck.

2026-2027 Construction

Fine Arts Salisbury Theater Code Corrections: Bids July 2026



Ongoing code corrections in the Salisbury Theater will renovate the space to incorporate required fire-rated walls and separations, while also enhancing accessibility through the addition of an exterior ramp and improved stage access.

MatSu Farm Wind Repairs: Bids May 2026



Repair and replace roofs, windows, and other building features damaged in four different wind events at the MEFEC Farm.

UAF Utilities Resilience: Bids Fall 2026



A series of small projects meant to increase the resilience of power and heat product and distribution on campus. Includes repairs to steam line anchors, battery backup units, and emissions controls upgrades.

Projects in Design (construction pending final funding)

Troth Yeddha' Indigenous Studies
Center



UAF Emergency Services Facility



Chukchi Campus Compliance Renewal

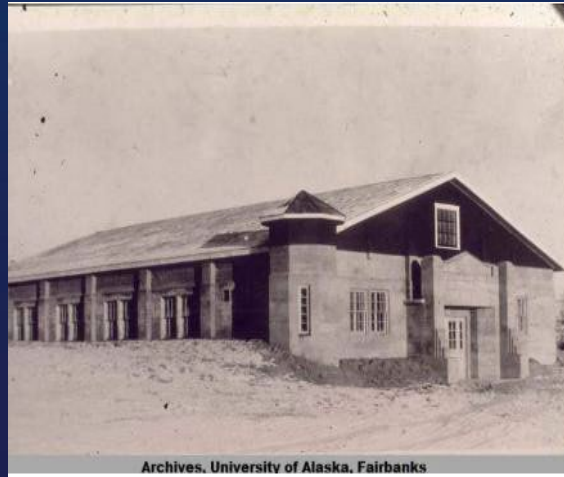


Projects in Design (construction pending final funding)

Seward Marine Center Dock
Replacement



Eielson Building Deferred Renewal



Lola Tilly Renewal for Welcome Center

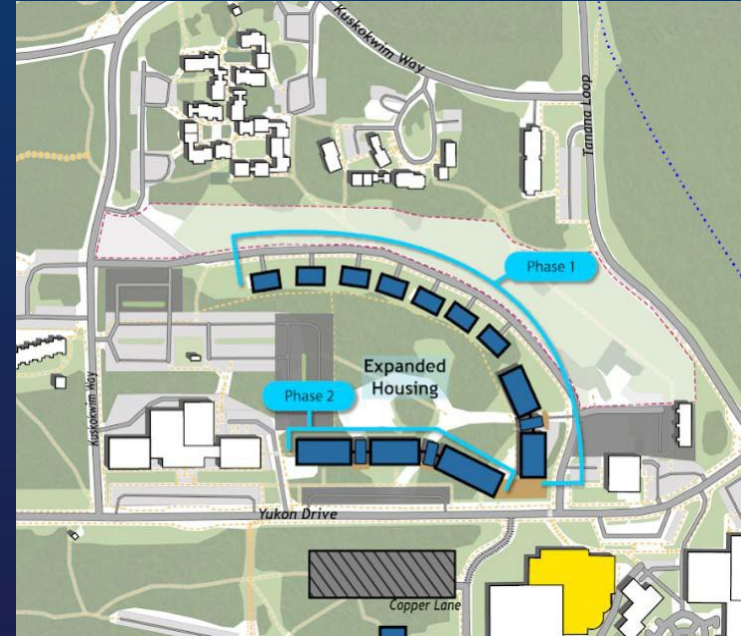
Lola Tilly Commons Renovation

UAF Welcome Center



Housing - key for enrollment

- Competitive, modern housing is a major consideration for UAF prospective students
- Students living on campus are retained at rates 10% higher than non-resident students
- UAF is the largest residential campus in the UA System, attracting in- and out-of-state students
- 133 applicants on the waitlist, fall 2025
- Housing is part of the strategy to attract more students, removing a barrier to higher campus participation



Housing plan: Phase 1

Graduate Student/Family Housing (\$55M)

- 75 graduate student apts (efficiency or 1-bedroom)
 - Removing 12 apts = gain of 63 new apts, supporting up to ~126 more students (mix of singles & doubles)
- 20 single & 10 double-bedroom townhouse units
 - Removing 19 units = gain of 11 units, supporting up to ~20 more students and families (based on rentals)
- Supporting ~230 students (gain of 146) based on occupancy
- Potential funding: \$30M AHFC + \$25M UA financing
 - UA financing: 30-year bond at 4.5% baseline
 - O&M costs incorporated into the model
 - Financial model indicates a net positive cash flow, assumptions and variables continue to be evaluated



Stuart Hall, built in 1956, is the oldest graduate student housing on the Troth Yeddha' Campus

Key project delivery input from Industry

01

Modernized Bidding

Electronic Bidding and Contract Management system updates, and cooperative purchasing will improve project delivery efficiency.

02

Bid Document Quality Control

Use of Bluebeam throughout Design timelines allows wider range of input and review across design, construction and PM teams.

03

Transparency in Process

Updated bid schedules online, RFPs with clearer scoring criteria, and public forums for process input.

04

Offer opportunities for feedback

Post-award debriefs, information sharing, and specific feedback on proposal content, formatting, and improvements.



**Thank you to AGC and to
all of our community
partners in the building
industry!**

For more information about UAF
construction projects go to:

www.uaf.edu/fs