

FCR 11

Office of the President
December 12, 2006

Members, Board of Trustees:

AUTHORIZATION TO SELL APPROXIMATELY 16.8 ACRES MORE OR LESS OF MAINE CHANCE FARM FOR FEE SIMPLE RIGHT-OF-WAY PURPOSES ALONG NEWTOWN PIKE IN ADDITION TO TEMPORARY CONSTRUCTION/UTILITY EASEMENTS OF AN ADDITIONAL 10.6 ACRES MORE OR LESS TO ALLOW FOR A KENTUCKY TRANSPORTATION CABINET NEWTOWN PIKE RECONSTRUCTION PROJECT FROM I-75 NORTH TO IRON WORKS PIKE

Recommendation: that the Board of Trustees authorize the Executive Vice President for Finance and Administration to negotiate and execute the sale for road right-of-way (R-O-W) purposes 16.8 acres more or less (average width of 66 feet) and temporary construction and utility easements of 10.6 acres more or less (average width of additional 41 feet) on Maine Chance Farm for a Kentucky Transportation Cabinet Newtown Pike Corridor road improvement project. The acreage will be sold following formal appraisals of value and in accordance with normal R-O-W acquisition procedures of the Kentucky Department of Transportation. Appraisals are in the process of being completed. The Commonwealth is proceeding with the road project under a fast-track approach.

Background: The Kentucky Transportation Cabinet awarded a design-build contract to ATS Construction to improve Newtown Pike. The project is considered a safety improvement rather than a traffic capacity expansion project. The majority of the requested right-of-way is on the western side of Newtown Pike on University of Kentucky property. The project is being fast tracked by the Transportation Cabinet in order to complete the work prior to the World Equestrian Games in 2010.

Representatives from the College of Agriculture and UK Facilities Management met with the Cabinet over the past several months on design details and other issues.

The right-of-way, along with the temporary construction/utility easements, is generally detailed but remains open to adjustments and refinements as the design proceeds.

In general terms, the university has informed Cabinet officials that the university sale of land is conditioned upon: the right-of-way being purchased at appraised value; a cemetery in the area not being disturbed; stone walls being completely rebuilt in a like fashion; farm research projects not being disturbed; farm entrances being rebuilt in an improved manner; and the university having further input on final design issues of landscaping and being able to review any possible changes in flood plain elevations.

Board of Trustees approval will allow the Executive Vice President for Finance and Administration to proceed with appraisals, continue to work on design issues, and sign the necessary deeds and other documents with state and local utilities in order to stay on the schedule prepared by the Transportation Cabinet. The schedule calls for the start of relocation of rock walls (under a temporary access easement) as early as December 15, 2006. Construction of bridge replacements are scheduled for the winter of 2007. The entire road project is expected to be under construction by April 1, 2007 with project completion by November 2007 (subject to weather or other unforeseen events).

A similar authorization by the UK Research Foundation Inc. will also be required.

Action taken: Approved Disapproved Other _____