

FCR 13

Office of the President
June 13, 2006

Members, Board of Trustees:

AUTHORIZATION TO LEASE UP TO 3.491 ACRES
LOCATED TO THE SOUTH OF THE PLANT SCIENCES BUILDING TO THE
UNITED STATES DEPARTMENT OF AGRICULTURE

Recommendation: that the Board of Trustees authorize the Executive Vice President for Finance and Administration to negotiate and execute a lease with the United States Department of Agriculture for up to 3.491 acres located south of the Plant Sciences Building off Cooper Drive.

Background: The university and the United States Department of Agriculture (USDA) have tentatively agreed to enter into a fifty (50) year lease for the subject property with an option for a twenty-five (25) year extension thereafter upon mutual agreement. Under the terms of the agreement, the USDA will construct a research building and greenhouse complex on the subject property to accommodate USDA and College of Agriculture scientists.

The mission of the USDA Forage-Animal Production Research Unit is to improve productivity, profitability, competitiveness, and environmental sustainability of forage-based enterprises through improved understanding and manipulation of the fundamental biology and systems associated with the plant-animal interface. The USDA Forage-Animal Production Research Unit is currently disbursed in five existing laboratories and adjacent offices in the Agriculture Sciences-North building. The laboratory and office spaces provide approximately 5,300 net square feet of leased research area. However, there is no room for additional office and laboratory space. The proposed 55,000 gross square feet (GSF) facility will house multidisciplinary cross-institutional research teams, consisting of twenty co-located USDA and university scientists and support staff. A new 20,000 GSF greenhouse/headhouse facility is proposed for location adjacent to the research facilities. The location of these two new facilities is an approximately 3.491 acre parcel directly south of the university's Plant Science Building and west of Kentucky Tobacco Research and Development Center adjacent to Farm Road.

Construction plans are subject to advance review by the university. All costs associated with construction are to be paid by the USDA. Additionally, all maintenance responsibilities during the term of the lease will be subject to a Memorandum of Understanding between the university and the USDA.

This proposal has been endorsed by the university's College of Agriculture. The design of the building, site plans, and other details have been closely coordinated with university officials.

The Board of Trustees approved initiation of the design phase at its June 14, 2005 meeting. This lease has been anticipated and was reported to the Board at its March 7, 2006 meeting. Pursuant to USDA rules and procedures, the project may not proceed without the Board formally authorizing the administration to negotiate and execute a land lease.

Action taken: Approved Disapproved Other _____