

BOARD OF REGENTS
BRIEFING PAPER

1. Agenda Item Title: Granting of a Permanent Easement and Public Highway Agreement to NDOT

Meeting Date: March 6 & 7, 2014

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

Location of Property to Contain Easement: A small narrow portion of parcel 021-010-05 on the University of Nevada, Reno's, Main Station Field Laboratory (MSFL) property (Exhibit 1) adjacent to a current easement area (Exhibits 2).

Background: The Nevada Department of Transportation (NDOT) is constructing and expanding a current roadway adjacent to the MSFL. The proposed new roadway expansion will require additional space requiring an easement on NSHE property.

Easement Description: (Exhibit 3) The permanent easement is a strip of land irregular in shape located along the north/west boundary of the MSFL, containing 6,166+/- square feet in total. The easement is approximately 35 feet wide at its widest point, approximately 5 feet wide at its narrowest, and approximately 524 feet long.

Easement Documents: (Exhibit 4) Included with the easement deed is an agreement for the use of the property and escrow instructions for the transfer of the easement. All documents were reviewed and approved by UNR General Counsel and Nicholas Vaskov, System Counsel and Director of Real Estate Planning.

Purchase Price: NDOT will pay NSHE the appraised value of \$14,737 for the granting of the easement.

Appraisal: NDOT obtained an appraisal conducted by Wren and Associates Appraisers that valued the easement area. NDOT had the appraisal reviewed by Johnson Perkins and Associates Appraisers which agreed with the value. The University of Nevada, Reno, obtained its own separate review of the appraisal completed by Carter-Ott Appraisers which concurred with the original appraisal value of \$14,737. (For all appraisals see Exhibit 5)

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

President Marc Johnson requests Board of Regents approval of the granting of a Permanent Easement Deed to and Public Highway Agreement with the Nevada Department of Transportation for the price of \$14,737 for the construction of a roadway expansion in Reno, Nevada.

4.IMPETUS (WHY NOW?):

- This easement will provide the means for the NDOT to begin construction of roadway expansion.
- The easement is to be granted for the current appraised value.
- The roadway is in the best interest of the community for improved traffic flow.

5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- The proposed easement will not disrupt current programs, or known future use of the property.
- Proceeds from the easement will be utilized for CABNR programs.

6. POTENTIAL ARGUMENTS AGAINST THE REQUEST RECOMMENDATION:

The easement will limit the use of the small strip of land along the roadway at MSFL. However, it should be mentioned that it is not expected to interfere with any current or planned future uses at MSFL and is a very small portion, less than 0.001%, of the MSFL property.

7. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:

Deny the request and force NDOT to seek an alternative. It should be noted that this is a small piece of a much larger public project needed for major traffic flow issues within the community.

8. COMPLIANCE WITH BOARD POLICY:

- X Consistent With Current Board Policy: Title #4 Chapter #10 Section #1
- Amends Current Board Policy: Title #_____ Chapter #_____ Section #_____
- X Other: Procedures & Guidelines Manual, Chapter 5, Section 3, Preparation and Approval of NSHE Contracts.
- X Fiscal Impact: Yes _ No__X__

EXHIBIT 1
Main Station Field Laboratory
University of Nevada, Reno

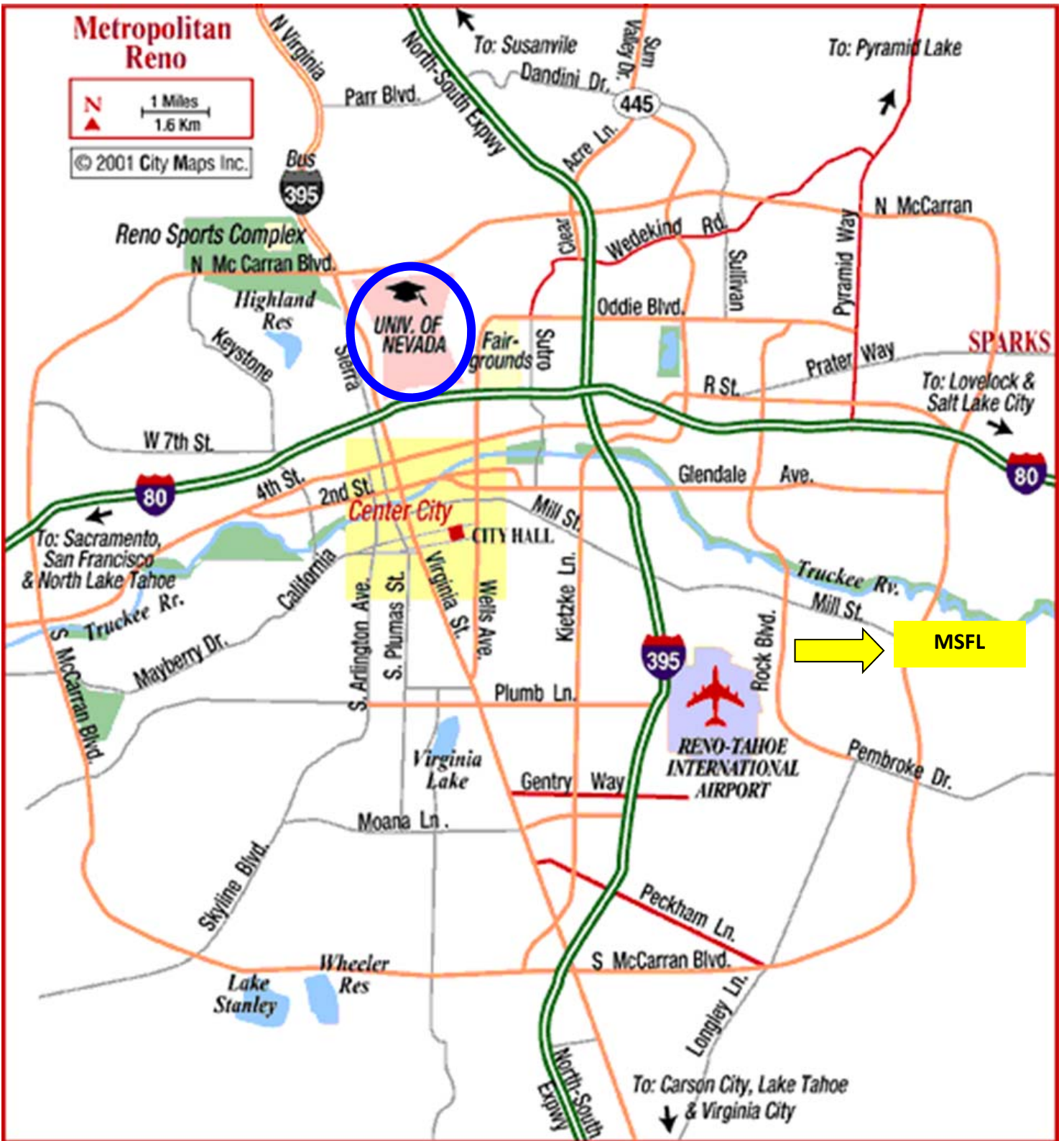
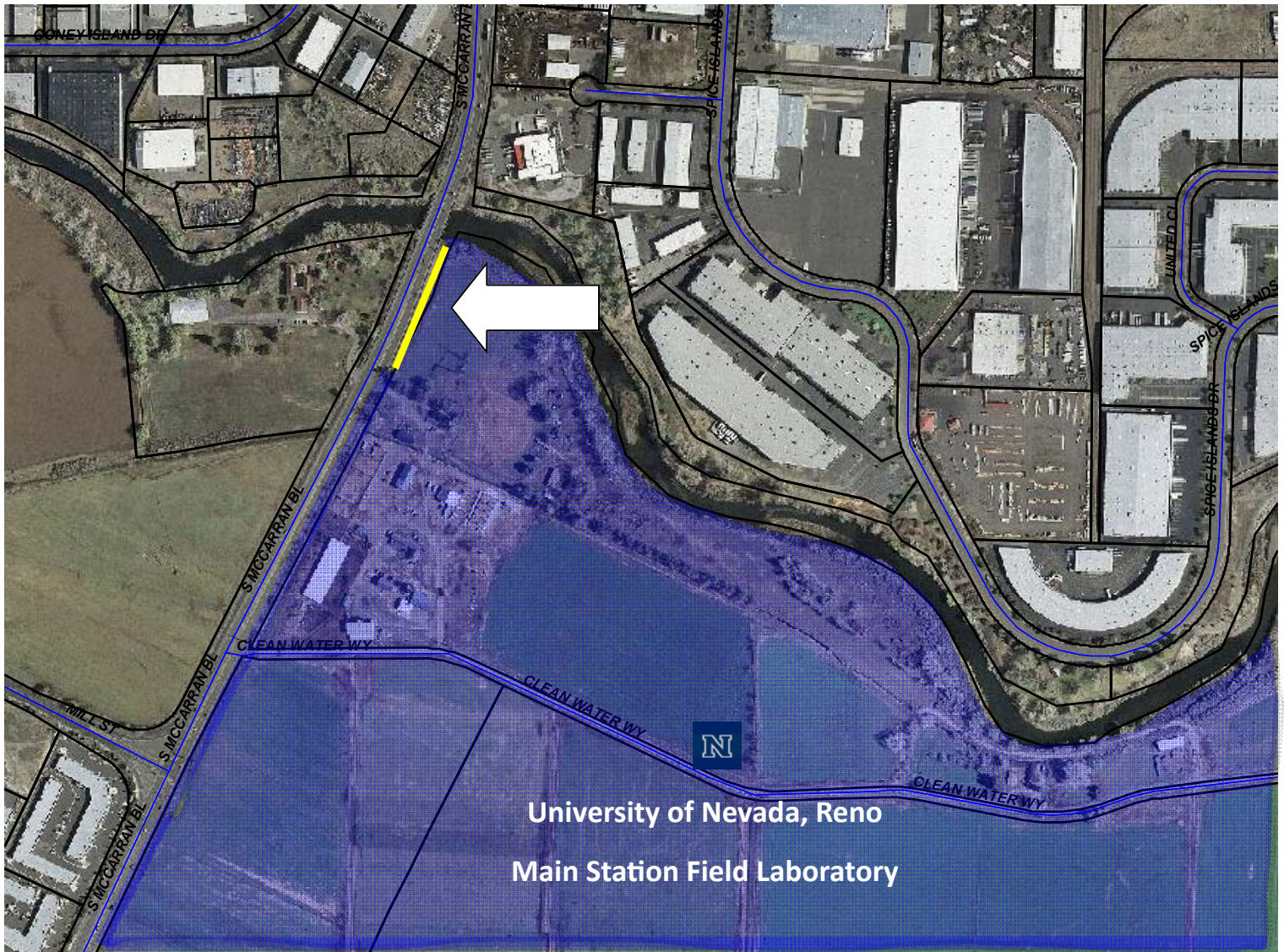


EXHIBIT 2

Proposed Easement Property Location



White arrow shows the location in yellow of the proposed property for the easement.

PARCEL NO. PREFIX: S-650-WA-

STATE	E.A. NO.	PROJECT NO.	COUNTY	SHEET NO.
NEVADA	73511	SP58-0050000	WASHOE	32

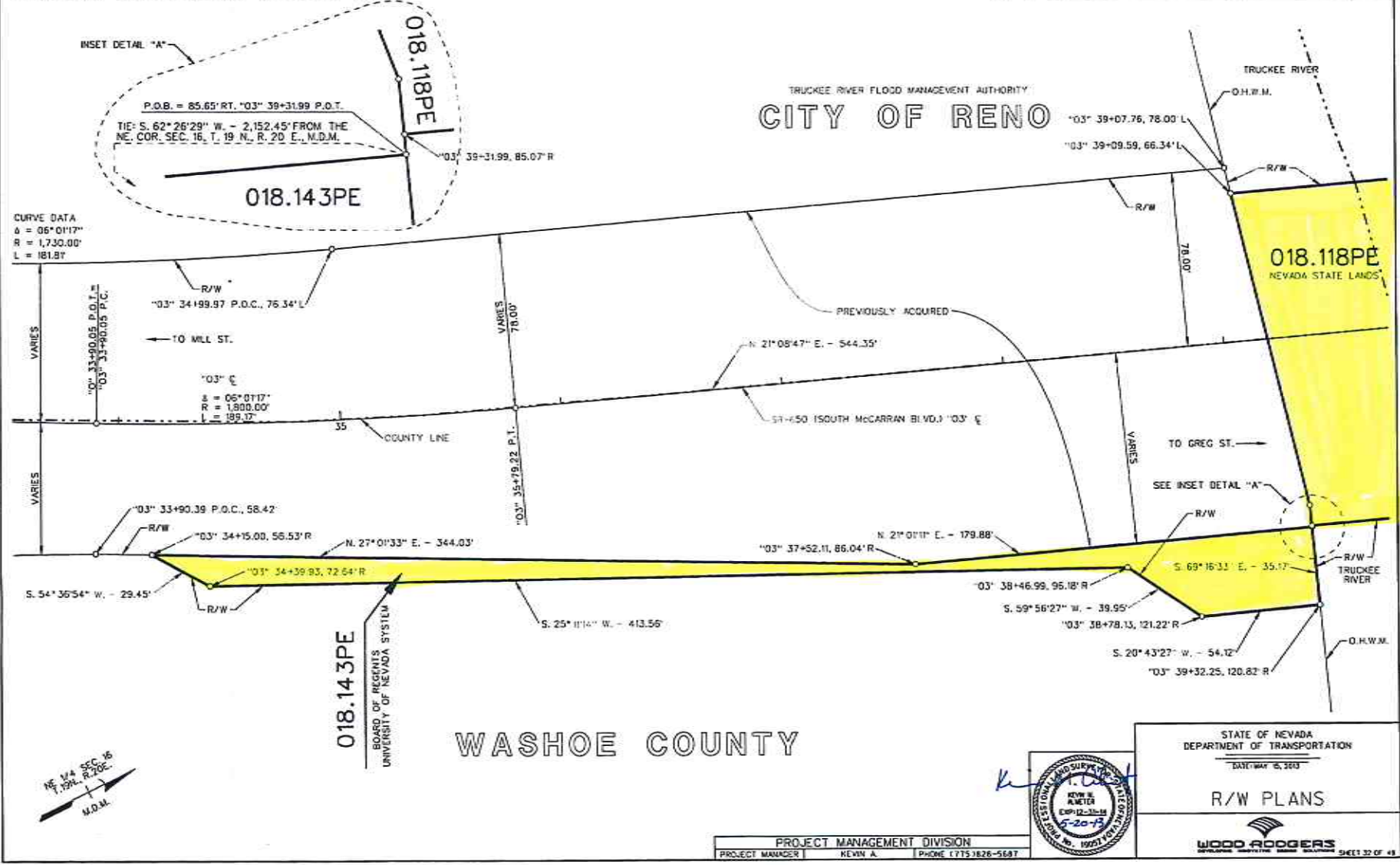


Exhibit 3

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
DATE: MAY 15, 2013

R/W PLANS

WOOD RODGERS
SURVEYING & ENGINEERING
SHEET 32 OF 43

PROJECT MANAGEMENT DIVISION
PROJECT MANAGER: KEVIN A. PHONE: (775) 826-5687

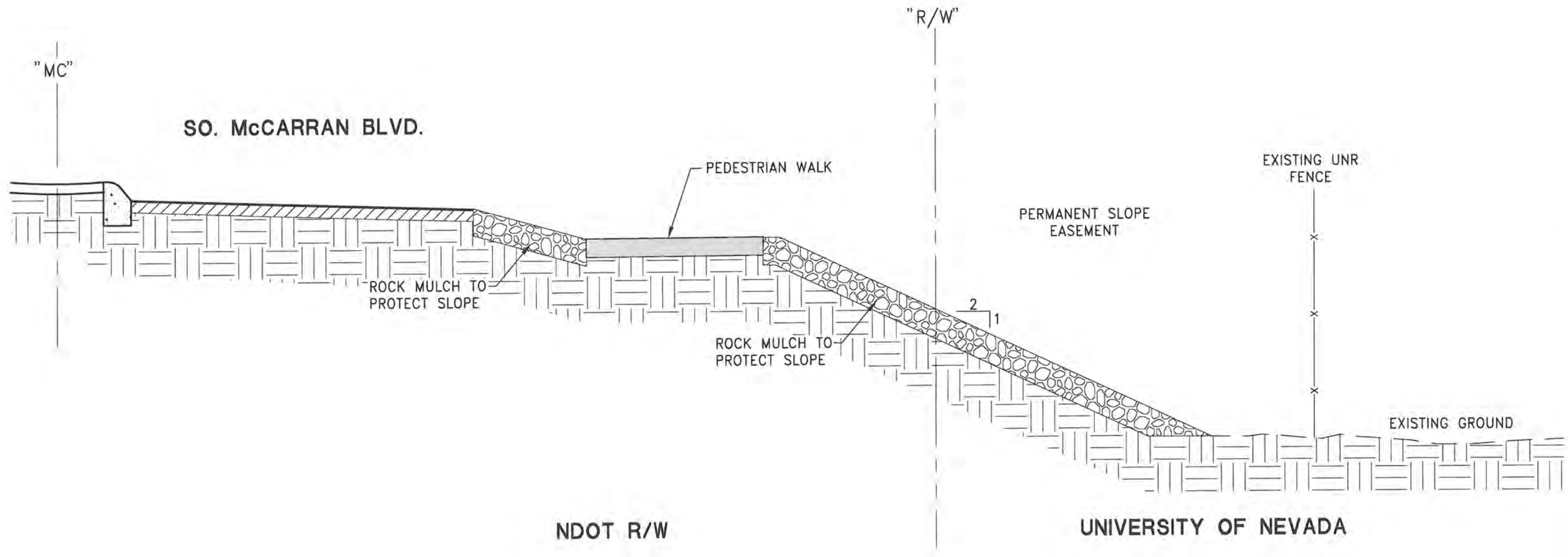


PERMANENT SLOPE EASEMENT EXHIBIT
SE McCARRAN BLVD. PROJECT

RENO

NEVADA

NOVEMBER, 2013



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel 775.823.4068
 Reno, NV 89511 Fax 775.823.4066