



# Agenda Item Cover Sheet

Agenda Item N<sup>o</sup>: A-37

Meeting Date May 04, 2016

- Consent Section     
  Regular Section     
  Public Hearing

**Subject:**  
 Purchase Agreement between Hillsborough County and Tampa Electric Company to acquire Parcel 120 in support of the Bell Shoals Road Improvement Project

Department Name: Real Estate and Facilities Services

Contact Person: Freda Manuel (E. Watkins)      Contact Phone: 272-5810

Sign-Off Approvals:

**Thomas Fass**      04/28/2016  
Assistant County Administrator      Date

**Joshua Bellotti**      04/27/2016  
Department Director      Date

**Tom Fesler**      04/28/2016  
Management and Budget – Approved as to Financial Impact Accuracy      Date

**Susan Fernandez**      04/27/2016  
County Attorney – Approved as to Legal Sufficiency      Date

**Staff's Recommended Board Motion:**

Approve a Purchase Agreement in the amount of \$189,579 between Hillsborough County and Tampa Electric Company (TECO) to acquire fee simple title to Parcel 120 for the Bell Shoals Road Improvement Project. This property is improved with a TECO sub-station that provides service for the surrounding area. The total cost associated with this item is approximately \$189,930, as further described in the Background, consisting of \$189,579 to acquire Parcel 120 and \$250 for recording fees and related closing costs, which can be adequately accommodated within the project's approved CIP funding. (C69112000)

**Financial Impact Statement:**

The total cost associated with this item is approximately \$189,930, consisting of \$189,579 to acquire Parcel 120 and \$250 for recording fees and related closing costs, which can be adequately accommodated within the project's approved CIP funding.

**Background:**

CIP Project 69112000 Bell Shoals Road Widening (Bloomingdale to Boyette); REFS Project 2013-046-R, Parcel(s) 120 - The Real Estate and Facilities Services Department, at the request of the Public Works Department, is acquiring fee simple title to Parcel 120 for the Bell Shoals Road Improvement Project. This is a TECO sub-station that provides service for the surrounding area. The appraised value

of this 4,226 square foot parcel was \$73,300 (land and improvements only, not including costs to cure). Agreement was reached at \$189,579, which included TECO's cure plan in the amount \$116,279 to address damages to the existing sub-station caused by the acquisition. County staff has reviewed and accepted TECO's cure cost estimate as part of this agreement. The Public Works Department and County Attorney's Office concur.

List Attachments:

Purchase Agreement (3 originals), TECO Cure Cost Estimate, Board Item Sketch

Project: 2013-046-R  
Parcel: 120  
Title: Bell Shoals Road Improvement Project

HILLSBOROUGH COUNTY REAL ESTATE AND FACILITIES SERVICES DEPARTMENT  
PURCHASE AGREEMENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_, by and between Tampa Electric Company, hereinafter referred to as Owner, and Hillsborough County, hereinafter referred to as PURCHASER, for the use and benefit of Hillsborough County.

WITNESSETH:

WHEREAS, the Purchaser requires the lands described as Parcel No. 120, Project No. 2013-046-R, the legal description & survey are attached as EXHIBIT "A", for public use for construction and maintenance of the above referenced authorized project and said purchaser agrees to furnish same for such purpose.

NOW THEREFORE, in consideration of the premises and the sum of \$1.00 each to the other paid, it is agreed as follows:

(a) The Owner agrees to sell and convey by good and sufficient deed, free of liens and encumbrances, unto the Purchaser said land for the total sum of \$ 189,579.00. (b) Purchaser shall pay unto the Owner the sum of \$ 189,579.00 by County Warrant within 60 days from the date hereof upon the simultaneous delivery of such instrument of conveyance and shall pay the remaining sum of \$0 when the seller vacates and surrenders possession of the property to the Purchaser and upon the completion of the removal and clearance of all improvements not included in the purchase price from the lands so conveyed. (c) All current taxes for the year in which the Agreement is made shall be pro-rated, and the Owner agrees to pay his and/or her pro-rated share of said taxes as of the date of closing, and the seller will place the necessary documentary tax stamps upon the deed given in pursuance of this Agreement. (d) The total sum of \$ 189,579.00 is full compensation for the property acquired, improvements, severance damages, all other damages claimed by Owner, their heirs, successors and assigns now and in the future arising from this cause. (e) All encumbrances on or affecting the parcel shall be released or subordinated prior to closing.

The Purchaser will advise the Owner of the specific date by which the Owner will be required to vacate and surrender possession of said property. Any extension beyond this date for occupancy of the property must be requested of, and authorized by, the Purchaser in writing. During the period from the date of the deed until the Owner surrenders possession to the Purchaser, the Owner shall exercise diligent care in protecting the property from theft and vandalism. Any items included in the purchase price shall be preserved in the normal condition and turned over to the Purchaser intact.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Owner  
TAMPA ELECTRIC COMPANY  
a Florida corporation

Witness: \_\_\_\_\_

Sign: J.A. Kickliter (SEAL)

Print Name: \_\_\_\_\_

Print Name: J. A. Kickliter

Witness: \_\_\_\_\_

Title: Director Real Estate

Print Name: \_\_\_\_\_

(corporate seal)



APPROVED BY COUNTY ATTORNEY  
BY [Signature]  
Approved As To Form and Legal  
Sufficiency.

ATTEST:

PURCHASER  
BOARD OF COUNTY COMMISSIONERS  
OF HILLSBOROUGH COUNTY, FLORIDA

BY: \_\_\_\_\_

BY: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

This agreement is subject to the approval of  
The Board of County Commissioners of Hillsborough County

EXHIBIT "A"  
(Sheet 1 of 2)

November 21, 2013

Project 2013-46-R  
Bell Shoals Road  
Parcel No. 120  
Folio #074750.0400

THAT PART OF:

A parcel of land lying in the Northwest 1/4 of Section 13, Township 30 South, Range 20 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

From the Southwest corner of the Northwest 1/4 of Section 13, Township 30 South, Range 20 East, run thence N.89°44'59"E., 30.00 feet along the South boundary of said Northwest 1/4 of Section 13 to the East right-of-way line of Bell Shoals Road and the Point of Beginning; thence N.00°05'41"W., 210.00 feet along said East right-of-way line of Bell Shoals Road; thence leaving said East right-of-way line along a line parallel with the aforesaid South boundary of the Northwest 1/4, N. 89°44'59"E., 556.17 feet; thence South, 210.00 feet to a point on said South boundary of the Northwest 1/4; thence S.89°44'59"W., 555.82 feet along said South boundary of the Northwest 1/4 to the Point of Beginning.


Lying within the following metes and bound description:

Commence at the Southwest corner of the Northwest 1/4 of Section 13, Township 30 South, Range 20 East; thence N.89°54'03"E., 30.00 feet along the South boundary of the Northwest 1/4 of said Section 13 to the Point of Beginning; thence N.00°02'59"E., 210.00 feet; thence N.89°53'42"E., 26.60 feet; thence S.00°15'13"E., 210.01 feet to a point on the said South boundary of the Northwest 1/4 of said Section 13; thence along the aforesaid boundary, S.89°54'03"W., 27.72 feet to the Point of Beginning.

LESS

Maintained Right of Way per Maintained Right of Way Book 3, Page 217 as recorded in the Public Records of Hillsborough County, Florida.

Containing 4226 square feet, more or less.

  
James D. LeViner  
Florida PSM No. 6915

Prepared by GeoPoint Surveying, Inc.  
1403 E. 5<sup>th</sup> Avenue  
Tampa, Florida 33605  
Licensed Business No. 7768

The Description is not complete  
without the accompanying sketch

SECTION 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

CIP PROJECT NO: 69112  
REAL ESTATE PROJECT NO. 2013-46-R

ℙ=PROPERTY LINE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°54'03" E	30.00'
L2	N 89°53'42" E	26.60'
L3	S 89°54'03" W	27.72'
L4	N 89°53'42" E	21.21'
L5	S 89°54'03" W	19.04'

EXHIBIT "A"  
(Sheet 2 of 2)

BELL SHOALS ROAD

PROPERTY LINE  
BY DEED  
EXCEPTION  
N 00°02'59" E 2672.36'  
(CORNER TO CORNER)

11 12  
14 13  
NORTHWEST CORNER OF THE  
NORTHWEST 1/4 OF SECTION 13,  
TOWNSHIP 30 SOUTH, RANGE 20 EAST

WEST LINE OF THE  
NORTHWEST 1/4 OF  
SECTION 13  
(BASIS OF BEARING)

91+00  
90+00  
89+00  
L2  
L4  
L5  
L3  
N 00°02'59" E 210.00'  
N 00°50'52" W 210.02'  
S 00°15'13" E 210.01'  
MAINTAINED RIGHT-  
OF-WAY LINE PER  
MAINTAINED RIGHT OF  
WAY BOOK 3, PAGE 217

N 89°53'42" E 529.56'

074750.0400

120  
AREA=4226  
SQUARE FEET ±

N 89°54'03" E 528.10'

N 00°08'40" E 210.06'

SOUTH BOUNDARY OF THE  
NORTHWEST 1/4 OF SECTION 13

POINT OF BEGINNING  
POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF THE  
NORTHWEST 1/4 OF SECTION 13,  
TOWNSHIP 30 SOUTH, RANGE 20 EAST  
STATION 88+96.44



NOT TO SCALE

DESCRIPTION  
SKETCH

(Not a Survey)  
*[Signature]*

James D. LeViner  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 156915

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



HILLSBOROUGH COUNTY, FLORIDA  
REAL ESTATE SERVICES DEPARTMENT, GEOMATICS SECTION, SURVEY & MAPPING TEAM  
County Center, 23rd Floor, 601 E. Kennedy Blvd., Tampa, FL 33602  
p: 813.272.5810 | f: 813.272.6459 | w: <http://www.hillsboroughcounty.org/realstate/geomatics/>



1403 E. 5th Avenue  
Tampa, Florida 33605  
www.geoointsurvey.com  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7765

BELL SHOALS ROAD  
PARCEL SKETCH

DATE:	NOVEMBER 21, 2013
SURVEY PROJECT No.:	E013-46-R
DRAWING NAME:	PARCEL 120
DRAWN BY:	J. LeViner
CHECKED BY:	P. DOLCENASCOLD
SEC:	13
TWP:	30 S
RNG:	20 E
SHEET No.	01 OF 01

## BELL SHOALS SUBSTATION COST ESTIMATE

**Internal Labor - Includes the cost of engineering, construction and field supervision.**

Substation Labor	Man Hours	Cost
Substation Engineer	80	\$4656
Substation Engineering Supervisor	20	\$1,164
Drafting	24	\$1,016
Substation Crew	4 crew days	\$5,575
Substation Crew Supervisor	32	\$1,672
Mapping Services	10	\$1,110
Engineering Aide	3	\$1,111
Project Management	80	\$5,234
<b>Total Internal Labor Costs</b>		<b>\$21,537</b>

**Fringe Benefits - Administrative costs allocated for employee benefits**

	Quantity	Cost
Fringe Benefits	Lot Charge	\$7256
<b>Total Fringe Benefits Costs</b>		<b>\$7256</b>

**Contracted Services - Includes the cost for contracted services required to complete the relocation of the substation facilities.**

	Quantity	Cost
Internal Roadwork	Lot Charge	\$26,583
Landscaping	Lot Charge	\$10,633
Fence Installation - Vinyl	Lot Charge	\$27,000
Fence Removal & Disposal	Lot Charge	\$7,026
Port-O-Let	Lot Charge	\$568
Contractor Inspector Labor Cost	100 hrs	\$3,037
Contractor Inspector Vehicle Cost	Lot Charge	\$542
<b>Total Contracted Services Costs</b>		<b>\$75,389</b>

**Vehicle & Equipment Rental**

	Quantity	Cost	Owned/Rental
Engineering Vehicles	Lot Charge	\$549	Owned
Construction Vehicles	Lot Charge	\$990	Owned
<b>Total Vehicle &amp; Equipment Rental Costs</b>		<b>\$1539</b>	

**Materials - Includes the cost for materials required to complete the scope of work for this project.**

	Quantity	Cost
Grounding	Lot Charge	\$5000
Connectors	Lot Charge	\$3484

**Total Material Costs**

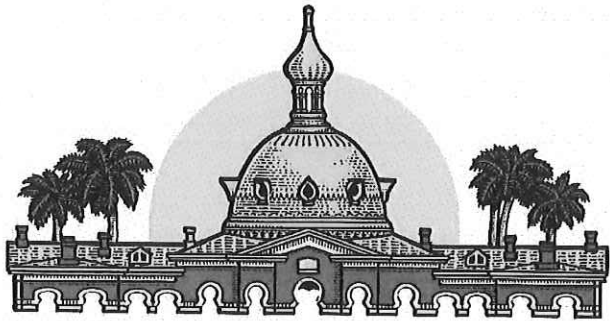
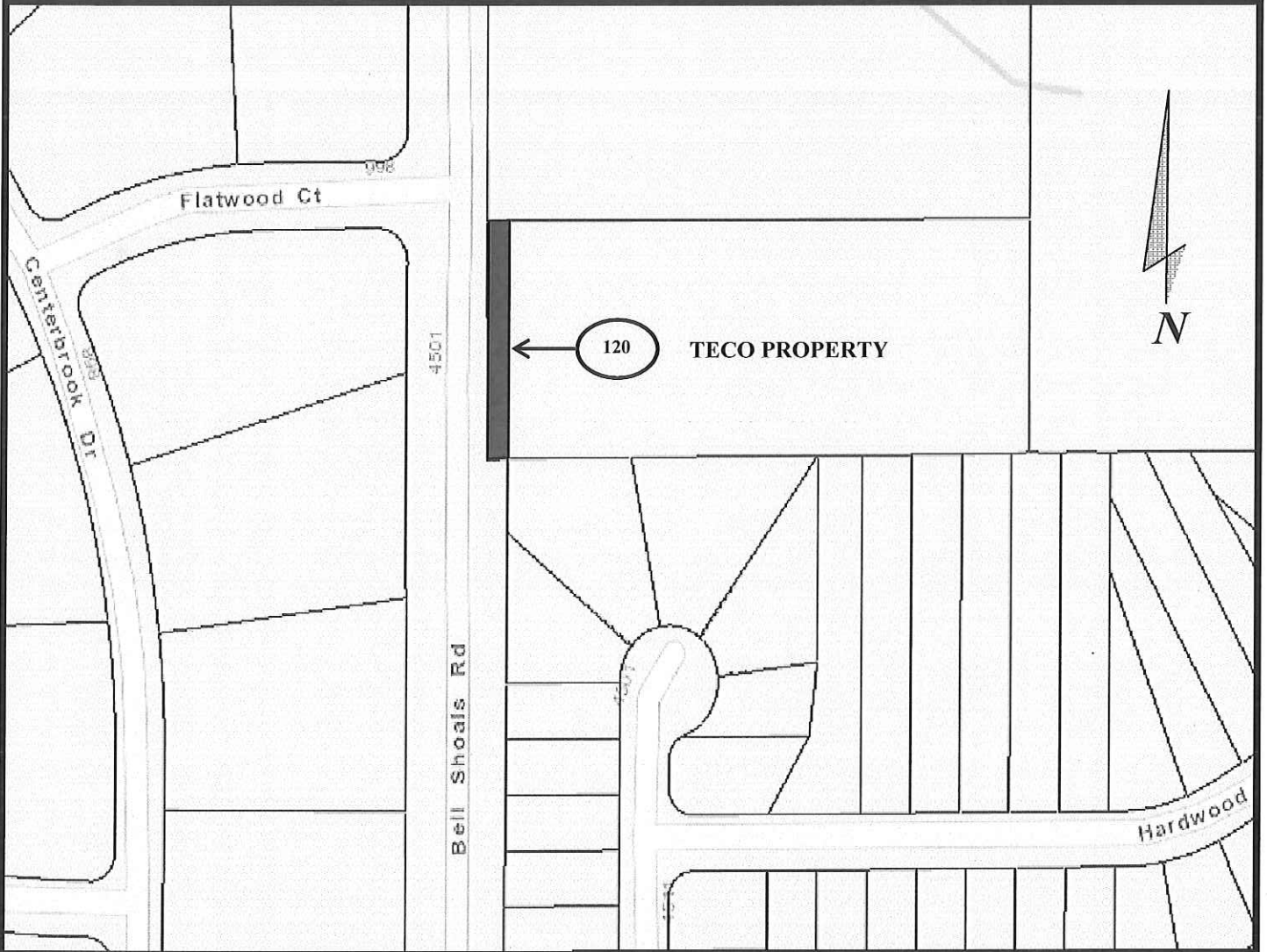
**\$8,484**

Administrative & General - Includes general administrative costs such as clerical, reporting, etc.

	Quantity	Cost
Administrative & General	Lot Charge	\$2,074
<b>Total Administrative &amp; General Costs</b>		<b>\$2,074</b>
<b>Total Substation Reimbursable Costs</b>		<b>\$116,279</b>



**BOARD ITEM SKETCH**



**Hillsborough County  
Florida**

**2013-046-R  
Bell Shoals Road  
Sec. 13 Twp. 30 Rng. 20**

