

Deputy Superintendent of Schools
Henry C. Fraind

SUBJECT: GRANT OF EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC., AT THE GREENGLADE ELEMENTARY SCHOOL SITE

In order to install and maintain a Controlled Environment Vault (CEV), BellSouth Telecommunications, Inc. (BellSouth), has requested a 20' x 35' easement (700 square feet), be granted on the northwest corner of the Greenglade Elementary School site (see attached location map). The CEV is a precast concrete and steel vault buried below ground, and is approximately 10' high, 7' wide and 17' long. The above-ground portion of the structure consists of a hatch and an air-conditioning unit that measures approximately 6' wide, 6' long and 4' high. The CEV will house fibre-optic equipment which will increase the capacity of telephone call transmissions in the neighborhood. In addition, the school's phone and management information systems will be enhanced as a result of being connected to the vault. The market value of land in the surrounding area is \$4.50 per square foot (a total of \$3,150 for the easement area). However, BellSouth will pay the Board \$27 per square foot for the said easement (a total of \$18,900 for the easement area), which represents six times its market value.

BellSouth, at its sole cost and expense, will restore the installation area to its original condition, beautify the easement area with shrubbery, maintain the outside appearance of the CEV and provide for periodic landscaping of the easement area. BellSouth will indemnify the Board for all personal injury claims and any real or personal property damage claims arising from its use of the easement area.

The said easement area is legally described as:

A portion of Tract "A", Village Green Relief School Site, according to the plat thereof as recorded in Plat Book 85 at Page 35 of the Public Records of Miami-Dade County, Florida. Said portion being more particularly described as follows:

Commence at the centerline intersection of S.W. 30 Street and S.W. 128 Avenue as shown on said Plat of Village Green Relief School Site, thence Easterly along the centerline of S.W. 30 Street for a distance of 50.00 feet to a point; thence deflecting 89°59'53" left run Southerly 25.00 feet to the Point of Beginning of the following parcel of land herein described, said point also being the point of tangency of the corner fillet of said Tract "A"; thence continue Southerly along the previous course

for a distance of 20.00 feet; thence deflecting 89°59'53" right run Easterly 35.00 feet to a point; thence deflecting 90°00'07" right run Northerly 20.00 feet to a point on the Northerly line of said Tract "A"; thence deflecting 89°59'53" right run Westerly 35.00 feet along the Northerly line of said Tract "A" to the Point of Beginning.

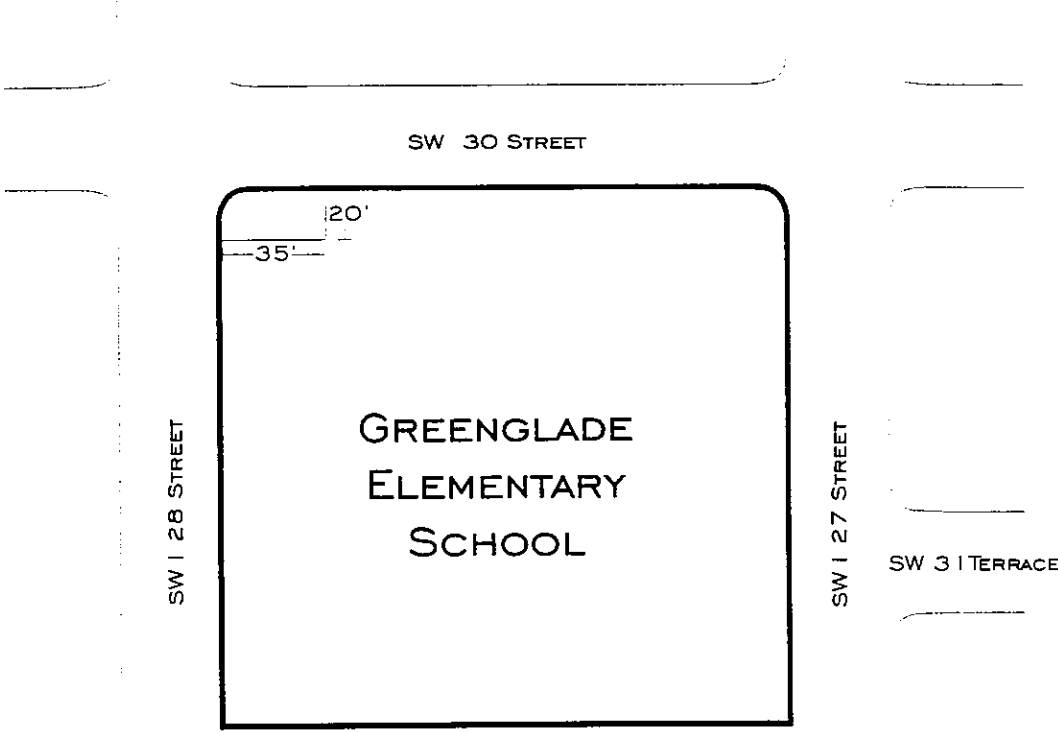
The grant of easement document has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of Greenglade Elementary School and the Region Superintendent for Region V recommend approval of the grant of easement. Facilities Planning and Construction and the Department of Safety, Environment and Hazards Management are in agreement with the proposed grant of easement.

RECOMMENDED:


That The School Board of Miami-Dade County, Florida, authorize the Chair and the Secretary to execute a grant of easement agreement with BellSouth Telecommunications, Inc., in consideration of a payment of \$18,900 for the installation of a Controlled Environment Vault on the northwest corner of the Greenglade Elementary School site.

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LOCATION MAP



LEGEND

 PROPOSED EASEMENT

