

AGENDA

Board of Supervisors

Reedy Creek Improvement District
1900 Hotel Plaza Blvd.
Lake Buena Vista, FL 32830

February 27, 2019

9:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SAFETY MINUTE
4. APPROVAL OF MINUTES
 - A. Minutes of the January 23, 2019 BOS Meeting
5. REPORTS
 - A. District Administrator
 - B. Deputy District Administrator
6. CONSENT AGENDA

The next portion of the meeting is the Consent Agenda which contains items that have been determined to be routine. The Board of Supervisors in one motion may approve the entire Consent Agenda. The motion for approval is non-debatable and must receive unanimous approval. By the request of any individual, any item may be removed from the Consent Agenda and placed upon the Regular Agenda for discussion.

- A. Flamingo Crossings Potable Water and Reclaimed Water Booster Pump Stations – Preliminary Budget
 - CONSIDERATION of Request for Board approval to increase the preliminary budget by **\$20,000.00** for the Flamingo Crossings Potable Water and Reclaimed Water Booster Pump Stations project for a new total budget of **\$2,470,000.00**.

Funding for this request is derived from the RCID Series 2018-1 Utility Revenue Bonds (Non-Taxable).

B. Flamingo Crossings Potable Water and Reclaimed Water Booster Pump Stations – Construction Services

- CONSIDERATION of Request for Board approval to execute a Change Order under Master Services Agreement #M000058 Work Authorization #W007 to **Atkins, Inc.**, in the total amount of **\$12,750.20** for design, bidding and construction phase services associated with the Flamingo Crossings Potable Water and Reclaimed Water Booster Pump Stations project. **(EXHIBIT A)**

Funding for this request is derived from the RCID Series 2018-1 Utility Revenue Bonds (Non-Taxable).

C. EPCOT MVP #8 Chilled Water Valve Replacement Project – Preliminary Budget

- CONSIDERATION of Request for Board approval to increase the preliminary budget by **\$30,000.00** for the EPCOT MVP #8 Chilled Water Valve Replacement project for a new total budget of **\$917,000.00**.

Funding for this request is derived from the RCID Series 2018-2 Utility Revenue Bonds (Taxable).

D. EPCOT MVP #8 Chilled Water Valve Replacement Project – Construction Services

- CONSIDERATION of Request for Board approval to increase the previous Board-authorized change order allowance pursuant to RCID's contract with **S.I. Goldman Company, Inc.**, in the amount of **\$30,000.00** to compensate the contractor for changes in the scope of work attributable to multiple additional system drains and structural modifications of the valve pit based on unknown conditions at the time of contract award. **(EXHIBIT B)**

Funding for this request is derived from the RCID Series 2018-2 Utility Revenue Bonds (Taxable).

E. Project MI Chilled Water and Low-Temperature Hot Water Services – Preliminary Budget

- CONSIDERATION of Request for Board approval to increase the preliminary budget by **\$40,000.00** for the Project MI Chilled Water and Low-Temperature Hot Water Services project for a new total budget of **\$550,000.00**.

Funding for this request is derived from the future RCID 2018-2 Utility Revenue Bonds (Taxable). In addition, this project will receive customer Cost-in-Aid-of-Construction (CIAC) funds.

F. Project MI Chilled Water and Low-Temperature Hot Water Services – Construction Services

- CONSIDERATION of Request for Board approval to increase the previous Board-authorized change order allowance pursuant to RCID’s contract with **Harper Limbach, LLC**, in the amount of **\$35,000.00** to compensate the contractor for changes in the scope of work attributable to project contract time extension and miscellaneous appurtenances.

Funding for this request is derived from the future RCID 2018-2 Utility Revenue Bonds (Taxable). In addition, this project will receive CIAC funds.

G. Project MI Chilled Water and Low-Temperature Hot Water Services – Owner-Furnished Materials

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$5,000.00** for Project MI Chilled Water and Low-Temperature Hot Water Services project. **(EXHIBIT C)**

Funding for this request is derived from the future RCID 2018-2 Utility Revenue Bonds (Taxable). In addition, this project will receive CIAC funds.

H. Project S Chilled Water and Low-Temperature Hot Water Services – Preliminary Budget

- CONSIDERATION of Request for Board approval to revise the preliminary budget for Project S Chilled Water and Low-Temperature Hot Water Services project by reducing approved funding in the contingency line item and increasing funding in the soft costs line items. The total preliminary budget amount will remain unchanged.

Funding for this request is derived from the RCID Series 2018-2 Utility Revenue Bonds (Taxable).

I. Project S Chilled Water and Low-Temperature Hot Water Services – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$25,000.00** for RCES engineering and construction support including survey, submittal review and project inspection costs for Project S Chilled Water and Low-Temperature Hot Water Services project. **(EXHIBIT D)**

Funding for this request is derived from the RCID Series 2018-2 Utility Revenue Bonds (Taxable).

J. Non-Exclusive Permanent Utility Easement Agreement with Orange County – Termination and Release

- CONSIDERATION of Request for Board approval of a Termination and Release of Easement Agreement between **Walt Disney Parks and Resorts (WDP&R)** with the City of St. Cloud, Tohopekaliga Water Authority, Orange County, Polk County and Reedy Creek Improvement District (STOPR) granting STOPR an Easement to access a wetland monitoring station on WDP&R property. Board authorization is also requested for the District Administrator to execute this document. **(EXHIBIT E)**

K. World Drive North Extension Phase 2 – Professional Services Agreement

- CONSIDERATION of Request for Board approval to enter into an Agreement for Professional Services with **LandDesign, Inc.**, in the Not-To-Exceed amount of **\$10,000.00** to provide conceptual landscaping design and design review services in support of the design of the regional stormwater pond serving the World Drive North Extension Phase 2 project. **(EXHIBIT F)**

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2020 Transportation Projects Ad Valorem Bonds.

L. Lime Garage MARC Station Project – Professional Services Agreement

- CONSIDERATION of Request for Board approval to enter into an Agreement for Professional Services with **Professional Service Industries, Inc.**, in the Not-To-Exceed amount of **\$1,631.00**, to provide for inspection and testing services in connection with the Lime Garage MARC Station project.

Funding for this request is included in the approved project budget and is derived from the RCID Series 2013A Ad Valorem Bonds.

M. Western Way Extension – Flamingo Crossings, LLC Property

- CONSIDERATION of Request for Board approval and acceptance of donation of property from **Flamingo Crossings, LLC** to **RCID** to be used for a portion of right-of-way for the Western Way Extension and in connection with preparation for the completion and opening to the public of Western Way Extension. **(EXHIBIT G)**

N. Orange County Sheriff's Office Sector Six Satellite Office – Lease Agreement

- CONSIDERATION of Request for Board approval of a Lease Agreement (Orange County Sheriff's Office Sector Six – Satellite Office) between the **District** and **WDP&R** and a License Agreement between the **District** and **Orange County, Florida** for the use and occupancy by the Orange County Sheriff of a satellite office

within Disney Springs; and request for Board authorization for the District Administrator or Deputy District Administrator to execute the Lease Agreement and License Agreement. **(EXHIBIT H)**

7. REGULAR AGENDA

A. Recovered Materials Processing Facility – Preliminary Budget

- CONSIDERATION of Request for Board approval to revise the preliminary budget for the Recovered Materials Processing Facility project from **\$1,942,000.00** to **\$2,032,000.00**.

Funding for this request is derived from the RCID Series 2015-1 Utility Revenue Bonds (Non-Taxable).

B. Recovered Materials Processing Facility – Construction Services

- CONSIDERATION of Request for Board approval to execute a Change Order to Contract #004732 with **Poli Construction, Inc.**, in the amount of **\$80,150.83** for the construction of a new Recovered Materials Processing Facility. Staff also requests Board authorization for the District Administrator or Deputy District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount. **(EXHIBIT I)**

Funding for this request is derived from the RCID Series 2015-1 Utility Revenue Bonds (Non-Taxable).

C. Project S Electric Service – Owner-Furnished Materials (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$900,000.00** for the Project S Electric Service project. **(EXHIBIT J)**

Funding for this request is derived from the RCID Series 2015-1 Utility Revenue Bonds (Non-Taxable). In addition, this project will receive customer Cost-in-Aid-of - Construction (CIAC) funds.

D. Project MI Electric Service – Preliminary Budget

- CONSIDERATION of Request for Board approval to revise the preliminary budget for the Project MI Electric Service project from **\$1,850,000.00** to **\$2,071,000.00**.

Funding for this request is derived from the RCID Series 2015-1 Utility Revenue Bonds (Non-Taxable). In addition, this project will receive CIAC funds.

E. Project MI Electric Service – Construction Services

- CONSIDERATION of Request for Board approval to execute a Change Order to Contract #004824 with **Carter Electric, Inc.**, in the total amount of **\$201,518.00** for the Project MI Electric Service project. Staff also requests Board authorization for the District Administrator or Deputy District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount. **(EXHIBIT K)**

Funding for this request is derived from the RCID Series 2015-1 Utility Revenue Bonds (Non-Taxable). In addition, this project will receive CIAC funds.

F. Disney’s Hollywood Studios Expansion New Electric Service – Preliminary Budget

- CONSIDERATION of Request for Board approval to revise the preliminary budget for Disney’s Hollywood Studios Expansion New Electric Service project from **\$6,600,000.00** to **\$6,930,000.00**.

Funding for this request is derived from the RCID Series 2015-1 Utility Revenue Bonds (Non-Taxable). In addition, this project will receive CIAC funds.

G. Disney’s Hollywood Studios Expansion New Electric Service – Construction Services

- CONSIDERATION of Request for Board approval to execute a Change Order to Contract #C004447 to **Maddox Electric Company, Inc.**, in the total amount of **\$233,061.27** for Disney’s Hollywood Studios Expansion New Electric Service project. Staff also requests Board authorization for the District Administrator or Deputy District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount.

Funding for this request is derived from the RCID Series 2015-1 Utility Revenue Bonds (Non-Taxable). In addition, this project will receive CIAC funds.

H. Disney’s Hollywood Studios Expansion New Electric Service – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$60,000.00** for RCES engineering and construction support including survey, submittal review and project inspection costs for Disney’s Hollywood Studios Expansion New Electric Service project. **(EXHIBIT L)**

Funding for this request is derived from the RCID Series 2015-1 Utility Revenue Bonds (Non-Taxable). In addition, this project will receive CIAC funds.

I. Project Black Lake Natural Gas Service – Construction Services

- CONSIDERATION of Request for Board approval to award a contract to **Gulfcoast Utility Constructors, Inc.**, in the amount of **\$103,300.00** for Project Black Lake

Natural Gas Service project. Staff also requests Board authorization for the District Administrator or Deputy District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount. **(EXHIBIT M)**

Funding for this request is derived from the RCID Series 2015-1 Utility Revenue Bonds (Non-Taxable). In addition, this project will receive CIAC funds.

J. Project S Chilled Water and Low-Temperature Hot Water Services – Construction Services

- CONSIDERATION of Request for Board approval to execute a Change Order to Contract #C004164 to **Daiken Applied Americas, Inc.**, in the amount of **\$215,375.51** for provision of a temporary chiller and generator to provide chilled water service to Mission Space to support Project S Chilled Water and Low-Temperature Hot Water Services project.

Funding for this request is derived from the RCID Series 2018-2 Utility Revenue Bonds (Taxable).

K. Project S Chilled Water and Low-Temperature Hot Water Services – Construction Services

- CONSIDERATION of Request for Board approval to execute a Change Order to Contract #C004769 to **Harper Limbach, Inc.**, in the total amount of **\$148,025.00** for Project S Chilled Water and Low-Temperature Hot Water Services project. Staff also requests Board authorization for the District Administrator or Deputy District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount.

Funding for this request is derived from the RCID Series 2018-2 Utility Revenue Bonds (Taxable).

L. Project S Chilled Water and Low-Temperature Hot Water Services – Construction Services

- CONSIDERATION of Request for Board approval to execute a Change Order to Contract #C004769 to **S.I. Goldman Company, Inc.**, in the total amount of **\$57,395.00** for Project S Chilled Water and Low-Temperature Hot Water Services project. **(EXHIBIT D)**

Funding for this request is derived from the RCID Series 2018-2 Utility Revenue Bonds (Taxable).

M. World Drive North Extension Phase 2 – Electric Infrastructure Relocation Design Services

- CONSIDERATION of Request for Board approval to execute a Work Authorization

under Master Services Agreement #M000098 to **Leidos, Inc.**, in the total amount of **\$191,660.00** in professional fees for design services associated with the relocation of electrical infrastructure on the World Drive North Extension Phase 2 project.

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2020 Transportation Projects Ad Valorem Bonds.

N. A.3 Parking Garage BVD Modifications Project – Construction Services Contract Change Order Allowance

- CONSIDERATION of Request for Board approval to increase the previous Board-authorized change order allowance pursuant to RCID’s contract with **Southland Construction, Inc.**, in the amount of **\$150,000.00** to compensate the contractor for changes in the scope of work attributable to additional earthwork, paving, maintenance of traffic and signalization work.

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2020 Transportation Projects Ad Valorem Bonds.

O. A.3 Parking Garage Site Works Project – Construction Services Contract Change Order Allowance

- CONSIDERATION of Request for Board approval to increase the previous Board-authorized change order allowance pursuant to RCID’s contract with **Watson Civil Construction, Inc.**, in the amount of **\$150,000.00**, to compensate the contractor for changes in the scope of work attributable to lighting, earthwork and site roadway mitigation work.

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2020 Transportation Projects Ad Valorem Bonds.

P. A.3 Parking Garage Project – Temporary Pedestrian Shuttling

- CONSIDERATION of Request for Board approval to reimburse **Walt Disney Parks Resorts U.S., Inc. (WDP&R)** for the direct costs incurred for shuttling pedestrians between its Casting Building and the Speedway gasoline station along Buena Vista Drive for a time period of approximately twenty-one consecutive weeks and at a total anticipated cost Not-To-Exceed **\$105,105.00**. The shuttling of pedestrians is required due to the need to permanently close the pedestrian walkway along Buena Vista Drive during the remainder of the performance of site construction activities supporting the A.3 Parking Garage project. **(EXHIBIT N)**

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2020 Transportation Projects Ad Valorem Bonds.

Q. Western Way Extension and Floridian Place Extension Area Development Project – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a Lump-Sum, Fixed-Priced Agreement for Construction Services in the amount of **\$1,557,504.00** to the lowest responsive bidder, **Araza Brothers Corporation**, for construction of area development and landscaping improvements supporting the Western Way Extension project and the Floridian Place Extension project. Of the total contract amount, **\$637,145.00** is allocable to the Western Way Extension project and **\$920,359.00** is allocable to the Floridian Place Extension project. Staff also requests Board authorization for the District Administrator or Deputy District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount. **(EXHIBIT O)**

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2020 Transportation Projects Ad Valorem Bonds.

R. Western Way Extension – Utility Reimbursement Agreement

- CONSIDERATION of Request for Board approval of a Utility Reimbursement Agreement (Western Way Extension Utility Design and Installation) between the **Reedy Creek Improvement District (District)** and **Walt Disney Parks and Resorts U.S., Inc. (WDP&R)** in which the District agrees to contract for and manage the installation of certain utilities in the right-of-way for Western Way Extension and WDP&R agrees to pay for the design and installation of such utilities, including reimbursement to the District for District employee services in managing the utility installation; and request for Board authorization for the District Administrator or Deputy District Administrator to execute the Utility Reimbursement Agreement and to execute any contracts or other documents required for the design and installation of such utilities upon contractual terms and conditions approved by counsel for the District. **(EXHIBIT P)**

S. Western Way Extension – Design Services

- CONSIDERATION of Request for Board approval to amend an existing Professional Services Agreement with **Infrastructure Engineers, Inc.**, in the total amount of **\$63,648.00** in fees. The consultant shall provide additional design services for the Utilities along the Western Way Extension.

Funding for this request will be through the Reimbursement Agreement between the District and Walt Disney Imagineering.

T. Review of RCID Financial Statements

- CONSIDERATION of Request for the Board to accept FY2018 RCID Financial Statements. (**EXHIBIT Q**)

8. OTHER BUSINESS

9. ADJOURNMENT