

AGENDA

Board of Supervisors

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

June 27, 2018

9:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SAFETY MINUTE
4. APPROVAL OF MINUTES
 - A. Minutes of the May 23, 2018 BOS Meeting
 - B. Minutes of the May 23, 2018 Landowners 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. World Drive North Phase III Project – Cost Estimating Services
 - CONSIDERATION of Request for Board approval to enter into an Agreement for Professional Services with **Jordan Brothers Construction, LLC**, in the Not-To-Exceed amount of **\$12,089.03**, to provide an itemized estimate of the total cost of the World Drive North Phase III 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.

B. World Drive North Phase III Project – Lease Agreement

- CONSIDERATION of Request for Board approval to enter into a Lease Agreement with **Modular Space Corporation** in the total amount of **\$28,710.00** for the lease of an existing double-wide trailer at the Typhoon Lagoon Construction Office Compound for a term of 18 months, beginning August 1, 2018.

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

C. A.3 Parking Garage Project – Amendment of Professional Services Agreement

- CONSIDERATION of Request for Board approval to amend the Agreement between RCID and **Professional Service Industries, Inc.**, for additional installation monitoring, engineering and testing services in connection with foundation exploration, and to add to the Fee the amount of **\$49,860.00**.

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

D. Second Amendment to the Reedy Creek Reams Road Wholesale Interconnect Reimbursement Agreement between Orange County and Reedy Creek Improvement District

- CONSIDERATION of Request for Board approval and acceptance of Second Amendment to the Reedy Creek Reams Road Wholesale Interconnect Reimbursement Agreement between Orange County and Reedy Creek Improvement District and to authorize the District Administrator to execute said Agreement. **(EXHIBIT A)**

E. Golden Oak Phase 5 Plat

- CONSIDERATION of Request for Board approval of the Golden Oak Phase 5 Plat to be recorded in the Public Records of Orange County and request for Board authorization for the District Administrator to execute the Plat on behalf of the District. **(EXHIBIT B)**

F. Flamingo Crossings - Quitclaim Deed

- CONSIDERATION of Request for Board approval of and authorizing the District Administrator to execute a Quitclaim Deed conveying the stormwater pond on the college housing property to Walt Disney Parks and Resorts U.S., Inc. (WDP&R). **(EXHIBIT C)**

G. Flamingo Crossings - Drainage Agreement

- CONSIDERATION of Request for Board approval of and authorizing the District Administrator to execute a Drainage Agreement with WDP&R for the above referenced stormwater pond allowing relocation of the pond as long as the pond meets specified criteria. **(EXHIBIT D)**

H. Flamingo Crossings - Easement Agreement

- CONSIDERATION of Request for Board approval to accept an Easement Agreement for the above referenced stormwater pond granting RCID an easement to continue using the pond for flood protection, water quality and stormwater treatment and attenuation for existing RCID roadways. **(EXHIBIT E)**

I. Flamingo Crossings - School Mitigation Agreement

- CONSIDERATION OF REQUEST for Board authorization for the District Administrator to execute a Joinder and Consent to the First Amendment to the School Mitigation Agreement for Capacity Enhancement between Orange County School Board and Flamingo Crossings, LLC. **(EXHIBIT F)**

J. Second Amendment to Reimbursement Agreement between RCID and WDP&R

- CONSIDERATION of Request for Board approval of and authorizing the District Administrator to execute the Second Amendment to Reimbursement Agreement with WDP&R, increasing the amount of reimbursement for utility design services performed by the District associated with the Western Way Extension Project and the Flamingo Crossings development. The amount of increase is **\$25,640.00**, for a total reimbursement of **\$292,430.00**. **(EXHIBIT G)**

K. Western Way Extension Project – Additional Engineering Design Services

- CONSIDERATION of Request for Board Approval to amend an existing Professional Services Agreement with **Infrastructure Engineers, Inc.**, in the total amount of **\$25,640.00** in fees. The consultant shall provide additional design services for the utilities along the Western Way Extension.

Funding for this request will be reimbursed by WDP&R in accordance with the Second Amendment to Reimbursement Agreement.

L. CONSIDERATION of Appointment of **Wayne E. Allred, PE**, to the RCID Board of Appeals, replacing Herbert Banks, for a three-year term to expire June 2021.

7. REGULAR AGENDA

A. Project MK2 Chilled Water Service – Preliminary Budget

- CONSIDERATION of Request for Board approval to establish a preliminary budget of **\$1,360,000.00** for the Project MK2 Chilled Water Service project.

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

B. Project MK2 Chilled Water Service – Owner-Furnished Materials (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$50,000.00** for the Project MK2 Chilled Water Service Project.

Funding for this request is included in the approved project budget and is subject to reimbursement from the future RCID 2018-2 Utility Revenue Bonds (Taxable). In addition, this project will receive customer CIAC funds.

C. Project MK2 Chilled Water Service – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$210,000.00** for RCES engineering and construction support including survey, submittal review and project inspection costs for the Project MK2 Chilled Water Service project. **(EXHIBIT H)**

Funding for this request is included in the approved project budget and is subject to reimbursement from the future RCID 2018-2 Utility Revenue Bonds (Taxable). In addition, this project will receive customer CIAC funds.

D. Project MK2 Electric Service – Preliminary Budget

- CONSIDERATION of Request for Board approval to establish a preliminary budget of **\$1,690,000.00** for the Project MK2 Electric Service project.

Funding for this request is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

E. Project MK2 Electric Service – Engineering Design Services

- CONSIDERATION of Request for Board approval to execute a Work Authorization under Master Services Agreement #M000063 to **Fred Wilson & Associates, Inc.**, in

the total amount of **\$98,026.00** for design, bidding and construction administration services for the Project MK2 Electric Service project.

Funding for this request is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

F. Project MK2 Electric Service – Owner-Furnished Materials (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$500,000.00** for the Project MK2 Electric Service Project.

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

G. Project MK2 Electric Service – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$240,000.00** for RCES engineering and construction support including survey, submittal review and project inspection costs for the Project MK2 Electric Service project. **(EXHIBIT I)**

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

H. Project MK2 Natural Gas Service – Preliminary Budget

- CONSIDERATION of Request for Board approval to establish a preliminary budget of **\$207,000.00** for the Project MK2 Natural Gas Service project.

Funding for this request is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017.

I. Project MK2 Natural Gas Service – Owner-Furnished Materials (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$10,000.00** for the Project MK2 Natural Gas Service Project.

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID

Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017.

J. Project MK2 Natural Gas Service – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$32,000.00** for RCES engineering and construction support including survey, submittal review and project inspection costs for the Project MK2 Natural Gas Service project. **(EXHIBIT J)**

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017.

K. Project 220 Chilled Water and Low-Temperature Hot Water (LTHW) – Preliminary Budget

- CONSIDERATION of Request for Board approval to establish a preliminary budget of **\$982,000.00** for the Project 220 Chilled Water and LTHW Service project.

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

L. Project 220 Chilled Water and Low-Temperature Hot Water (LTHW) – Owner-Furnished Materials (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$60,000.00** for the Project 220 Chilled Water and LTHW Service project.

Funding for this request is included in the approved project budget and is subject to reimbursement from the future RCID 2018-2 Utility Revenue Bonds (Taxable). In addition, this project will receive customer CIAC funds.

M. Project 220 Chilled Water and Low-Temperature Hot Water (LTHW) – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$152,000.00** for RCES engineering and construction support including survey, submittal review and project inspection costs for the Project 220 Chilled Water and LTHW Service project. **(EXHIBIT K)**

Funding for this request is included in the approved project budget and is subject to reimbursement from the future RCID 2018-2 Utility Revenue Bonds (Taxable). In addition, this project will receive customer CIAC funds.

N. Project 220 Natural Gas Service – Preliminary Budget

- CONSIDERATION of Request for Board approval to establish a preliminary budget of **\$142,000.00** for the Project 220 Natural Gas Service project.

Funding for this request is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

O. Project 220 Natural Gas Service – Owner-Furnished Materials (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$10,000.00** for the Project 220 Natural Gas Service project.

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

P. Project 220 Natural Gas Service – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$22,000.00** for RCES engineering and construction support including survey, submittal review and project inspection costs for the Project 220 Natural Gas Service project. **(EXHIBIT L)**

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

Q. Replacement of Chilled Water Valves in MVP #8 at Epcot – Reimbursement Agreement

- CONSIDERATION of Request for Board approval to reimburse **WDP&R** in a Not-To-Exceed amount of **\$100,000.00** for the installation and removal of themed construction barricades, temporary lighting and concrete in the MVP #8 work area. The scope also includes the relocation of the security checkpoint. **(EXHIBIT M)**

Funding for this request is subject to reimbursement from the future RCID 2018-2 Utility Revenue Bonds (Taxable).

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

- CONSIDERATION of Request for Board approval to revise the preliminary budget

for Disney's Hollywood Studios Expansion New Electric Service project from **\$6,284,977.00** to **\$6,470,000.00**.

Funding for this request is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

S. Disney's Hollywood Studios Expansion New Electric Service – Utility Installation

- CONSIDERATION of Request for Board approval to award a contract to **Maddox, Inc.**, in the amount of **\$71,430.00** for a portion of the electrical service to support Disney's Hollywood Studios Expansion New Electric Service project. This work will provide power to the new cast member parking lot and the new slip ramp toll plaza. 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 included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

T. Disney's Hollywood Studios Expansion New Electric Service – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$175,000.00** 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 N**)

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

U. Project Black Lake Electric Service – Preliminary Budget

- CONSIDERATION of Request for Board approval to establish a preliminary budget of **\$532,000.00** for the Project Black Lake Electric Service project.

Funding for this request is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

V. Project Black Lake Electric Service – Owner-Furnished Materials (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$60,000.00** for the Project Black Lake Electric Service project.

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

W. Project Black Lake Electric Service – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$72,000.00** for RCES engineering and construction support including survey, submittal review and project inspection costs for the Project Black Lake Electric Service project. **(EXHIBIT O)**

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

X. Project Black Lake Natural Gas Service – Preliminary Budget

- CONSIDERATION of Request for Board approval to establish a preliminary budget of **\$207,000.00** for the Project Black Lake Natural Gas Service project.

Funding for this request is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

Y. Project Black Lake Natural Gas Service – Owner-Furnished Materials (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$10,000.00** for the Project Black Lake Natural Gas Service project.

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

Z. Project Black Lake Natural Gas Service – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$32,000.00** for RCES engineering and construction support including survey, submittal review and project inspection costs for the Project Black Lake Natural Gas Service project. **(EXHIBIT P)**

Funding for this request is included in the approved project budget and is subject to reimbursement from the RCID Series 2015-1 Utility Revenue Bonds and the future RCID Series 2018-1 Utility Revenue Bonds in accordance with Board Resolution No. 593 approved July 2017. In addition, this project will receive customer CIAC funds.

AA. Floridian Place – Engineering Design Services

- CONSIDERATION of Request for Board approval to award a contract to **Team Fishel** in the total Not-To-Exceed amount of **\$130,000.00** for design, materials and construction of a temporary 69kV transmission line relocation required for the Floridian Place 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 included in the approved project budget and is derived from the RCID 2016-2020 Transportation Projects Ad Valorem Bonds.

BB. First Amendment to Transaction Schedule between Duke Energy Florida, LLC and RCID

- CONSIDERATION of Request for Board approval of and authorizing the District Administrator to execute an amendment to the Transaction Schedule dated January 25, 2017 by and between **Duke Energy Florida, LLC** and RCID. **(EXHIBIT Q)**

CC. A.3 Parking Garage Project – IT Services, Components and Equipment

- CONSIDERATION of Request for Board approval of a funding allowance in the amount of **\$412,000.00** for the purchase of various IT related services, components and equipment needed for the A.3 Parking Garage.

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

DD. A.3 Parking Garage Site Works Project – Modification of 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 **\$300,000.00** to compensate the contractor for

changes in the scope of work attributable to irrigation, drainage and sequence of work due to scheduling challenges involving adjacent contractors.

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

EE. A.3 Parking Garage Project, A.3 Pedestrian Bridge and Orange Parking Garage – Wayfinding Signage Construction Services Contract

- CONSIDERATION of Request for Board approval to award a Lump-Sum Fixed-Price Agreement for Construction Services in the amount of **\$710,855.00**, to the lowest responsive bidder, **Creative Sign Designs LLC**, for the construction of wayfinding signage for the A.3 Parking Garage, the A.3 Pedestrian Bridge and for signage to replace temporary signs that were installed in the Orange Parking Garage and adjacent pedestrian bridge at the time of their opening for public use. **(EXHIBIT R)**

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

FF. A.3 Parking Garage Project Area Development – Professional Services Agreement

- CONSIDERATION of Request for Board approval to award a Not-To-Exceed Agreement for Professional Services in the amount of **\$79,910.00** to the lowest responsive proposer, **Canin Associates, Inc.**, for Area Development Design services in support of the A.3 Parking Garage project. The total amount includes **\$76,590.00** for fee allocable to the A.3 Parking Garage and **\$3,320.00** for reimbursable expenses. 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 additional contract amount. **(EXHIBIT R)**

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

GG. Area Development for Osceola Parkway and World Drive, World Drive North – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a Lump-Sum Fixed-Price Agreement for Construction Services in the amount of **\$5,120,241.00** to the lowest responsive bidder, **Brightview Landscape Development, Inc.**, for construction of area development supporting the Osceola Parkway and World Drive project and the World Drive North Extension project. Of the total amount, **\$978,710.00** is allocable to the Osceola Parkway and World Drive North Extension project and **\$4,141,531.00** for fee allocable to the World Drive North 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

additional contract amount. **(EXHIBIT S)**

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

HH. OCIP III Program – Builders Risk Insurance Premiums

- CONSIDERATION of Request for Board approval to pay additional Builders Risk Insurance premiums to **AON Risk** under the OCIP III program in the amount of **\$131,000.00**. The requested increase is attributable to an extension of six months to the effective term of RCID’s capital improvement projects, which are the subject of the OCIP III insurance program.

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

8. OTHER BUSINESS

- A. Next BOS Meeting
- B. Final Thought

9. ADJOURNMENT