

AGENDA

Board of Supervisors

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

March 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 February 27, 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. Project S Chilled Water and Low-Temperature Hot Water Services – Preliminary Budget
 - CONSIDERATION of Request for Board approval to revise the preliminary budget for the Project S Chilled Water and Low Temperature Hot Water Services project by reducing approved funding in the soft cost line item by **\$25,000.00** and increasing funding in the Owner-Furnished Materials line item by the same amount. The total preliminary budget amount will remain unchanged.

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

B. Project S Chilled Water and Low-Temperature Hot Water Services – Owner-Furnished Materials (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Materials (OFM) in the amount of **\$25,000.00** for the Project S Chilled Water and Low-Temperature Hot Water Services project. **(EXHIBIT A)**

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

C. 2019 Capital Improvement Projects – Cloud-Based Digital Information Repository Service

- CONSIDERATION of Request for Board approval to enter into a multi-year, multi-project license agreement with **Newforma**, permitting an unlimited number of users to access the Newforma Project Cloud proprietary digital information repository service for a one-time fee of **\$18,625.00**. The fee for the service permits use of the system in conjunction with the administration of one or more projects with an aggregate construction cost of not more than **\$51,000,000.00**. The service will be utilized on all of the projects comprising the 2019 Capital Improvements Projects. **(EXHIBIT B)**

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. World Drive North Extension Phase 2 – RCES Utility Design and Support Services

- CONSIDERATION of Request for Board approval of an amount of **\$35,000.00** for RCES Utility design and support services for the relocation of natural gas, electrical, potable water, wastewater, reclaimed water and fiber optic infrastructure on the World Drive North Phase 2 project. **(EXHIBIT C)**

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

7. REGULAR AGENDA

A. Real Property Exchange Agreement – RCID and Flamingo Crossings, LLC

- CONSIDERATION of Request for Board approval of a Real Property Exchange Agreement between RCID and **Flamingo Crossings, LLC (FCLLC)** in which RCID and FCLLC agree to exchange certain land owned by each party and of equivalent

value; and Request for Board authorization for the District Administrator or Deputy District Administrator to execute the Real Property Exchange Agreement and to execute the deeds and other closing documents contemplated under the Agreement. **(EXHIBIT D)**

- B. Real Property Exchange Agreement – RCID and Walt Disney Parks & Resorts U.S., Inc.
- CONSIDERATION of Request for Board approval of a Real Property Exchange Agreement between RCID and **Walt Disney Parks & Resorts U.S., Inc. (WDPR)** in which RCID and WDPR agree to exchange certain land owned by each party and of equivalent value; and Request for Board authorization for the District Administrator or Deputy District Administrator to execute the Real Property Exchange Agreement and to execute the deeds and other closing documents contemplated under the Agreement. **(EXHIBIT E)**
- C. Real Property Exchange Agreement – RCID and ARDC-Ocala 201, LLC (ARDC)
- CONSIDERATION of Request for Board approval of a Real Property Exchange Agreement between RCID and **ARDC-Ocala 201, LLC (ARDC)** in which RCID and ARDC agree to exchange certain land owned by each party and of equivalent value; and Request for Board authorization for the District Administrator or Deputy District Administrator to execute the Real Property Exchange Agreement and to execute the deeds and other closing documents contemplated under the Agreement. **(EXHIBIT F)**
- D. Project Black Lake Electric Service – Construction Services Agreement
- CONSIDERATION of Request for Board approval to issue a work authorization under Master Services Agreement #M000090 to **Team Fishel Company, Inc.**, in the amount of **\$89,939.94** for the Project Black Lake 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 G)**

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.

- E. A.3 Parking Garage BVD Modifications Project – Amendment of Construction Services Agreement
- CONSIDERATION of Request for Board approval to amend the Agreement between RCID and **Southland Construction, Inc.**, and to add to the contract sum an amount Not-To-Exceed **\$300,260.00**, for the milling and resurfacing of westbound lanes of Buena Vista Drive from entrance to the exit of the A.3 Garage, including both intersections. **(EXHIBIT H)**

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

F. Osceola Parkway and Victory Way Area Development Project – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a Lump-Sum Fixed-Price Agreement for Construction Services in the amount of **\$4,539,400.00** to the lowest responsive bidder, **Cepra Landscaping JV, LLC**, for construction of area landscaping and development improvements supporting the Osceola Parkway and Victory Way Interchange project. This request also includes Board authorization for RCID's direct purchase of certain materials included in the contract amount. 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 I)**

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

G. Transaction Schedule Between Florida Municipal Power Agency and Reedy Creek Improvement District (RCID)

- CONSIDERATION of Request for Board approval of a Transaction Schedule Between **Florida Municipal Power Agency** and RCID dated March 27, 2019. Board authorization is also requested for the District Administrator to execute this document. **(EXHIBIT J)**

H. Gas Purchase Option Confirmation Agreement between Infinite Energy, Inc. and RCID

- CONSIDERATION of Request for Board approval of a Gas Purchase Option Confirmation Agreement between **Infinite Energy, Inc.** and RCID dated March 27, 2019. Board authorization is also requested for the District Administrator to execute this document. **(EXHIBIT K)**

8. PUBLIC HEARING

A. Adoption of Revised Utility Rates for 2019

- CONSIDERATION of Request for the Board to adopt proposed rates for chilled water, electric and natural gas for customers served by the Reedy Creek Improvement District effective for the first meter reading after March 25, 2019. **(EXHIBIT L)**

9. OTHER BUSINESS

10. ADJOURNMENT