

AGENDA

Board of Supervisors

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

June 26, 2019

9:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SAFETY MINUTE
4. APPROVAL OF MINUTES
 - A. Minutes of the May 22, 2019 Landowners Meeting
 - B. Minutes of the May 22, 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. Permanent Easement between RCID and Swan Hotel Associates
 - CONSIDERATION of Request for Board approval of a permanent easement between RCID and Swan Hotel Associates. The easement is based on RCID's permanent easement form, but includes minor modifications requested by Swan Hotel Associates and approved by RCID legal counsel. The purpose of the easement is for the storm

drainage connection to support the expansion of the Swan Hotel. **(EXHIBIT A)**

B. A.3 Parking Garage Area Development Project – Modification of Prior Board Request

- CONSIDERATION of Request for Board approval to amend a previous request granted by the Board on May 22, 2019, to amend the construction services agreement between RCID and **Ceptra Landscape JV, LLC**, for the A.3 Parking Garage Area Development project. Instead of increasing the contract sum, Board authorization is requested to increase the change order allowance in the same amount of **\$200,000.00**.

Funding for this request does not change.

C. RCID 2016-2020 Transportation Projects Job Site Safety Observation – Amendment of Professional Services Agreement

- CONSIDERATION of Request for Board approval to amend the Professional Services Agreement between RCID and **Colonial Risk Management, LLC**, and to add to the fee in the amount of **\$39,000.00** and to extend the term of the agreement to June 30, 2020, for continued job site safety observation and oversight services pursuant to the requirements of the Owner Controlled Insurance Program (OCIP).

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. Project Black Lake Natural Gas Service – Preliminary Budget Revision

- CONSIDERATION of Request for Board approval to revise the preliminary budget for the Project Black Lake Natural Gas Service project by reducing approved funding in the construction line item and increasing funding in the soft costs line item. The total preliminary budget amount will remain unchanged.

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. Project Black Lake Natural Gas Service – 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 the Project Black Lake Natural Gas Service project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. **(EXHIBIT B)**

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. Project H Electric Service – Construction Services Agreement

- CONSIDERATION of Request for Board approval to rescind Board action taken at the May 2019 BOS meeting to award a contract to **Team Fishel Company, Inc.**, for construction of the Project H Electric Service project.

G. CONSIDERATION of Reappointment of **Craig Redfern** and **Robert McCormick** to the Board of Appeals for three-year terms to expire 2022.

7. REGULAR AGENDA

A. Real Property Exchange Agreement – RCID and Walt Disney Parks & Resorts U.S., Inc.

- CONSIDERATION of Request for Board approval of (1) Real Property Exchange Agreement between **RCID** and **Walt Disney Parks & Resorts U.S., Inc., (WDPR)** for the exchange of certain parcels of real estate between the two parties in preparation for the opening of Floridian Place; (2) the associated special warranty deeds to the Agreement; (3) the associated Roadway Access Easement Agreement for public access from the northern terminus of Floridian Place to Reams Road over WDPR-owned roadway; (4) the associated Drainage Easement Agreement for a stormwater pond in support of Floridian Place; and, (5) the associated Easement Agreement for a term of 10 years for continued use by RCID of the Buena Vista Drive construction compound and for Board authorization for the District Administrator or Deputy District Administrator to execute all such documents on behalf of the District. **(EXHIBIT C)**

B. Project C2 Natural Gas Service – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a contract to **SabCon Underground LLC**, in the amount of **\$145,777.00** for construction of the Project C2 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 D)**

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.

C. Project S Electric Service – Preliminary Budget Revision

- CONSIDERATION of Request for Board approval to revise the preliminary budget for the Project S Electric Service project by reducing approved funding in the construction line item and increasing funding in the soft costs line item. The total

preliminary budget amount will remain unchanged.

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.

D. Project S Electric Service – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$100,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the Project S Electric Service project. This request includes Board authorization for RCID’s and/or RCES’s direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. **(EXHIBIT E)**

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. Live-Front to Dead-Front Switch Change-Out – Preliminary Budget Revision

- CONSIDERATION of Request for Board approval to revise the preliminary budget from **\$750,000.00** to **\$1,104,600.00** for the Live-Front to Dead-Front Switch Change-Out project.

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

F. Live-Front to Dead-Front Switch Change-Out – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a contract to **Team Fishel Company, Inc.**, in the amount of **\$405,555.00** for construction of the Live-Front to Dead-Front Switch Change-Out 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).

G. Live-Front to Dead-Front Switch Change-Out – Owner-Furnished Material (OFM)

- CONSIDERATION of Request for Board approval of Owner-Furnished Material (OFM) in the amount of **\$41,600.00** for the Live-Front to Dead-Front Switch Change-Out project.

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

H. Live-Front to Dead-Front Switch Change-Out – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$45,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the Live-Front to Dead-Front Switch Change-Out project. This request includes Board authorization for RCID’s and/or RCES’s direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. **(EXHIBIT F)**

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

I. Flamingo Crossings Potable Water and Reclaimed Water Booster Pump Stations – Revision of Preliminary Budget

- CONSIDERATION of Request for Board approval to revise the preliminary budget for the Flamingo Crossings Potable Water and Reclaimed Water Booster Pump Station project by reducing approved funding in the contingency line item and increasing funding to the construction line item. The total preliminary budget amount will remain unchanged.

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

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

- CONSIDERATION of Request for Board approval to award a contract to **Garney Companies, Inc.**, in the amount of **\$1,310,098.00** for construction of the Flamingo Crossings Potable Water and Reclaimed Water Booster Pump Station 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 2018-1 Utility Revenue Bonds (Non-Taxable).

K. Project 89 Potable Water, Sanitary Sewer and Reclaimed Water – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$150,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for Project 89 Potable Water, Sanitary

Sewer and Reclaimed Water project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project.

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

L. Project 89 Electric Service – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a contract to **Maddox Electric Company, Inc.**, in the amount of **\$1,442,000.00** for construction of Project 89 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 H)**

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

M. Wastewater Treatment Plant (WWTP) Live-Front to Dead-Front Switch Change-Out – Preliminary Budget

- CONSIDERATION of Request for Board approval to establish a preliminary budget of **\$1,470,000.00** for the WWTP Live-Front to Dead-Front Switch Change-Out project.

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

N. Wastewater Treatment Plant Live-Front to Dead-Front Switch Change-Out – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award two (2) contracts to **Carter Electric, Inc.**, in the amount of **\$180,913.00** and **\$104,460.00**, respectively, for construction of the WWTP Live-Front to Dead-Front Switch Change-Out 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 for each contract.

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

- O. Wastewater Treatment Plant Live-Front to Dead-Front Switch Change-Out – Owner-Furnished Material (OFM)
- CONSIDERATION of Request for Board approval of Owner-Furnished Material (OFM) in the amount of **\$900,000.00** for the WWTP Live-Front to Dead-Front Switch Change-Out project.

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

- P. Wastewater Treatment Plant Live-Front to Dead-Front Switch Change-Out – 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 WWTP Live-Front to Dead-Front Switch Change-Out project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. **(EXHIBIT I)**

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

- Q. World Drive Chilled Water Main Extension Phase I – Preliminary Budget

- CONSIDERATION of Request for Board approval to establish a preliminary budget of **\$6,400,000.00** for the World Drive Chilled Water Main Extension Phase I project.

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

- R. World Drive Chilled Water Main Extension Phase I – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a contract to **Garney Companies, Inc.**, in the amount of **\$5,462,032.00**, for construction of the World Drive Chilled Water Main Extension Phase I 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).

S. World Drive Chilled Water Main Extension Phase I – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an amount Not-To-Exceed **\$350,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the World Drive Chilled Water Main Extension Phase I project. This request includes Board authorization for RCID’s and/or RCES’s direct purchase of miscellaneous goods and ancillary professional services as necessary for the project. **(EXHIBIT J)**

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

T. A.3 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 **\$220,000.00**, to compensate the contractor for changes in the scope of work attributable to modifications of roadway, signage, signalization and project close-out requirements. **(EXHIBIT K)**

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

U. Western Way Extension and Floridian Place Extension Area Development Project Construction Management Services – Professional Services Agreement

- CONSIDERATION of Request for Board approval to enter into an Agreement for Professional Services between RCID and **Jordan and Associates Consulting, Inc.**, in the Not-To-Exceed fee total amount of **\$139,475.00**, for Construction Management services supporting the Western Way Extension and Floridian Place Extension Area Development Project. Of the total amount, **\$64,906.71** of fee and **\$4,830.79** of reimbursable expenses are allocable to the Western Way Extension Area Development project and **\$64,906.71** of fee and **\$4,830.79** of reimbursable expenses are allocable to the Floridian Place Extension Area Development project. **(EXHIBIT L)**

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

8. OTHER BUSINESS

9. ADJOURNMENT