

AGENDA

Board of Supervisors

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

October 24, 2018

9:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SAFETY MINUTE
4. OFFICER ELECTION
5. APPROVAL OF MINUTES
 - A. Minutes of the September 26, 2018 BOS Meeting
6. REPORTS
 - A. District Administrator
 - B. Deputy District Administrator
 - C. Utilities
7. 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. Revised and/or New RCID Policies
 - CONSIDERATION of Request for Board approval of the following revised policies with an effective date of November 1, 2018. These policies do not apply to bargaining

unit employees. **(EXHIBIT A)**

- Bridging of Service
- Funeral (Bereavement) Leave
- Holidays and Personal Days

B. Network Integration Transmission Service – Amended Service Agreement with Duke Energy Florida, LLC

- CONSIDERATION of Request for Board approval of Amended Service Agreement for Network Integration Transmission Service Between Reedy Creek Improvement District (Transmission Customer) and **Duke Energy Florida, LLC** (Transmission Provider) effective December 1, 2018. **(EXHIBIT B)**

C. Quitclaim Deed – Epcot Central Energy Plant

- CONSIDERATION of Request for Board approval of Quitclaim Deed conveying a sliver of land behind the Epcot Central Energy Plant from **RCID** to **Walt Disney Parks and Resorts U.S., Inc.** for the purpose of meeting fire lane clearance, and Board authorization for the District Administrator to execute and deliver the Quitclaim Deed. **(EXHIBIT C)**

D. Interlocal Agreement between Reedy Creek Improvement District and Orange County for Delivery of Wholesale Water Services to the Flamingo Crossings Development

- CONSIDERATION of Request for Board approval of the “Interlocal Agreement between Reedy Creek Improvement District and **Orange County** for Delivery of Wholesale Water Services to the Flamingo Crossings Development” and to authorize the District Administrator to execute the Agreement. Under this Interlocal Agreement, Reedy Creek Improvement District (RCID) will provide potable water, sanitary sewer and reclaimed water services to portions of the Flamingo Crossings areas until Orange County can connect the affected customers to their central utility systems. Wholesale service shall terminate upon the substantial completion of infrastructure within Orange County’s central utility systems. **(EXHIBIT D)**

E. First Amendment to Reedy Creek Improvement District/Orange County Amended and Restated Water, Wastewater, and Reclaimed Water Service Territorial Agreement

- CONSIDERATION of Request for Board approval of the “First Amendment to Reedy Creek Improvement District/Orange County Amended and Restated Water, Wastewater, and Reclaimed Water Service Territorial Agreement” and Board authorization for the District Administrator to execute the Agreement. **(EXHIBIT D)**

F. Non-Exclusive Permanent Utility Easement Agreement with Orange County

- CONSIDERATION of Request for Board approval of a Non-Exclusive Permanent

Utility Easement Agreement with **Orange County** granting Orange County an Easement to maintain Orange County Utilities potable water, sanitary sewer and reclaimed water infrastructure on District property to serve the Flamingo Crossings development. Board authorization is also requested for the District Administrator to execute this document. **(EXHIBIT E)**

8. REGULAR AGENDA

A. Western Way Extension Project – Duke Energy Facilities Relocation

- CONSIDERATION of Request for Board approval to compensate Duke Energy Florida, LLC, in the amount of **\$75,139.39**, which constitutes the cost of providing realignment of its underground facilities in support of the Western Way Extension 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.

B. Floridian Place and Western Way Extension Projects Asphalt Testing and QA Services – Amendment of Professional Services Agreement

- CONSIDERATION of Request for Board approval to amend the Agreement for Professional Services between RCID and **CDM Smith, Inc.**, and add to the Not-To-Exceed fee in the total amount of **\$130,136.00**, for additional Asphalt Inspection services supporting the Floridian Place Extension and Western Way Extension projects. Of the total additional amount, **\$78,498.00** is allocable to the Floridian Place Extension project and **\$51,638.00** is allocable to the Western Way Extension 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.

C. A.3 Parking Garage BVD Modifications Project – Request for 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 **Southland Construction, Inc.**, in the amount of **\$200,000.00** to compensate the contractor for changes in the scope of work attributable to berm modification at the Lime Garage, signalization and signage 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.

D. A.3 Parking Garage Project Area Development Construction – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a Lump-Sum Fixed-Price Agreement for Construction Services in the amount of **\$2,024,900.00** to the lowest responsive bidder, **Cepra Landscape JV, LLC**, for construction of area development supporting the A.3 Parking Garage 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 G)**

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

E. WDI Office Building Chilled Water Service – Revision of Preliminary Budget

- CONSIDERATION of Request for Board approval to revise the preliminary budget for the WDI Office Building – Chilled Water Service project from **\$505,000.00** to **\$527,000.00**.

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

F. WDI Office Building Chilled Water Service – Construction Services

- CONSIDERATION of Request for Board approval to award a contract to **Page Piping, Inc.**, in the amount of **\$370,000.00** for construction of new chilled water service to the new WDI Office Building at Epcot. Staff also requests 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 2018-2 Utility Revenue Bonds (Taxable). In addition, this project will receive customer CIAC funds.

G. Project MK2 Chilled Water Service – Construction Services

- CONSIDERATION of Request for Board approval to award a contract to **Page Piping, Inc.**, in the amount of **\$720,000.00** for construction of new chilled water service to Project MK2 at Magic Kingdom. Staff also requests 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 2018-2 Utility Revenue Bonds (Taxable). In addition, this project will receive CIAC funds.

H. Project 220 Chilled Water and Low-Temperature Hot Water (LTHW) Service – Construction Services

- CONSIDERATION of Request for Board approval to award a contract to **W.W. Gay Mechanical Contractor, Inc.**, in the amount of **\$506,100.00** for construction of new chilled water service and new low-temperature hot water service to Project 220 at Epcot. Staff also requests 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 J)**

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

I. Project MK2 Natural Gas Service – Construction Services

- CONSIDERATION of Request for Board approval to award a contract to **SabCon Underground LLC**, in the amount of **\$126,210.00** for construction of new natural gas service to Project MK2 at Magic Kingdom. Staff also requests 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. In addition, this project will receive CIAC Funds.

J. Project 220 Natural Gas Service – Construction Services

- CONSIDERATION of Request for Board approval to award a contract to **SabCon Underground LLC**, in the amount of **\$48,400.00** for construction of new natural gas service to Project 220 at Epcot. Staff also requests 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 L)**

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

9. PUBLIC HEARING

A. Resolution No. 605 – Proposed Text Amendments to RCID Comprehensive Plan

- CONSIDERATION of Request for the Board to adopt **RCID Resolution No. 605** amending the RCID 2020 Comprehensive Plan and Future Land Use Map (FLUM) to adopt Evaluation and Appraisal Report amendments to the Future Land Use, Transportation, Housing, Infrastructure (Potable Water Sub-element), Conservation, Intergovernmental Coordination, and Capital Improvements Elements and to the FLUM to reflect changes in state requirements and to update statute and code references since the last update; to revise dates for various policies, and to update the

FLUM to reflect the de-annexation of two parcels totaling 154.08 acres to Orange County. (**EXHIBIT M**)

- Close Public Hearing

10. OTHER BUSINESS

A. Next BOS Meeting

B. Final Thought

11. ADJOURNMENT