CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT
Board of Supervisors Meeting
Agenda
April 24, 2024
10:30 a.m.

1. CALL TO ORDER

2. OPENING INVOCATION

3. PLEDGE OF ALLEGIANCE

4. SAFETY MINUTE

5. PUBLIC COMMENT PERIOD

6. CONSENT AGENDA

6.1 March 27, 2024 Meeting Minutes – *Page 4*

6.2 Second Amendment to the Amended and Restated Labor Services Agreement - *Page 40*

6.3 Renaming of the Fire Department from the Reedy Creek Fire Department to the District Fire Department – *Page 43*

7. REPORTS

7.1 Management Report

- Excellence Award
  - Nancy McLean – Fleet

8. GENERAL BUSINESS

8.1 Contract change order to #C006110 for Project U chilled water service installation in the amount of $2,150,000 with Southland Construction Inc., with a utility customer reimbursement of $1,918,002.72, for a net cost to the District of $231,997.28 – *Page 44*

8.2 Contract for network security and video upgrades for utility infrastructure with Alert Security Inc. in the amount of $699,648.17 – *Page 50*

8.3 Award of three-year contract for compostable waste stream transportation and disposal services to CompostUSA of Sumter County LLC in the amount of $19,278,591 – *Page 51*

8.4 Award of three-year contract for single-stream recycling services with Recycling Services of Florida Inc. in the amount of $1,170,765 – *Page 83*

8.5 Award of contract to replace the Anoxic Lift Pump #1 at the District's Water Resource Recovery Facility to Evoqua Water Technologies LLC in the amount of $1,227,017 – *Page 116*

8.6 Award of contract for Epcot Energy Plant Boiler #1 replacement and low temperature hot water valve automation with Harper Limbach LLC in the amount of $1,969,290, plus $363,585 in allowances for a total of $2,363,148 – *Page 202*

8.7 Award of contract for sediment removal from Biological Nutrient Removal Train #3 with Handex Consulting and Remediation LLC in the amount of $909,792 – *Page 303*

8.8 Award of contract for the Epcot Resorts Boulevard Phase II area development installation of landscaping plants, trees and shrubs and irrigation with Cepra Landscape LLC in the amount of $420,821.92 – *Page 343*

8.9 Twenty-year contract for the purchase of 74.5 megawatt alternating current of solar energy and environmental attributes from Bronson Solar LLC – *Page 450*

9. OTHER BUSINESS

9.1 FY2023 Financial Statement presentation – *Page 566*

9.2 FY2024 Budget Amendment for Carryforward of FY2023 funds – *Page 669*

10. ADJOURN

APPEALS: All persons are advised that, if they decide to appeal any decision made at a Board of Supervisors hearing, they will need a verbatim transcript of the record of the proceedings. It is the responsibility of every party-in-interest to arrange for a transcript of the proceedings, which must include the verbatim testimony and evidence upon which the appeal is made.

AMERICANS WITH DISABILITIES ACT: The Central Florida Tourism Oversight District is committed to reasonably accommodating the needs of anyone with disabilities who wishes to attend or participate in public meetings. Anyone with a disability who requires a reasonable accommodation should contact the Clerk of the Board, by telephone at (407) 934-7480 or via email (currently at DistrictClerk@oversightdistict.org), no less than one business day (i.e. Monday through Friday, excluding legal holidays) in advance of the applicable meeting to ensure that the District has sufficient time to accommodate the request.

In The Matter Of:

Central Florida Tourism Oversight District

Board of Supervisors Meeting
March 27, 2024

Legal Realtime Reporting
P.O Box 533082
Orlando, Florida 32853- 3082

Original File 03-27-24CFTOD BOS- public meeting.txt
Min-U-Script® with Word Index

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CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT
BOARD OF SUPERVISORS REPORT 6.3

Board Meeting Date: 04/24/2024

Subject: District Fire Department Name Change

Presented By: Chief Eric Ferrari

Department: District Fire Department

STAFF RECOMMENDATION (Motion Ready): Approve Agenda Item #6.3 renaming the Reedy Creek Fire Department to the District Fire Department.

RELEVANT STRATEGIC GOALS: Operational Excellence

PROOF OF PUBLICATION: N/A

BACKGROUND: In order to align with the District's new name and branding, the Reedy Creek Improvement District Fire Department will be renamed the District Fire Department.

FINDINGS AND CONCLUSIONS: This name was selected from a list of three options by a vote of the personnel in the Fire Department. As part of the renaming, the Fire Department logo has also been redesigned as noted below.

FISCAL IMPACT: Costs associated with the name change and rebranding will be covered by budgeted operating costs for overall rebranding in fiscal year 2024.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: N/A

ALTERNATIVE: N/A

SUPPORT MATERIALS: N/A

CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT
BOARD OF SUPERVISORS REPORT 8.1

Board Meeting Date: 04/24/2024

Subject: Change Order to Contract# C006110 - Project U Chilled Water Construction Services

Presented By: Chris Ferraro, Director, Reedy Creek Energy Services

Department: Utility Services

STAFF RECOMMENDATION (Motion Ready): Approve Agenda Item #8.1 contract change order to #C006110 for Project U chilled water service installation in the amount of $2,150,000 with Southland Construction Inc., with a utility customer reimbursement of $1,918,002.72, for a net cost to the District of $231,997.28

RELEVANT STRATEGIC GOALS: Quality of Place

PROOF OF PUBLICATION: N/A

BACKGROUND:

The proposed agreement is in response to a customer's Utility Service Request (USR) for chilled water utility service at Project U located along Floridian Way. The total hard and soft costs to provide chilled water service is estimated to be $2,476,788.89. In accordance with the District's Conditioned Water Service Rules and Regulations, the customer shall provide a total contribution-in-aid-of-construction of $2,217,686.29, and of that amount $1,918,002.72 on this contract. The net investment by the District on this contract is $231,997.28, and on the total project $259,102.60. This amount represents two (2) years in anticipated revenue from sales of chilled water to Project U.

Staff recommends a change order to Contract #C006110, executed in March 2023, between the District and Southland Construction for construction of World Drive North Phase III. Garney Construction is a subcontractor working for Southland Construction responsible for the mechanical utility system work scope, including chilled water piping. Garney is mobilized and working in the vicinity of Project U. Utilizing Garney for construction services associated with chilled water service to Project U is efficient and ensures seamless coordination between the required chilled water pipe relocations for the roadway project and the new customer connections to this new chilled water pipe. Garney's proposal cost for this work is $2,150,000, which was reviewed and further negotiated by the District's Construction Manager.

<u>Expanded Details of Project U Utility Service Requests:</u>

In January 2022, Walt Disney Imagineering (WDI) submitted an initial USR for Project U located at Magic Kingdom West. The USR included requests for electric, domestic (potable) water, sanitary sewer (wastewater), reclaimed water, natural gas, chilled water, solid waste, and recycling services. Updated/revised requests were subsequently submitted to provide additional information necessary to respond to the USR.

In October 2022, the District responded to the USR (assigned #9408) providing details for each utility service requested regarding the ability to provide service, the conditions for service, and the requirements for any contribution-in-aid-of-construction (CIAC) from the customer. To provide the requested services, the District would need to design and construct extensions to existing facilities for electric, potable water, wastewater and reclaimed water. However, additional information would be needed to continue with the necessary designs and determine the appropriate CIACs.

EXHIBIT A

Item	Description	Value
1	General Conditions	$150,000.00
2	Concrete	$48,000.00
3	Chilled Water Piping, Fittings and Valves	$1,722,000.00
4	Instrumentation	$50,000.00
5	Electrical	$70,000.00
6	Testing and Flushing	$110,000.00
	TOTAL LUMP SUM AMOUNT OF THIS CHANGE ORDER	**$2,150,000.00**

Contractor shall provide all equipment, labor, materials and management for installation or provision of the following:

- Excavation, Trenching, Shoring, Backfill and Compaction of Chilled Water Piping
- Installation of Chilled Water carrier within Jack and Bore casing
- Misc. Concrete and Metals
- Hydrotesting and Flushing of Chilled Water piping
  - To be performed in conjunction with current WDN Ph3 project flushing
- Instrumentations and Controls
- Electrical
- Bond

Exclusions:

- Site Fencing
- Jack and Bores/Casing Installation
- Material Testing and Welding Inspection
- Dewatering
- Maintenance of Traffic
- Import Earthwork Material
- Survey/Layout/As-Builts

CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT
BOARD OF SUPERVISORS REPORT 8.2

Board Meeting Date: 04/24/2024

Subject: Contract for Network Security and Video Upgrades for Utility Infrastructure

Presented By: Chris Ferraro, Director, Reedy Creek Energy Services

Department: Utility Services

STAFF RECOMMENDATION (Motion Ready): Approve Agenda Item #8.2 contract for network security and video upgrades for utility infrastructure with Alert Security Inc. in the amount of $699,648.17

RELEVANT STRATEGIC GOALS: Operational Excellence

PROOF OF PUBLICATION: N/A

BACKGROUND:
The United States Department of Energy noted an increase in physical attacks on electric substations and utility infrastructure. In conjunction with the Cybersecurity and Infrastructure Security Agency, they recommended installation of physical security measures to detect unauthorized intrusion and provide local or remote intruder alerts and notifications.

FINDINGS AND CONCLUSIONS:
Staff conducted a thorough analysis of CFTOD utility infrastructure to determine additional security monitoring needed to ensure all critical infrastructure equipment are monitored.

Design of the necessary surveillance equipment, as well as additional equipment required for installation is complete.

A benchmark analysis was conducted comparing equipment prices to three additional companies and found Alert Security Inc. d/b/a Signature Systems of Florida to be competitively priced.

FISCAL IMPACT:
Funding in the amount of $699,648.17 is from the FY2024 Utility Planned Work budget.

PROCUREMENT REVIEW:
This contract has been reviewed and approved for compliance with the District's procurement policies.

LEGAL REVIEW:
This agenda item will be reviewed by the District's General Counsel.

SUPPORT MATERIALS:
Location, equipment, and configuration are exempt from disclosure.

CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT
BOARD OF SUPERVISORS REPORT 8.3

Board Meeting Date: 04/24/2024

Subject: Award of Bid # C006520 Compostable Waste Stream Transportation and Disposal Services

Presented By: Chris Ferraro, Director, Reedy Creek Energy Services

Department: Utility Services

STAFF RECOMMENDATION (Motion Ready): Approve Agenda Item #8.3 award of a three-year contract for compostable waste stream transportation and disposal services to CompostUSA of Sumter County, LLC in the amount of $19,278,591

RELEVANT STRATEGIC GOALS: Quality of Place

PROOF OF PUBLICATION: Bid released to the public: January 22, 2024

BACKGROUND:
The Utilities Department handles large quantities of numerous waste streams that can be beneficially reused through a composting process. These waste streams include biosolids from the wastewater treatment process, yard waste, manure, and food waste/compostable material.

These waste streams can be composted and then used in agricultural and horticultural applications as a soil amendment and soil media due to their improved physical, chemical, and biological properties. This conservation effort diverts approximately 70,000 tons per year of waste products from being disposed of in landfills.

The food waste/compostable material waste stream (approximately 18,000 tons per year) consists of post-consumer food waste and compostable dinnerware items collected from customers throughout the District. Due to the post-consumer nature of this waste stream, it includes unauthorized or inorganic materials that can negatively impact the composting process and/or the quality of the finished compost.

To address the impacts of unacceptable material the invitation to bid was issued with a base bid that included the cost of decontamination in the unit price. Bidders were also invited to bid on an alternative that excluded the cost of decontamination in the unit price, but included a line item for a one-time lump-sum fee for all decontamination over the contract period.

FINDINGS AND CONCLUSIONS:
On January 22, 2024, Invitation to Bid # C006520 was released to vendors for compostable waste stream transportation and disposal services for a three-year period. One (1) bid were received as follows:

Vendor's Legal Name	Location	Bid Amounts
CompostUSA of Sumter County, LLC	Okahumpka, Florida	Base Bid: $19,864,791 Alternate Bid: $19,278,591

CompostUSA of Sumter County, LLC was the lowest responsive and responsible bidder.

The base bid included a unit price for food waste/compostable material (including all costs for decontamination) of $128.75 per ton.

The alternate bid included a unit price for food waste/compostable material (excluding all costs for

decontamination) of $89.30 per ton, but included a one-time lump sum fee of $1,780,800 for decontamination.

When assessed over the contract period, the alternate bid was determined to be less costly for the District by $586,200.

The Utilities Department is requesting approval of Contract # C006520 with CompostUSA of Sumter County, LLC for compostable waste stream transportation and disposal services. Staff recommends approving the contract for the period of **May 01, 2024** through **April 30, 2027** with the below rate schedule.

RATE SCHEDULE					
Item	**Description**	**UoM**	**Est Qty**	**Unit Price**	**Annual Total**
1	Biosolids Transportation & Disposal	TONS	32,000	$79.90	$2,556,800
2	Yard Waste/Wood Transportation & Disposal	TONS	18,000	$56.50	$1,017,000
3	Manure/Bedding Transportation & Disposal	TONS	4,500	$44.25	$199,125
4	Operation of Yard Waste Facility	MONTH	12	$22,806.00	$273,672
6	Food Waste/Compostable Material Transportation & Disposal Excluding Costs for Decontamination	TONS	20,000	$89.30	$1,786,000
				ANNUAL SUBTOTAL	**$5,832,597**
				CONTRACT TOTAL FOR 3-YEARS (05/01/24-04/30/27)	**$17,497,791**
7	Decontamination of Food Waste/Compostable Material Waste Stream, includes cost of new equipment and support structures *(One-time LS cost for the decontamination process for contract term.)*	LS	1	$1,780,800.00	$1,780,800
				GRAND TOTAL (NOT-TO-EXCEED AMOUNT)	**$19,278,591**

FISCAL IMPACT:
Funding for this purchase will be budgeted as follows:

Estimated Fiscal Impact				
Accounting Line	**FY24**	**FY25**	**FY26**	**FY27**
333-108-5307012 (wastewater)	$ 1,278,400	$ 2,556,800	$ 2,556,800	$ 1,278,400
335-107-5307012 (solid waste)	$ 1,637,898	$ 3,275,797	$ 3,275,797	$ 1,637,899
One-Time, Lump-Sum, Expense Payment (724E001)	$ 1,780,800	-	-	-
ESTIMATED TOTAL	$ 4,697,098	$ 5,832,597	$ 5,832,597	$ 2,916,299

PROCUREMENT REVIEW:
This contract has been reviewed and approved for compliance with the District's procurement policies.

LEGAL REVIEW:
This agenda item has been reviewed by the District's General Counsel.

ALTERNATIVE:
- Deny
- Amend
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