

AGENDA

Board of Supervisors

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

February 22, 2023

9:30 a.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SAFETY MINUTE
4. APPROVAL OF MINUTES
 - A. Minutes of the February 8, 2023 BOS Meeting
5. REPORTS
 - A. 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. District-Wide Fiber/DMS Project – Amendment of Design-Build Agreement
 - Consideration of Request for Board approval to amend the existing Design-Build Services Agreement with **Design Communications LTD**, in the Not-To-Exceed amount of **\$30,097.00** for additional installation services in support of the District-Wide Fiber/DMS project.

Funding for this request will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds.

B. World Drive North Phase 3 – Non-Exclusive Temporary Easement Agreement

- CONSIDERATION of Request for Board approval and District Administrator authorization to sign a Non-Exclusive Temporary Easement Agreement (TCE) between the Reedy Creek Improvement District (RCID) and **Palm Hospitality Company** to allow RCID and its contractors to perform work related to the expansion of the right-of-way of Floridian Way, which includes, among other things, utility, driveway and roadway construction. The TCE will be in substantially similar form as attached hereto as **EXHIBIT A** with such changes as the District Administrator reasonably approves.

C. World Drive North Phase 3 – Non-Exclusive Temporary Easement Agreement

- CONSIDERATION of Request for Board approval and District Administrator authorization to sign a Non-Exclusive Temporary Easement Agreement (TCE) between the Reedy Creek Improvement District (RCID) and **Walt Disney Parks and Resorts U.S., Inc. (WDPR)** to allow RCID and its contractors to perform work related to the expansion of the right-of-way of Floridian Way, which includes, among other things, utility, driveway and roadway construction. The TCE will be in substantially similar form as attached hereto as **EXHIBIT B** with such changes as the District Administrator reasonably approves.

D. Assignment of Non-Exclusive Easement Agreement

- CONSIDERATION of Request for Board approval and District Administrator authorization to sign a Assignment of Non-Exclusive Easement Agreement between the Reedy Creek Improvement District (RCID) and **Peoples Gas System**, associated with the easement agreement document 96-106229 and document 2012059081 listed in the Assignment. The Assignment will be in substantially similar form as attached hereto as **EXHIBIT C** with such changes as the District Administrator reasonably approves.

E. Assignment of Non-Exclusive Easement Agreement

- CONSIDERATION of Request for Board approval and District Administrator authorization to sign a Assignment of Non-Exclusive Easement Agreement between the Reedy Creek Improvement District (RCID) and **Peoples Gas System**, associated with the easement agreement document 20150618807 listed in the Assignment. The Assignment will be in substantially similar form as attached hereto as **EXHIBIT D**

with such changes as the District Administrator reasonably approves.

F. Assignment of Non-Exclusive Easement Agreement

- CONSIDERATION of Request for Board approval and District Administrator authorization to sign a Assignment of Non-Exclusive Easement Agreement between the Reedy Creek Improvement District (RCID) and **Peoples Gas System**, associated with the easement agreement document 20140345059 listed in the Assignment. The Assignment will be in substantially similar form as attached hereto as **EXHIBIT E** with such changes as the District Administrator reasonably approves.

G. Assignment of Non-Exclusive Easement Agreement

- CONSIDERATION of Request for Board approval and District Administrator authorization to sign a Assignment of Non-Exclusive Easement Agreement between the Reedy Creek Improvement District (RCID) and **Peoples Gas System**, associated with the easement agreement document 2014098440 listed in the Assignment. The Assignment will be in substantially similar form as attached hereto as **EXHIBIT F** with such changes as the District Administrator reasonably approves.

H. Amendment to Amended and Restated Labor Service Agreement

- CONSIDERATION of Request for Board approval and District Administrator authorization to sign an amendment to the Amended and Restated Labor Service Agreement between the Reedy Creek Improvement District (RCID) and **Reedy Creek Energy Services (RCES)**. The amendment confirms RCID's obligation associated with RCES's use of RCID vehicles, buildings and equipment necessary for RCES to provide its services to RCID. The Amendment will be in substantially similar form as attached hereto as **EXHIBIT G** with such changes as the District Administrator reasonably approves.

I. First Amendment to License Agreement – Sector 6 Substation Main Office

- CONSIDERATION of Request for Board approval and District Administrator authorization to sign the First Amendment to the License Agreement between the Reedy Creek Improvement District (RCID) and **Orange County** associated with the Sector 6 Substation Main Office. The Amendment will be in substantially similar form as attached hereto as **EXHIBIT H** with such changes as the District Administrator reasonably approves.

- J. First Amendment to License Agreement – Orange County Sheriff
- CONSIDERATION of Request for Board approval and District Administrator authorization to sign the First Amendment to the License Agreement between the Reedy Creek Improvement District (RCID) and **Orange County** associated with the Sheriff’s Office in the Orange Garage. The Amendment will be in substantially similar form as attached hereto as **EXHIBIT I** with such changes as the District Administrator reasonably approves.
- K. First Amendment to License Agreement – Sheriff’s Office in Disney Springs
- CONSIDERATION of Request for Board approval and District Administrator authorization to sign the First Amendment to the License Agreement between the Reedy Creek Improvement District (RCID) and **Orange County** associated with the Sheriff’s Office in Disney Springs. The Amendment will be in substantially similar form as attached hereto as **EXHIBIT J** with such changes as the District Administrator reasonably approves.
- L. Radio Tower Lease Agreement
- CONSIDERATION of Request for Board approval and District Administrator authorization to sign the Lease Agreement between the Reedy Creek Improvement District (RCID) and **Orange County** for a radio tower site off Hartzog Road. The Lease Agreement will be in substantially similar form as attached hereto as **EXHIBIT K** with such changes as the District Administrator reasonably approves.
- M. Amendment to Right of Entry Agreement
- CONSIDERATION of Request for Board approval and District Administrator authorization to sign an amendment to the Right of Entry Agreement between the Reedy Creek Improvement District (RCID) and **Walt Disney Parks and Resorts U.S., Inc. (WDPR)**. The amendment to the original agreement effective on October 15, 2015, clarifies the requirements for RCID to provide reasonable prior notice before accessing Disney property or facilities. The Amendment will be in substantially similar form as attached hereto as **EXHIBIT L** with such changes as the District Administrator reasonably approves.
- N. Ground Lease Agreement
- CONSIDERATION of Request for Board approval and District Administrator authorization to sign the Ground Lease Agreement between the Reedy Creek Improvement District (RCID) and **Walt Disney Parks and Resorts U.S., Inc.**

(**WDPR**) for the operation of a kennel facility and care of other animals in the South Service Area. The Ground Lease will be in substantially similar form as attached hereto as **EXHIBIT M** with such changes as the District Administrator reasonably approves.

7. REGULAR AGENDA

A. World Drive North Phase 3 – Initial Project Budget Revision

- CONSIDERATION of Request for Board approval to revise the preliminary budget for the World Drive North Phase 3 Extension Capital Improvement Project from the amount of **\$101,500,000.00** to **\$176,000,000.00**. The project involves the construction of approximately 1.6 miles of four lane roadway, four lane vehicular bridge, approximately 100 feet in length, MSE retaining walls, three round-a-bouts, utility protection structure; the relocation of various underground utility conveyance systems, including potable and reclaimed water, wastewater, chilled water lines, electrical power, optical fiber facilities and natural gas piping, underground stormwater conveyance systems and associated structures, roadway lighting, directional and regulatory signing, pavement marking, and landscaping and landscape irrigation systems. The request includes Board authorization to direct staff to proceed with the southern portion of the project with a budget of \$110,000,000.00 and to explore and present options to secure the remaining project funds within the next 18 months.

Funding for this request will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds, 2018-1 Utility Revenue Bonds, 2021-2 Utility Revenue Bonds and future sources of funds.

B. World Drive North Phase 3 – Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a Lump-Sum Fixed-Price Agreement for Construction Services in the amount of **\$74,253,965.00** to the lowest responsive bidder, **Southland Construction, Inc.**, for construction of the World Drive North Phase 3 project. The request 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 to execute change orders up to an aggregate amount of **5%** of the contract amount. (**EXHIBIT N**)

Funding for this request will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds and the Series 2021-2 Utility Revenue Bonds.

C. World Drive North Phase 3 – Professional Services Agreement

- CONSIDERATION of Request for Board approval to award an Agreement for Professional Services to **CONSOR Engineers, LLC**, in the total Not-To-Exceed amount of **\$4,999,911.94** for construction management, engineering, inspection and material testing services in support of the World Drive North Phase 3 project. The total amount is comprised of a fee in the amount of **\$4,821,123.23** and reimbursable expenses in the amount of **\$178,788.71**. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount. **(EXHIBIT N)**

Funding for this request will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds.

D. World Drive North Phase 3 - Utility System Improvements RCES Soft Costs

- CONSIDERATION of Request for Board approval of an additional amount Not-To-Exceed **\$1,611,623.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the World Drive North Phase 3 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 N)**

Funding for this request will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds and the Series 2021-2 Utility Revenue Bonds.

E. World Drive North Phase 3 – Design Services

- CONSIDERATION of Request for Board approval to amend the existing Professional Services Agreement with **TLP Engineering Consultants, Inc.**, in the Not-To-Exceed amount of **\$652,422.00** for post design services. These services shall include attendance at construction meetings, field visits, shop drawing review, responses to contractor's requests for additional information, any necessary plan revisions and the production of record drawings. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of **10%** of the

contract amount. **(EXHIBIT N)**

Funding for this request will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds.

F. Roadway Expansion Land Dedication and Reimbursement Agreement

- CONSIDERATION of Request for Board approval and District Administrator authorization to sign the Roadway Expansion Land Dedication and Reimbursement Agreement between the Reedy Creek Improvement District (RCID) and **Walt Disney Parks and Resorts U.S., Inc. (WDPR)** and **Palm Hospitality Company (Palm)**. The Agreement is associated with the World Drive North Phase 3 project and provides for the purchase of the land necessary for the road right-of-way and for the payment from RCID to WDPR and Palm for specific impacts caused by the roadway expansion project. The Amendment will be in substantially similar form as attached hereto as **EXHIBIT O** with such changes as the District Administrator reasonably approves.

Funding for this request will be derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds and future sources of funds.

8. OTHER BUSINESS

9. ADJOURNMENT