

**Reunion West Community Development District  
Engineer's Construction Progress Report**

**May 28, 2009**

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**I. INTRODUCTION**

**A. Description of the Reunion Resort & Club of Orlando DRI Community**

The Reunion Resort & Club of Orlando (the “Development” or “Reunion” ), is situated within the Reunion Resort & Club of Orlando Development of Regional Impact (“DRI”), an approved DRI located entirely in the northwest Osceola County consisting of approximately 2,226 acres that is being developed by Ginn-LA Orlando, LTD, LLLP (“Developer”). Reunion is designed as a mixed use destination resort containing, amongst other elements, two Community Development Districts (“Reunion East CDD” and “Reunion West CDD”). In addition, Reunion is bifurcated by Interstate 4 and County Road 545, and is adjacent to County Road 532. Construction of the SR 429 / I-4 Interchange and the Sinclair Rd./ SR 429 Interchange, both located in the northern most portion of the DRI, have been completed.

The following table illustrates the approved DRI development program per the Seventh Amended and Restated Development Order dated November 24, 2003 for Reunion Resort and Club of Orlando Development of Regional Impact which is consistent with the Engineer’s Cost Report for Reunion West CDD Revised April 9, 2009 (“Engineer’s Report”). The Engineer’s Report is incorporated in this report as Exhibit A of the Appendix.

**Table 1. Approved DRI Development Program**

<u>Land Use</u>	<u>Total</u>
Resort Residential	6,233 units
Commercial	484,000 s.f.
Office	140,000 s.f. on 48 ac
Hotel	1,574 rms
Golf Course	54 holes

**B. Description of Reunion West Community Development District (“District”)**

As noted in the Engineer’s Report, the District was formed in 2001 by Osceola County Ordinance # 01-32 and the boundaries of the District were expanded in July, 2005 by Osceola County Ordinance # 05-27 to approximately 930 acres. Additional information regarding the District is available in the Engineer’s Report- Exhibit A of Appendix.

## **II. PROPOSED DISTRICT MASTER INFRASTRUCTURE PER ENGINEER'S REPORT (see Exhibit A of Appendix)**

### **A. Summary of the Proposed District Infrastructure**

The District infrastructure will generally consist of the following:

- Roadways
- Water Distribution System
- Wastewater Collection System: Wastewater Gravity Lines, Forcemains and Lift Stations
- Electrical Distribution System
- Landscaping/Hardscape/Signage
- Recreation Facilities: Parks and Related District Amenities
- Land Acquisition
- Connections to Toho Water Authority Water and Wastewater Mains
- Stormwater Management System

### **B. Roadways**

The roadways within the District will consist of a two lane/four lane collector which runs north/south along the western portion of the District ("Western Connector"); a two lane collector which intersects with the Western Connector and goes east to I-4 ("Tradition Blvd."); and shared off-site roadways. The shared off-site roadways include a two-lane overpass over I-4, the Sinclair Rd. SR 429 overpass, and the off-site 4-laning of Sinclair Road from the northern boundary of the Reunion West CDD to CR 545. The Western Connector and the shared off-site roadways will be dedicated to and owned by Osceola County.

A Municipal Service Benefit Unit (MSBU) was created to assess landowners within the MSBU boundaries for the construction of the I-4/532 interchange. Both Reunion East and West CDD's were within the MSBU boundaries and, therefore, shared in the assessment.

The shared Reunion East and West CDD improvements will be allocated at 42% to the Reunion West CDD and 58% to the Reunion East CDD. The allocation is based on the Equivalent Assessment Units in each District, as determined by the District's Financial Advisor.

Sidewalks will be provided as per Osceola County Land Development Regulations alongside development roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations. Sidewalks within Reunion will be owned and maintained by the District.

**C. Water, Wastewater and Electrical Infrastructure**

This infrastructure will consist of on-site potable water mains, wastewater gravity mains and forcemains, lift stations, effluent reuse irrigation mains and underground electrical conduit. These facilities will be constructed in accordance with the County's Land Development Regulations, the Toho Water Authority (water and wastewater provider), and the Florida Department of Environmental Protection. In addition to the on-site infrastructure, the District will reimburse its allocated share (42%) to the City of Kissimmee Water Resources Department (now known as Toho Water Authority) for prior construction of major water and wastewater mains alongside CR 545 and CR 532.

The potable water system will include the necessary valving, fire hydrants and individual services necessary to serve individual lots and development parcels consistent with the approved Master Water System Plan. The system design provides for the necessary fire flows based on specific land uses throughout the District.

The wastewater infrastructure will include gravity lines, forcemains, lift stations and individual services necessary to serve adjacent individual lots and development parcels, consistent with the approved Master Wastewater Plan.

All water and wastewater infrastructure will be constructed by the District, and subsequently dedicated to Toho Water Authority for perpetual operation and maintenance.

A central master irrigation holding pond is also located within the District. An underground well system will provide surficial groundwater as a source of non-potable water, and Toho Water Authority will provide highly treated wastewater effluent from an effluent reuse main located adjacent to CR 532. These two sources of water will be used as the sources of irrigation water for the District's total irrigation needs.

The District installed electrical conduit adjacent to all collector roadways. The electrical power utility provider is responsible for the installation of electrical cable, switches and transformers. Street lighting (leased from the electrical service provider) will also be included along the collector and neighborhood roadways. Electrical service and street lighting are provided by both Progress Energy and Orlando Utilities Commission (OUC).

**D. Stormwater Management Facilities**

A master stormwater system has been constructed in accordance with the Master Drainage Plan which has been permitted through the South Florida Water Management District. This system consists primarily of dry swales/ponds which are typically interconnected and discharge at defined natural outfalls throughout the project site. Many of these dry swales/ponds will be located within the Development owned 18 hole golf course located within the District. The remaining swales/ponds will be incorporated into the project as amenities.

The Reedy Creek Improvement District assesses a permit fee to discharge into its drainage system. This fee is shared by the Reunion East and Reunion West CDD's (58% Reunion East and 42% Reunion West).

**E. Landscaping/Hardscape**

Landscaping/hardscape will be provided at Reunion's entrances, along the collector roadways, and within Reunion development parcels. Xeriscape landscaping principles will be incorporated into the design to minimize the need for irrigation water. Existing specimen trees are being saved and re-located throughout the District. Original cost estimates provided within the Engineer's Report for these uses were provided by the Developer's Landscape Architect. A 2007 Interlocal Agreement for Maintenance of Road Rights-of-Way between Reunion West CDD and Osceola County was established for landscape maintenance within the Reunion right- of-ways.

**F. Recreation and Parks**

Recreation and park areas are planned within the Reunion East and West CDD Districts, which will serve the future residents of both the Reunion East and Reunion West CDD's. These current and future amenities include an extensive bikeway, pedestrian, and riding trail system; boardwalks within the expansive and inter-connected upland preservation/Davenport Creek wetland system; and community pools and facilities. These amenities shall be accessible and maintained by both Districts in accordance with the Interlocal Agreement between Reunion East CDD and Reunion West CDD Regarding the Joint Maintenance and Reciprocal Usage of Facilities.

### **III. PROGRESS REPORT ON THE CONSTRUCTION OF THE DISTRICT MASTER INFRASTRUCTURE**

#### **A. Updated Opinion of Probable Costs for the District Infrastructure**

Table 2, the 2009 Revised Opinion of Probable Costs for the District has been amended to incorporate a column for the Estimated Cost to Complete as of 2/28/09. Table 2, on the following page, incorporates the costs from Table 2 of Engineer's Report with the additional estimated cost to complete incorporated in the appropriate column. As noted in the following table, a large portion of the infrastructure components have been completed totaling \$ 34,811,505. A summary of the remaining infrastructure components to be completed are addressed in the next section of this report.

**Table 2. 2009 REVISED OPINION OF PROBABLE COSTS FOR THE DISTRICT AMENDED TO INCLUDE ESTIMATED COST TO COMPLETE**

	<b>Revised Estimated Costs <sup>2</sup> as of 2/28/09</b>	<b>Completed</b>	<b>Estimated Cost to Complete as of 2/28/09</b>
<b><u>TABLE 2 On-Site Infrastructure</u></b>			
Roadways and Drainage	\$ 17,722,742	\$ 6,972,742	\$ 10,750,000
Potable Water, Wastewater & Effluent Reuse	\$ 2,084,650	\$ 2,084,650	
Electrical, Communications & Lighting	\$ 839,724	\$ 839,724	
Wetland Crossings	\$ -	\$ -	
Mass Grading and Stormwater Facilities	\$ 4,912,173	\$ 4,912,173	
Landscape, Hardscape, Sidewalks and Irrigation	\$ 9,467,917	\$ 5,960,897	\$ 3,507,020
Parks, Recreation and Entrance Gatehouse	\$ 409,391	\$ 409,391	
Land for ROW, Conservation Areas & Stormwater Ponds	\$ 4,261,205	\$ 4,261,205	\$ -
Community Building and Other Amenities	\$ -	\$ -	\$ -
Professional Fees-Engineering, Bond Financing, Legal & Other	\$ 1,054,020	\$ 898,820	\$ 155,200
Contingency Construction Funds not assigned to specific Project	\$ 1,552,415	\$ -	\$ 1,552,417
<b>Table 2 Total</b>	<b>\$ 42,304,237</b>	<b>\$ 26,339,600</b>	<b>\$ 15,964,637</b>

**Table 2A Shared Costs <sup>1</sup>**

I-4 Overpass	\$ 2,100,000	\$ 2,100,000	
Sinclair Rd. 4 Laning	\$ 2,410,175	\$ 2,410,175	
Sinclair Road / Beltway 4 Lane Bridge	\$ 1,770,509	\$ 1,770,509	
I-4 / CR 532 Interchange	\$ 955,693	\$ 955,693	
Existing City of Kissimmee Water / Wastewater Mains	\$ 840,000	\$ 840,000	
RCID Connection Fee	\$ 395,528	\$ 395,528	
Landscape, Hardscape, Sidewalks and Irrigation	\$ -	\$ -	\$ -
<b>Total 2A Total</b>	<b>\$ 8,471,905</b>	<b>\$ 8,471,905</b>	<b>\$ -</b>

TABLE 2 and 2A Combined Totals

<b>\$ 50,776,142</b>	<b>\$ 34,811,505</b>	<b>\$ 15,964,637</b>
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**NOTES:**

<sup>1</sup> Shared costs depicted are Reunion West CDD's allocated share (42%) of the total costs.  
(As determined by the District's Financial Advisor)

<sup>2</sup> Revised Estimated Construction Costs @ 2/28/09 are the Costs as presented in Table 2 of  
the Engineer's Cost Report for Reunion West CDD Revised April 9, 2009.

**B. Summary of Remaining District Master Infrastructure to be Completed**

**Roadways and Drainage**

The estimated remaining roadway and drainage costs associated with the construction of the DRI required two-lanes of the four-lane roadway referenced as the Western Connector roadway including a bridge over Davenport Creek.

The Developer, District and County are currently negotiating an agreement to turn the construction of the Western Connector roadway over to Osceola County. A preliminary draft of an Interlocal Agreement for the Facilitation of Public Infrastructure for Roadway Improvements of the Western Connector (“Interlocal Agreement”) has been prepared to facilitate this construction. As part of the process of finalizing the Interlocal Agreement, the Developer, District and Osceola County are currently in the process of reviewing the estimated total construction cost. Additional funds have been allocated to this component for possible cost that were not anticipated in the original construction cost estimate for the Western Connector.

**Landscape, Hardscape, Sidewalks and Irrigation**

A component of this infrastructure is the extension of an effluent reuse line from the connection point of Toho Water Authority’s (“TWA”) existing effluent supply reuse line. The TWA effluent will serve as a source of non-potable water to the irrigation storage pond within the District. Upon completion of this component, the landscape, hardscape and irrigation will be completed along Traditions Blvd. and the master irrigation holding pond within the District. Currently, Developer, District and TWA are evaluating the construction plans for the effluent reuse line and connection and future available delivery rates of effluent non-potable water.

**Professional Fees-Engineering, Bond Financing, Legal & Other**

This item is the estimated remaining fees associated with professional services provided to the District for the above remaining infrastructure components.

**Contingency Construction Funds not assigned to specific Project**

These additional remaining funds are available as construction contingency and have not been assigned to a specific project as of the date of this report. It is the District Engineer’s professional opinion that these funds be reserved as contingency to adequately complete the District’s infrastructure in the event that construction costs exceed the original estimates due to possible unforeseen circumstances which may be beyond the control of the District. These funds can be allocated to complete any of the infrastructure cost as defined in the Engineer’s Report as may be approved by the Board of Supervisors for Reunion West CDD.

**V. APPENDIX**

**Exhibit A**

**Engineer's Cost Report  
for  
Reunion West CDD  
Revised April 9, 2009**