

**NOTICE OF MEETING OF BOARD OF DIRECTORS OF  
BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)  
Monday, August 15, 2022 – 5:00 P.M.  
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

**1. CALL TO ORDER**

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The BEDC Board reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.  
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**2. PUBLIC COMMENT(S)**

**3. REGULAR BUSINESS & PRESENTATIONS**

- 3.1. Approval of meeting minutes from the BEDC Board Meeting of July 18, 2022. **(page 3)**
- 3.2. Receive financial report provided by City of Bastrop's Chief Financial Officer for the period ending July 2022 and treasurer's comments. **(page 6)**
- 3.3. Presentation by BEDC consultant Steve Weathers about proposed revisions to the BEDC Strategic Plan, and Scope of Work – Coordination and Accountability. **(page 16)**
- 3.4. Presentation and update by Doucet & Associates engineering regarding Bastrop Business and Industrial Park infrastructure projects. **(page 17)**
- 3.5. Presentation, consideration, and possible action on a proposal by Doucet & Associates for completion of the southern portion of the Bastrop Business and Industrial Park to provide shovel-ready sites. **(page 18)**
- 3.6. Discussion, consideration, and possible action on establishing a price per acre for the properties in the Bastrop Business and Industrial Park currently owned by the BEDC, and repealing all prior policies and resolutions. **(page 30)**

**4. EXECUTIVE SESSION**

- 4.1. The BEDC Board of Directors will meet in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
  - (1) **Section 551.074** Personnel Matters – Discussion on Chief Executive Officer Position
  - (2) **Section 551.087** Deliberation Regarding Economic Development Negotiations – Project Western Edge, Colorado Bend Project (Project Walk for Fame), Project Olive, and Project Sharp
- 4.2. The BEDC Board of Directors will reconvene into open session to discuss, consider, and take any action necessary related to the executive sessions noted herein.

**5. ADJOURNMENT**

**CERTIFICATE**

I, Angela Ryan, Operations Manager of the Bastrop Economic Development Corporation (BEDC), certify that this Amended Notice of Meeting was posted at Bastrop City Hall, 1311 Chestnut Street, and on the BEDC's website on this the 10th of August 2022 at 5:00 p.m. Copies of this agenda have been provided to those members of the media requesting such information.

*Angela Ryan*

Angela Ryan, BEDC Operations Manager

THE BASTROP ECONOMIC DEVELOPMENT CORPORATION IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS WILL BE PROVIDED UPON REQUEST. PLEASE CALL 512-303-9700.



## Agenda Item: 3.1

# AGENDA MEMORANDUM

Meeting Date: August 15, 2022

Agenda Item: Approval of meeting minutes from the BEDC Board Meeting of July 18, 2022.

Submitted by: Angela Ryan, BEDC Operations Manager

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The minutes from the July 18th regular meeting are attached for the Board's review.

Attachments:

Draft 07/18/22 Board Meeting Minutes

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**Recommendation** – Approve the meeting minutes as submitted.

**[RECOMMENDED MOTION]** – I move to approve the meeting minutes as submitted.



**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Monthly Meeting, July 18, 2022**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, July 18, 2022, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Ron Spencer, Jenn Wahl, Bill Gossett, Kevin Plunkett, Jeff Haladyna, Lyle Nelson and Connie Schroeder. Staff members present: Angela Ryan, Jean Riemenschneider and Ashley Allnutt. BEDC Attorney Charles Zech was also present.

**1. CALL TO ORDER** – Board Chair Ron Spencer called the meeting to order at 5:00 p.m.

**2. PUBLIC COMMENT(S)** – There were no public comments.

**3. REGULAR BUSINESS & PRESENTATIONS**

- 3.1. Approval of meeting minutes from the Regular BEDC Board Meeting of June 20, 2022, and the Special Board Meeting of June 27, 2022. Mr. Gossett made the motion to approve the minutes as submitted, Mr. Haladyna seconded, and the motion passed.
- 3.2. Receive financial report provided by City of Bastrop's Chief Financial Officer for the period ending June 2022. Mr. Gossett reviewed the spreadsheet that had been requested by Ms. Schroeder, showing a summary of how much has been spent year to date for both Jorgenson Consulting and consultant Steve Weathers.
- 3.3. Receive presentation by BEDC consultant Steve Weathers. Mr. Weathers gave his update under the workshop agenda item.
- 3.4. Receive presentation and update by Doucet & Associates engineering about the infrastructure project in the Bastrop Business and Industrial Park. David Speicher with Doucet & Associates gave the board an update about the infrastructure project in the Business Park. They are approximately sixty percent complete with roadway design.
- 3.5. Receive presentation on Resolution R-2022-0008 to approve the proposal by Doucet & Associates for additional environmental services related to the Jackson Street Extension Project. Mr. Speicher explained that the original professional services agreement contained an amount for an initial environmental assessment, which has now been completed. They are requesting an additional \$16,000 to finalize permitting and any necessary mitigation. He introduced Bonner Watson, who is an environmental scientist with Doucet. Mr. Watson went into greater detail about the U.S. Fish & Wildlife requirements. He explained in order to have the area removed from the list, the Department of U.S. Fish and Wildlife requires a Presence and Absence Survey of the Park to confirm there are no toads living there. The survey will be done by placing acoustic recording devices around any delineated wetlands. Mr. Gossett made the motion to approve Resolution R-2022-0008 with the exhibit modified to include the remaining southern portion of the Park and not just the Jackson Street Extension. Mr. Plunkett seconded, and the motion passed.
- 3.6. Presentation, consideration, and possible action regarding a proposal by Doucet & Associates for completion of the southern portion of the Bastrop Business and Industrial Park to provide shovel-ready sites. Mr. Speicher made a presentation to the Board. They requested that the proposal be revised so that the estimate for engineering services is separate from construction costs.

- 3.7. Discussion and possible action regarding the Main Street Program Agreement between the Bastrop Economic Development Corporation and the City of Bastrop, Texas. Mr. Spencer stated that the BEDC revised the agreement to make it more in line with what was agreed upon in past years. The revised agreement was created by the BEDC's attorney and the City's attorney and has also been reviewed and approved by the city manager. Mr. Plunkett made the motion to approve the agreement, Mr. Nelson seconded, and the motion passed, with Mr. Gossett opposed. He requested that Main Street make a presentation to the Board regarding how the funds will be spent.
- 3.8. Discussion, review, and possible action regarding all matters related to the BEDC's draft budget for fiscal year 2022/2023, including the possibility of approving the budget (with or without changes) to be presented to City Council for inclusion in the City of Bastrop's overall FY23 budget. Board Treasurer Gossett reviewed the updated draft budget with the Board. There were no additional changes. Mr. Nelson made the motion to approve the budget as presented, Mr. Haladyna seconded, and the motion passed. Mr. Spencer asked that Mr. Gossett present the budget to City Council.

#### 4. WORKSHOP

- 4.1. The BEDC Board will meet in a workshop for a presentation from BEDC Consultant Steve Weathers about proposed updates to the BEDC Strategic Plan and to gain input from the Board regarding those updates. Mr. Weathers presented the draft of a two-year strategic plan to the Board and asked for their input.

#### 5. EXECUTIVE SESSION

- 5.1. At 6:29 p.m., the BEDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
- (1) **Section 551.074** Personnel Matters – Discussion on Chief Executive Officer Position.
  - (2) **Section 551.087** Deliberation Regarding Economic Development Negotiations – Project Western Edge and Colorado Bend Project (Project Walk for Fame), Project Olive, and Project Sharp
- 5.2. At 7:14 p.m., the BEDC Board of Directors reconvened into open session to discuss, consider, and take any action necessary related to the executive sessions noted herein. No action was taken.

6. **ADJOURNMENT** – Ms. Schroeder made the motion to adjourn the meeting and Mr. Gossett seconded. The board meeting was adjourned at 7:15 p.m.

APPROVED: \_\_\_\_\_  
Ron Spencer, Board Chair

ATTEST: \_\_\_\_\_  
Angela Ryan, Operations Manager



## Agenda Item: 3.2

# AGENDA MEMORANDUM

Meeting Date: August 15, 2022

Agenda Item: Receive financial report provided by City of Bastrop's Chief Financial Officer for the period ending July 2022 and treasurer's comments.

Prepared by: Tracy Waldron, City of Bastrop CFO

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Attached for the Board's review and consideration is the BEDC financial summary report for the period ending July 2022.

Attachment:  
July 2022 Financial Report

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**Recommendation** – None; item presented for informational purposes.

**[RECOMMENDED MOTION]** – No motion required.



# Bastrop Economic Development Corporation

Financial Summary  
For Period Ending  
July 2022

**bastrop**

**E D C**





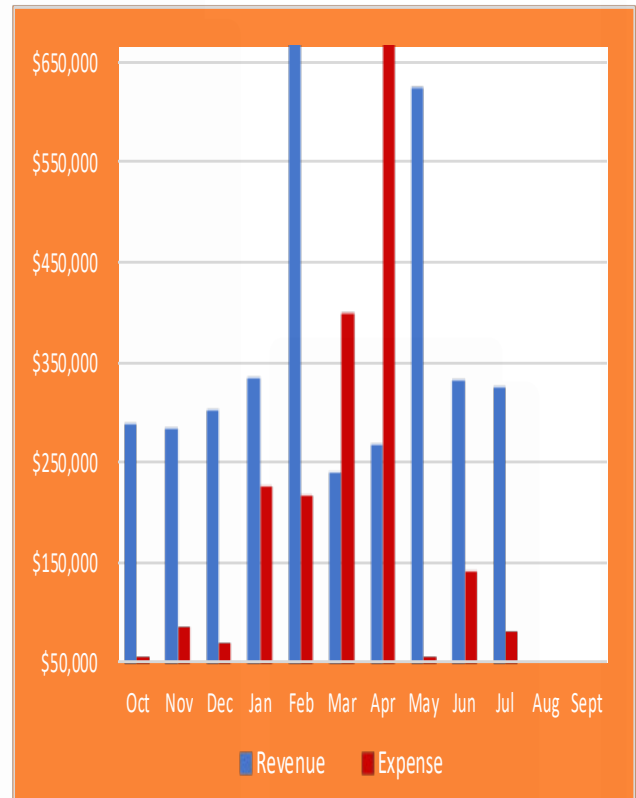
# Summary of Revenues and Expenditures

## As of July 31, 2022

### OVERALL FUND PERFORMANCE

#### REVENUES VS EXPENSES

<u>Month</u>	<u>FY2022 Revenue</u>	<u>FY2022 Expense</u>	<u>Monthly Variance</u>
Oct	\$ 287,152	\$ 55,493	\$ 231,659
Nov	283,075	86,631	\$ 196,444
Dec	302,264	71,240	\$ 231,024
Jan	333,467	225,472	\$ 107,995
Feb	1,195,092	217,945	\$ 977,147
Mar	239,285	399,229	\$ (159,944)
Apr	267,119	1,137,711	\$ (870,592)
May	623,475	56,136	\$ 567,339
Jun	330,902	140,519	\$ 190,383
Jul	324,180	80,492	\$ 243,688
Aug			\$ -
Sept			\$ -
<b>Total</b>	<b>\$ 4,186,011</b>	<b>\$ 2,470,868</b>	<b>\$ 1,715,144</b>



Positive

The monthly variance can be explained partially from unfilled budgeted positions, unexpensed capital projects, and timing on expenditures. February reflects the sale of property to Moca Ventures with a gain of \$841,137. March expense was up due to Cox settlement payment and the quarterly 380 rebate payment. The variance in April was the 2018 bond payoff. The variance in May is partially due to the Land Sale for Super Glue project.

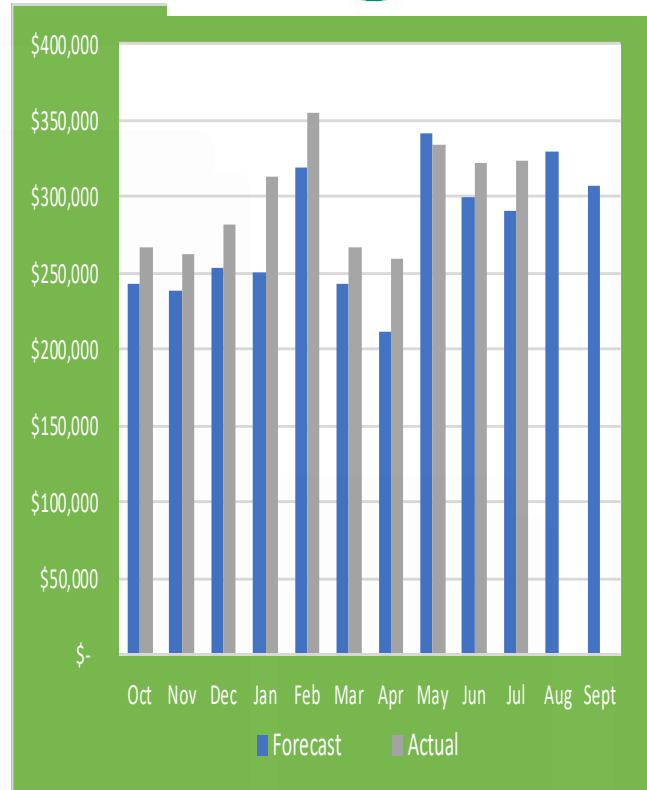




## Summary of Sales Tax Revenue

### As of July 31, 2022

<u>Month</u>	<u>FY2022 Forecast</u>	<u>FY2022 Actual</u>	<u>Monthly Variance</u>
Oct	\$ 243,549	\$ 266,592	\$ 23,043
Nov	238,735	262,912	\$ 24,177
Dec	254,165	281,987	\$ 27,822
Jan	250,937	312,872	\$ 61,935
Feb	319,861	354,315	\$ 34,454
Mar	243,542	266,234	\$ 22,692
Apr	212,052	260,080	\$ 48,028
May	341,025	334,557	\$ (6,468)
Jun	299,619	322,536	\$ 22,917
Jul	291,471	323,827	\$ 32,356
Aug	329,857		
Sept	306,687		
<b>Total</b>	<b>\$ 3,331,500</b>	<b>\$ 2,985,912</b>	<b>\$ 290,956</b>
Forecast YTD	\$ 2,694,956		
Actual to Forecast	\$ 290,956	10.8%	



Positive

Sales Tax revenue is 94% of total revenue (excluding land sale proceeds). The amount in Oct. and Nov. are estimated due to the timing of receiving the payments. The State Comptroller has a two month lag between month earned and month distributed. The Actual to forecast year to date is a positive 11%. This budget was almost 11% increase over FY2021 projected but is still conservative based on the YOY increases that are being reported.



## Expenditures Budget to Actual Comparison As of July 31, 2022

### OPERATING EXPENDITURES COMPARISON

<u>Category</u>	FY2022 <u>Forecast</u>	FY2022 <u>Actual</u>	Monthly <u>Variance</u>
Personnel	\$ 464,272	\$ 253,059	\$ 211,213
Supplies & Material	11,040	10,461	\$ 579
Maintenance & Repairs	13,360	6,991	\$ 6,369
Occupancy	47,400	41,034	\$ 6,366
Contractual Service	419,807	387,622	\$ 32,185
Marketing/Advertising	864,915	673,807	\$ 191,108
Contingency	-	-	\$ -
Debt Service	<u>1,184,620</u>	<u>1,141,384</u>	<u>\$ 43,236</u>
<b>Total</b>	<b>\$ 3,005,414</b>	<b>\$ 2,514,358</b>	<b>\$ 491,056</b>

Forecast to Actual % 16%

Positive

The forecast to actual comparison is a positive 16% year-to-date.



## Expenditures Budget to Actual Comparison As of July 31, 2022

### CAPITAL OUTLAY PROJECTS

<u>Project</u>	<u>FY2022 Budget</u>	<u>FY2022 Actual</u>	<u>Budget Balance</u>
<b>Business Industrial Park Improv*</b> (added with last Budget Amendment)	\$ 715,500	\$ 112,704	\$ 602,796
<b>Trail System Downtown loop</b> (only engineering and permitting expenses so far)	\$ 13,000	\$ 8,920	\$ 4,080
<b>Bus. Ind. Park-Tech/MLK Infra</b> (only engineering expenses so far)	1,537,000	-	\$ 1,537,000
<b>Total</b>	<b>\$ 2,265,500</b>	<b>\$ 121,624</b>	<b>\$ 2,143,876</b>

#### CO, Series 2013

<b>Business Industrial Park Improv*</b>	\$ 277,026 **	\$ 112,704	\$ 164,322
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\* This project funded by bond funds budgeted from the 2013 CO.

\*\*This is the available balance in this bond fund



## Expenditures Budget to Actual Comparison As of July 31, 2022

### 380 DEVELOPMENT AGREEMENT

	FY2022 <u>Budget</u>	FY2022 <u>Actual</u>	Budget <u>Balance</u>
<b>380 Agreement</b>	\$ 285,000	\$ 317,312	\$ (32,312)
<b>Total</b>	<b>\$ 285,000</b>	<b>\$ 317,312</b>	<b>\$ (32,312)</b>

*The only 380 Agreement still active is Burleson Crossing. This agreement states that 50% of the \$1.5 cent sales tax collected (which includes EDC's \$0.5) will be rebated back to the developer until the maximum reimbursement amount is met or 15 years (which would also be FY2023).*

*The payoff amount wasn't specific to EDC it was a combined rebate amount with the City.*

*The current remaining reimbursement (as of 3/9/2022 developer provided Actual cost of funds ie. interest) and rebate payments through 6/30/2022, is \$374K. The estimation is that this agreement will carryover into FY23 but a very small amount.*

Due to this increase in sales tax revenue it is likely that EDC will need a budget amendment to increase the budgeted revenue and the associated rebate 380 expense.




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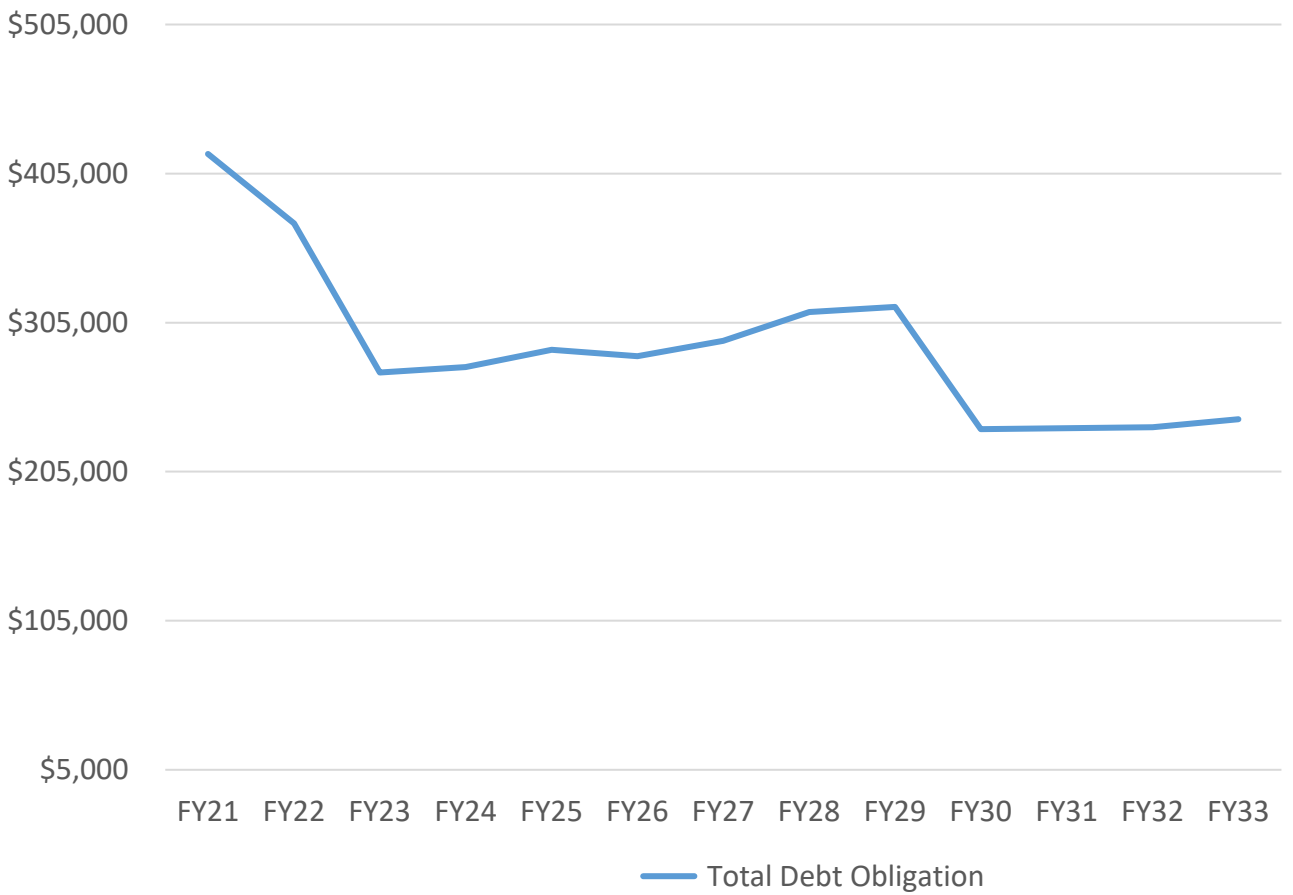
**BASTROP ECONOMIC DEVELOPMENT CORPORATION FUND  
FY 2021-2022 BUDGET**

Working Capital 9-30-2021 Audited	\$	5,906,065
 <b>FY 2021-2022</b>		
Budgeted		
Revenues	\$	<u>5,074,414</u>
Total FY 2022 Resources	\$	10,980,479
 Budgeted Expenditures:		
Operating Expenses	\$	(3,262,922)
Capital Expenses	\$	(1,550,000)
Debt Service	\$	<u>(483,456)</u>
	\$	(5,296,378)
 Projected Working Capital Balance 09-30-2022		
	\$	5,684,101
 Reserve 25% of Operating Expense		
	\$	815,730

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# Debt Obligation As of 4/21/2022



This graph reflects the removal of the 921 Main loan and the payoff of the 2018 bond balance.

### Consulting Payments as of July 31, 2022

**Consulting: Steve Weathers**

Budgeted amount of \$12,500 per month for 7 months =  
**\$87,500**

YTD Total (4 months of 7-month timeframe) = **\$50,000/57.1%**

**Travel Expenses:**

Budgeted Amount = **\$12,500**

YTD Total = **\$7,953/63.6%**

**Recruiting: Jorgenson Consulting**

Budgeted Amount = **\$39,500**

YTD Total (First of three payments) = **\$13,167/33.3%**

**Expenses:**

Budgeted Amount = **\$10,500**

YTD Total = **\$450.00/4.3%**



## Agenda Item: 3.3

# AGENDA MEMORANDUM

Meeting Date: August 15, 2022

Agenda Item: Receive presentation by BEDC consultant Steve Weathers proposed revisions to the BEDC Strategic Plan, and Scope of Work – Coordination and Accountability.

Submitted by: Steve Weathers

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Steve Weathers, consultant for the BEDC, will be giving the Board an update at the meeting.

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**Recommendation** – None; item presented for informational purposes.

**[RECOMMENDED MOTION]** – No motion required.







## Agenda Item: 3.4

# AGENDA MEMORANDUM

Meeting Date: August 15, 2022

Agenda Item: Receive presentation and update by Doucet & Associates engineering about the infrastructure project in the Bastrop Business and Industrial Park.

Submitted by: Jean Riemenschneider, BEDC Business Development

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A representative from Doucet & Associates will give an update about the infrastructure project in the Bastrop Business and Industrial Park.

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**Recommendation** – None; item presented for informational purposes.

**[RECOMMENDED MOTION]** – No motion required.





## Agenda Item: 3.5

# AGENDA MEMORANDUM

Meeting Date: August 15, 2022

Agenda Item: Presentation, consideration, and possible action on a proposal by Doucet & Associates for completion of the southern portion of the Bastrop Business and Industrial Park to provide shovel-ready sites.

Submitted by: Jean Riemenschneider, BEDC Business Development

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At the board meeting of July 18, 2022, Doucet presented their opinion of probable cost to build out the remainder of the Business Park. The Board requested that they separate the engineering costs from the construction costs.

Doucet has provided the updated information, which is attached. A representative from their office is scheduled to attend the meeting to present the full scope of the project to the Board and answer any questions.

If the BEDC Board agrees to move forward, Doucet & Associates will follow up with a Professional Services Agreement (PSA).

Attachments:

Updated documents provided by Doucet & Associates

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**Recommendation** – Staff respectfully requests that the Board consider and take action deemed appropriate.

[RECOMMENDED MOTIONS] – None.



**DOUCET**

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[Doucetengineers.com](http://Doucetengineers.com)

July 25, 2022

Ms. Jean Riemenschneider  
Bastrop Economic Development Corporation  
301 Highway 71 West, Suite 214  
Bastrop, Texas 78602

Phone: (512) 332-8870

**Re: Proposal for Professional Engineering Services  
Bastrop EDC Industrial Park  
Bastrop, Bastrop County, Texas**

**Proposal: Technology and Jackson Street extension  
1<sup>st</sup> version - June 24, 2022, 2<sup>nd</sup> version - July 25, 2022**

Dear Ms. Riemenschneider,

Doucet & Associates, Inc. (Doucet) is pleased to submit this proposal for professional services for the above referenced project.

Attached to this letter proposal are the Scope of Services and Compensation, Opinion of Probable Cost for Design and Construction of all required infrastructure improvements associated with the development of the southern portion of the Bastrop Industrial Park. Those improvements include water, wastewater, drainage, subsurface utility engineering, geotechnical and construction management. Additionally, we will assist the City with coordination with Franchise Utilities (Electric and Gas) if needed.

If our proposal is accepted, we will follow up with a signed PSA. If you have any questions regarding this proposal and the attachments, please feel free to contact me.

Doucet proposes to complete the scope of services a fee not to exceed \$1,928,403. Compensation for our services will be based on a time and material not to exceed \$1,928,403. Doucet will invoice monthly for only services (Time and Material) rendered. We can provide documentation to support our invoices upon request.

We appreciate the opportunity to provide this proposal and look forward to working with you and the rest of your team.

Sincerely,

David T. Speicher, PE, ENVSP  
Director of Transportation and Public Works

TBPE Firm# 3937

TBPLS Firm# 10105800

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



**DOUCET**

## SCOPE OF SERVICES

Based on our understanding of your needs at this time and the status of this project, we propose to provide the following specific services:

The project is for the design and construction management of an extension of Jackson Street approximately 200 feet, and the design of a connection street 400 feet to the east. Each street sections will match the existing Jackson Street section. The total design is approximately 600 LF. Water, wastewater, storm water and illumination design are included within the 600 feet of roadway improvements.

### WORK TO BE PERFORMED

- Task 1. Project Management
- Task 2. Conceptual Roadway Design
  - 30 % DESIGN
- Task 3. Survey
- Task 4. Geotechnical
- Task 5. Subsurface Utility Engineering
- Task 6. Preliminary Design (60%)
- Task 7. Final Design (90%-100%)

### 1. PROJECT MANAGEMENT

Shall designate one Licensed Professional Engineer (Texas) to be responsible for the project management, and all communications with the Bastrop EDC and the City of Bastrop and its representatives.

#### 1.1 External Meetings - 14 external meetings assumed:

- Attend a kickoff meeting and coordination/progress meeting with the Bastrop EDC and the City of Bastrop and its representatives and stakeholders, as necessary to communicate development of the project and design issues.
- Prepare agenda and sign-in sheets for external coordination/progress meetings conducted by Engineer.
- Prepare meeting minutes for review via email within three (3) business days of the external coordination/progress meeting conducted by the Engineer.
- Conduct internal coordination meetings as required to advance the development of the project.

#### 1.2 Internal Team Meetings – As necessary



## DOUCET

- Conduct internal coordination meetings as required to advance the development of the project.
- Prepare meeting minutes, prepare meeting minutes and file in project folder.

### 1.3 QA/QC

- Provide Quality Assurance and Quality Control by ensuring procedures are monitored and executed through a system of standardized internal processes. Projects are subjected to weekly sit-down reviews through mandated Project Manager meetings. These meetings detail the status of the project to ensure that Quality Milestones are met. Quality compliance is monitored through a visual management system designed to easily identify critical check points. A Constructability Review is also performed by a senior construction manager to ensure that each project is designed in a cost effective, buildable, and sustainable manner.

### 1.4 Communication & Reporting:

- Prepare and maintain routine project record keeping including records of meetings.
- Correspondence and coordination will be handled through & with the concurrence of the GEC.
- Manage Project activities (including documenting emails, phone and conference calls, maintain project files for the length of the project, meeting agendas, meeting minutes, and schedule meetings), direct Engineer's team/staff, correspond with the Bastrop EDC and the City of Bastrop and its representatives, and assist them and its representatives in preparing responses to Project-related inquiries.

### 1.5 ROW Update Meetings:

- Attend ROW coordination meetings as necessary to advance the development of the project.

### 1.6 Design Submittal Meetings:

- Conduct internal design review meetings, document and make necessary corrections.
- Submit Designs and associated documents for external review.



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- Attend external design review meeting.

### **1.7 Prepare Monthly Progress Reports with Schedule and Invoicing:**

- Submit monthly progress status reports to the board. Progress reports will include tasks completed, tasks/objectives that are planned for the upcoming periods, lists or descriptions of items or decisions needed from the Bastrop EDC and the City of Bastrop and its representatives. Subconsultant progress will be incorporated into the monthly progress report. A copy of the monthly progress report will be uploaded to ProjectWise.
- Prepare correspondence, invoices, and progress reports monthly in accordance with current City of Bastrop requirements.
- Maintain a project schedule indicating tasks, subtasks, critical dates, milestones, and deliverables.

### **DELIVERABLES:**

- Monthly Invoices and Progress Reports
- Meeting Minutes, Sign-In Sheets, and Agendas
- Project Schedule

## **2. Conceptual Design 30%**

### **2.1 Hydrologic/Hydraulic Modeling:**

- Update/revise H&H models as necessary to ensure latest data and information are incorporated into the models.

### **2.2 Geometrics Design**

- Prepare geometrics per City of Bastrop standards and design criteria including proposed cross sections, typical sections, roadway centerline, proposed drainage structures, direction of flow and number of travel lanes, intersecting streets, property boundaries and information, ROW and easement locations, preliminary pavement section, driveway locations, horizontal alignment data, profile data, identification of known utilities.

### **2.3 Drainage Computations and Drainage Area Map:**

- Update/Revise drainage area maps delineating drainage area boundaries based on USGS topographic maps, local contour maps, and/or field survey data.



## **DOUCET**

- Update/Revise hydraulic calculations for the design of drainage structures on the project and inclusion in the plans.
- Provide final drainage system plan.

### **2.4 Construction Schedule / OPCC**

- Provide construction schedule and Opinion Probable Construction Cost.

### **2.5 Final Plat**

- Provide boundary layouts
- Update/Revise Final Plat for the entire property

#### **DELIVERABLES:**

- Design submittal including cost estimate.
- Final Plat deliverables

## **3 SURVEYING**

### **3.1 Right of Entry:**

- Prepare and mail right of entry letters per the City's standard for the project team including geotechnical and environmental. Send a second follow up letter to non-responsive property owners.

### **3.2 Field Surveying:**

- Survey the remaining roadway corridors at approximately 50-foot sections 80-feet on either side of the existing roadway centerline including identify existing landowners, deed recordation information, locate any utilities and trees 12" inch diameter and greater, locate property boundaries sufficient to re-establish ROW.
- Establish horizontal and vertical control and set temporary benchmarks.



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- Develop up to 7 easements
- Does not include survey for offsite utilities and only includes the area associated with the roadway extension.

### **DELIVERABLES:**

- Right of Entry Letters, Follow Up Letters, and Executed Right of Entry Documents.
- Mapping in 2-D and 3-D MicroStation Files
- DTM of Proposed Corridor
- Easements

## **4 GEOTECHNICAL**

Our geotechnical subconsultants will perform a site visit prior to the initiation of the fieldwork to assess site conditions and observe dimensions that may affect the execution of the work. Any variations noted during our site visit that would impact the work scope, schedule, and/or fee presented in this proposal will be communicated to the CLIENT.

Based on the limited information provided, we propose to drill the borings to assess subsurface conditions along the proposed alignment. We anticipate that all borings will be accessible to a truck mounted drill rig.

Borings will be in the field utilizing site features and/or a handheld, recreational grade, GPS locator. The borings will be drilled utilizing conventional geotechnical drilling methods. Samples will be taken using conventional split-spoon and Shelby tube sampling techniques. Where penetration into water bearing granular soils is required, rotary-wash drilling techniques will be used. Soil samples collected during the exploration will be screened in the field utilizing a Photo-Ionization Detector (PID) and a Combustible Gas Indicator (CGI). If readings from these devices indicate potential environmentally impacted material, field operations will be stopped, and the CLIENT will be contacted. Environmental drilling, testing, waste characterization, and/or consulting are not included in our scope of services. Representative portions of samples will be sealed and packaged for transportation to our laboratory. The boreholes will be terminated at the scheduled termination depth. Immediately following drilling activities, water level readings, if encountered and prior to implementation of rotary-wash drilling techniques, will be recorded for the open boreholes.





## DOUCET

### 5 SUBSURFACE UTILITY ENGINEERING

Our Subconsultant will perform SUE services for this project in general accordance with the recommended practices and procedures described in ASCE publication CI/ASCE 38-02 “Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data.” As described in the publication, four levels have been established to describe and depict the quality of subsurface utility information. The four quality levels are as follows:

Quality Level D (QL“D”) – Information obtained from existing utility records.

Quality Level C (QL“C”) – Surveyed data depicting visible above-ground features supplemented with QL“D” information.

Quality Level B (QL“B”) – Two-dimensional horizontal information obtained through the application and interpretation of non-destructive surface geophysical methods. Also known as “designating,” this level incorporates QL“C” information and provides horizontal positioning of subsurface utilities to within approximately 1.0 foot.

Quality Level A (QL“A”) – Three-dimensional horizontal and vertical information obtained through non-destructive vacuum excavation equipment to expose utilities at critical points. Also known as “locating,” this level incorporates QL“B” information and provides horizontal and vertical positioning of subsurface utilities to within approximately 0.05 feet.

Unless utilities are located, the site will utilize Quality Level B

### 6. PRELIMINARY DESIGN (60%)

Plans shall be prepared per City of Bastrop standards and criteria including applicable submittal requirements including: cost estimate, checklists, hardcopies, CAD files, comment responses, design waivers/exceptions, general notes, quantities, updated design schedule, construction time determination.

#### 6.1 Roadway Design (60%):

- Prepare horizontal and vertical alignment of the roadway and cross streets, existing and proposed typical sections, ultimate cross sections created at ultimate increments and at cross drainage structures.



## DOUCET

- Prepare project layout sheets that identify the project area and limits of work.
- Prepare Survey Data Sheets that clearly indicate benchmark locations and associated control information.
- Prepare Erosion Control sheets

### 6.2 Drainage:

- Design and detail storm sewer system, drainage outfalls, cross drainage structures, culverts, channels, roadside ditches, and erosion and sedimentation control.

### 6.3 Signage & Markings:

- Prepare signing and marking layout per Texas Manual of Uniform Traffic Control Devices (TMUTCD). Detail all non-standard signs or marking details as required for the project.

### 6.4 Traffic Control:

- If necessary - Prepare traffic control plan sequence of construction narrative, phase layout sheets, and detour layout as needed to direct traffic around construction activities per Texas Manual of Uniform Traffic Control Devices (TMUTCD).

### 6.5 Specifications

- Prepare draft specification list and compile specifications.

### 6.6 Estimate

- Prepare draft bid tabs with quantities and cost

### DELIVERABLES:

- 60% PS&E Submittal

## 7 FINAL DESIGN

CONTINUATION OF DESIGN (90%, 100%, FINAL)



## **DOUCET**

### **7.1 Roadway Design:**

- Prepare horizontal and vertical alignment of the roadway and cross streets, existing and proposed typical sections, ultimate cross sections created at ultimate increments, Erosion Control sheets and at cross drainage structures.
- Prepare project layout sheets that identify the project area and limits of work.
- Prepare Survey Data Sheets that clearly indicate benchmark locations and associated control information.

### **7.2 Drainage:**

- Design and detail storm sewer system, drainage outfalls, cross drainage structures, culverts, channels, roadside ditches, and erosion and sedimentation control.

### **7.3 Signage & Markings:**

- Prepare signing and marking layout per Texas Manual of Uniform Traffic Control Devices (TMUTCD). Detail all non-standard signs or marking details as required for the project.

### **7.4 Traffic Control:**

### **7.5 Specifications**

- Prepare draft specification list and compile specifications.

### **7.6 Estimate**

- Prepare draft bid tabs with quantities and cost

### **DELIVERABLES:**

- 90% -100% PS&E SUBMITTAL

COUNTY: Bastrop

**PROGRAM ESTIMATE  
BASTROP EDC PHASE 2**

TYPE: PAVING AND DRAINAGE CONSTRUCTION CONSISTING OF GRADING, CONCRETE PAVEMENT,  
DRAINAGE STRUCTURES, SIGNING, EROSION CONTROL MEASURES, WATERMAIN, SANITARY SEWER AND LIFT STATION

LENGTH: FEET = 6,680.00  
MILES = 1.27

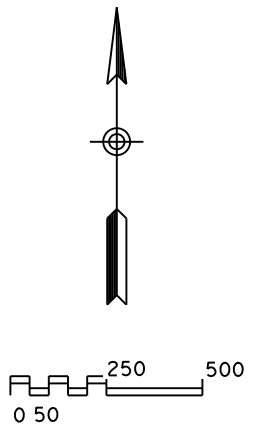
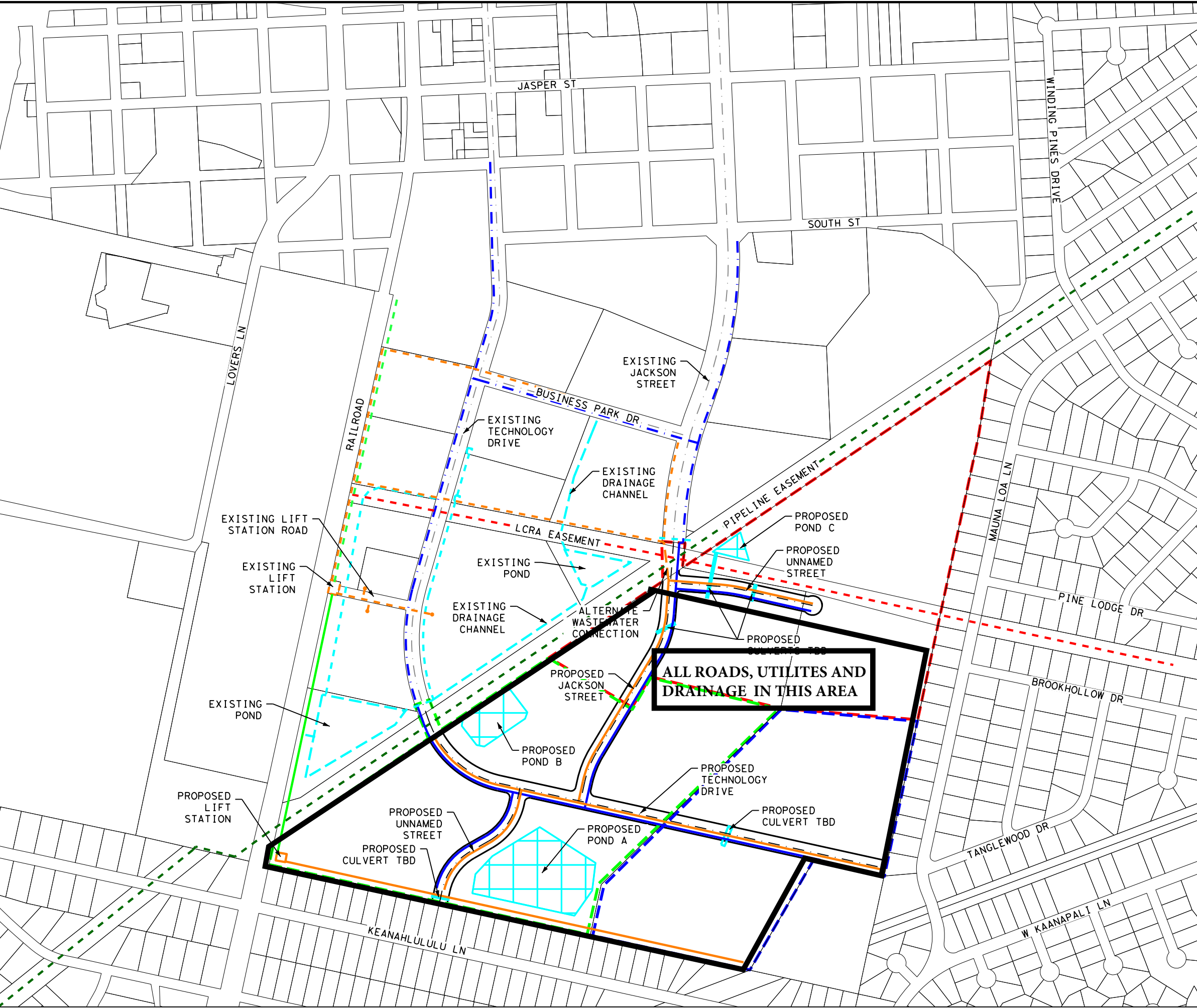
LIMITS: JACKSON ST. LCRA EASMENT TO TECHONOLOGY ST- TECHONOLOGY DR. -PIPELINE EASEMENT TO PARCEL END

PREPARED BY: TYRONE HUTTON & DAVID SPEICHER

Date: 07/25/22

BID NO.	ITEM NO.	DESC NO.	SPEC NO.	DESCRIPTION	UNIT	QTY	PRICE	AMOUNT
1	100	6002		PREPARING ROW	STA	66.80	\$7,329.01	\$489,577.53
2	110	6001		EXCAVATION (ROADWAY)	CY	13660.00	\$7.67	\$104,772.20
3	132	6004		EMBANKMENT (FINAL)(DENS CONT)(TY B)	CY	20000.00	\$10.54	\$210,700.00
4	152	6001		ROAD GRADER WORK (ORD COMP)	STA	66.80	\$212.64	\$14,204.02
5	160	6003		FURNISHING AND PLACING TOPSOIL (4")	SY	16330.00	\$1.30	\$21,229.00
6	164	6035		DRILL SEEDING (PERM) (RURAL) (CLAY)	SY	16330.00	\$0.16	\$2,612.80
7	168	6001		VEGETATIVE WATERING	MG	328.00	\$13.06	\$4,282.04
8	169	6001		SOIL RETENTION BLANKETS (CL 1) (TY A)	SY	16330.00	\$0.99	\$16,166.70
9	216	6001		PROOF ROLLING	HR	0.65	\$82.81	\$53.83
10	260	6002		LIME (HYDRATED LIME (SLURRY))	TON	248.00	\$222.38	\$55,150.24
11	260	6079		LIME TRT (SUBGRADE)(6")	SY	41814.00	\$2.61	\$109,134.54
12	310	6005		PRIME COAT (AE-P)	GAL	8083.00	\$3.84	\$30,998.31
13	360	6001		CONC PVMT (CONT REINF - CRCP) (7")	SY	32329.00	\$147.70	\$4,774,831.66
14	464	6026		RC PIPE (CL V)(24 IN)	LF	210.00	\$146.00	\$30,658.95
15	467	6006		SET (TY I) (24 IN) (4: 1) (C)	EA	10.00	\$2,778.52	\$27,785.15
16	500	6001		MOBILIZATION	LS	1.00	\$280,000.00	\$280,000.00
17				BONDS AND INSURANCES	LS	1.00	\$141,835.00	\$141,835.00
18				CONSTRUCTION SURVEY	LS	1.00	\$141,835.00	\$141,835.00
19	506	6003		ROCK FILTER DAMS (INSTALL) (TY 3)	LF	45.00	\$57.72	\$2,597.40
20	506	6011		ROCK FILTER DAMS (REMOVE)	LF	45.00	\$10.34	\$465.08
21	506	6020		CONSTRUCTION EXITS (INSTALL) (TY 1)	SY	83.00	\$25.18	\$2,089.94
22	506	6024		CONSTRUCTION EXITS (REMOVE)	SY	83.00	\$7.67	\$636.61
23	506	6038		TEMP SEDMT CONT FENCE (INSTALL)	LF	13360.00	\$2.96	\$39,478.80
24	506	6039		TEMP SEDMT CONT FENCE (REMOVE)	LF	13360.00	\$0.83	\$11,088.80
25	506	6041		BIODEG EROSN CONT LOGS (INSTL) (12")	LF	60.00	\$5.04	\$302.10
26	529	6007		CONC CURB & GUTTER (TY I)	LF	13360.00	\$23.05	\$307,948.00
27	531	6016		CURB RAMPS (TY 21)	EA	4.00	\$1,934.31	\$7,737.22
28	644	6001		IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	6.00	\$617.90	\$3,707.37
29	690	6040		INSTALL OF CONTROL CABINET(GRND MNT)	EA	3.00	\$12,629.00	\$37,887.00
30	6295	6001		DECORATIVE LIGHTING ASSEMBLY	EA	32.00	\$2,600.00	\$83,200.00
31	7017	6005		SANITARY SEWER (8IN) (PVC) (C900)	LF	8180.00	\$94.76	\$775,136.80
32	7017	6108		SANITARY SEWER LATERAL (6")(PVC)	LF	700.00	\$68.58	\$48,006.00
33	7017	6125		MANHOLE (SAN SWR)(48 IN)	EA	15.00	\$5,000.00	\$75,000.00
34	7017	6158		SANITARY SEWER CLEANOUT	EA	20.00	\$40.00	\$800.00
35	7049	6007		WATER MAIN PIPE (PVC) (12-IN)	LF	6680.00	\$132.00	\$881,760.00
36	7049	6011		FIRE LINES (6-IN)	LF	300.00	\$86.00	\$25,800.00
37	7049	6076		SERVICE LINE (SHORT SIDE) (1-1/2"TO 2")	EA	7.00	\$2,305.27	\$16,136.89
38	7049	6077		SERVICE LINE (LONG SIDE) (1-1/2"TO 2")	EA	7.00	\$4,799.01	\$33,593.07
39	7049	6084		TAPPING SLEEVE AND VALVE (8IN X 16IN)	EA	7.00	\$293.63	\$2,055.41
40	7049	6104		FIRE HYDRANT ASSEMBLY	EA	23.00	\$6,326.07	\$145,499.50
41	7049	6162		GATE VALVE (12 IN)	EA	7.00	\$3,000.00	\$21,000.00
42	7100	6032		3" SCH 40 PVC CONDUIT	LF	6680.00	\$25.00	\$167,000.00
43				SECONDARY SERVICE PEDESTAL	EA	9.00	\$1,200.00	\$10,800.00
44				6" ELECTRIC RIGID CONDUIT SLEEVES	LF	6680.00	\$35.00	\$233,800.00
45				LIFT STATION 40 GPM	EA	1.00	\$350,000.00	\$350,000.00
				<b>PROJECT TOTAL</b>				<b>\$9,739,353</b>
				15% CONSTRUCTION CONTINGENCY				\$1,460,903
							<b>CONSTRUCTION COST</b>	<b>\$11,200,256</b>
				ENGINEERING & DESIGN SURVEY				\$1,460,903
				GEOTECHNICAL				\$80,000
				SUBSURFACE UTILITY ENGINEERING				\$60,000
				7 EASEMENTS				\$17,500
							<b>TOTAL ENGINEERING COST</b>	<b>\$1,618,403</b>
							<b>GRAND TOTAL (includes contegy)</b>	<b>\$12,818,659</b>

DATE: 12/6/2021 2:46:15 PM  
FILE: pw:\douce\pw\_bent\lev.com\douce\2014-003\60.0 CADD Engineering\60.4\_Sheet Files\60.4.1\_CDA\2014-003-UT-PLAN



- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED ROW BOUNDARY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER LINE
- EXISTING FORCE MAIN LINE
- PROPOSED FORCE MAIN LINE
- EXISTING DRAINAGE LINE
- PROPOSED DRAINAGE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- PHASE THREE BOUNDARY

**ALL ROADS, UTILITES AND DRAINAGE IN THIS AREA**

IFB # \$IFB\$	PRECINCT # \$PRECINCT\$
SCALE: VERT: HORZ:	
DRAWN BY: \$DRAWNS\$ DESIGNED BY: \$DESIGNED\$ TITLE:	
<b>SITE LAYOUT</b>	
PRELIMINARY DOCUMENT UNDER THE AUTHORITY OF P.E.: DAVID T. SPEICHER 94630 12/6/2021 NOT TO BE USED FOR CONSTRUCTION PURPOSES.	
NO.	REVISION
BY	DATE
SHEET NO.	
11 OF 16	



## Agenda Item: 3.6

# AGENDA MEMORANDUM

Meeting Date: August 15, 2022

Agenda Item: Discussion, consideration, and possible action on establishing a price per acre for the properties in the Bastrop Business and Industrial Park currently owned by the BEDC, and repealing all prior policies and resolutions.

Submitted by: Jean Riemenschneider, BEDC Business Development

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With the increase in property values, it was suggested that the Board may wish to consider evaluating the amount received from the sale of properties in the Bastrop Business and Industrial Park.

Currently, the amounts range from \$0.78 per square foot (without infrastructure) to \$0.98 per square foot (with infrastructure), or \$33,976.80 per acre to \$42,688.80 per acre, respectively. (An acre is 43,560 square feet.)

Staff is requesting direction from the Board.

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**Recommendation** – Staff respectfully requests that the Board take action as deemed appropriate.

**[RECOMMENDED MOTION]** – I make the motion to approve the cost of the properties in the Bastrop Business and Industrial Park to be \$\_\_\_\_\_ per acre (or per square foot), and to repeal any prior policies and resolutions regarding same.

