

RESOLUTION NO. R-2025-173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING A REIMBURSEMENT AGREEMENT WITH 71 RETAIL PARTNERS, L.P.; AS ATTACHED IN EXHIBIT A AND A CHANGE ORDER #4 TO THE CONSTRUCTION CONTRACT WITH JOE BLAND CONSTRUCTION, LLC FOR THE CONSTRUCTION OF AGNES STREET EXTENSION FOR A NOT TO EXCEED AMOUNT OF EIGHTY-THREE THOUSAND THREE HUNDRED TWO DOLLARS AND ZERO CENTS (\$83,302.00); AS ATTACHED IN EXHIBIT B.

WHEREAS, the City of Bastrop entered into a Settlement Agreement and Release of Claims with MC Bastrop 71 GP, LLC on October 3, 2022, and

WHEREAS, the City of Bastrop entered into a construction contract with Joe Bland Construction, LLC on October 1, 2024, for the extension and widening of Angas Street; and

WHEREAS, Joe Bland Construction, LLC has submitted cost proposals in addition to the original approved contract; and

WHEREAS, the City of Bastrop City Council understands the necessity of proper stormwater conveyance; and

WHEREAS, the City of Bastrop City Council understands the importance of a left-turn lane to improve overall mobility.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. The City Manager is hereby authorized to execute a Reimbursement Agreement with 71 Retail Partners, L.P. in the amount of Sixty Thousand One Hundred Two Dollars and Zero Cents (\$60,102.00), as attached in Exhibit A.

Section 2. The City Manager is hereby authorized to execute Change Order #4 with Joe Bland Construction, LLC in the amount of Eighty-Three Thousand Three Hundred Two Dollars and Zero Cents (\$83,302.00) as part of the Agnes Street Extension Project, as attached in Exhibit B.

Section 3. This resolution shall take effect immediately from and after its passage, and it is duly resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, this 14th day of October 2025.

APPROVED:



Ishmael Harris, Mayor

ATTEST:



Michael Muscarello, City Secretary

APPROVED AS TO FORM:



City Attorney

Denton Navarro Rocha Bernal & Zech, P.C.



**REIMBURSEMENT AGREEMENT WITH DEVELOPER FOR CONSTRUCTION OF
PUBLIC IMPROVEMENTS BY AND BETWEEN THE CITY OF BASTROP AND
71 RETAIL PARTNERS, L.P.**

This Reimbursement Agreement (the "Agreement") is made and entered into by and between City of Bastrop, a Texas municipal corporation (the "City"), and 71 Retail Partners, L.P., a Texas corporation, owner and developer of certain hereinafter described property located within the City (the "Developer"), all collectively referred to as the "Parties", and is effective upon the execution of this Agreement by the Developer and the City (the "Effective Date").

WHEREAS, the Developer has a need for certain public improvements consisting of Shifting the median to east to allow for a left turn lane for the 26 foot public access as shown in Exhibit "A" of this agreement; and

WHEREAS, the City is overseeing the construction plans for such improvements and any additions to same ("Additional Public Improvements"); and

WHEREAS, the Developer desires to pay the costs of the Additional Public Improvements in Exhibit "B", which is attached and hereto and made a part hereof; and

WHEREAS, the Developer understands the City's responsibility to bid out and oversee the completion of the Additional Public Improvements and, upon completion, provide the City any additional reimbursement costs.

NOW, THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereafter set forth, the Parties agree as follows:

ARTICLE I – Definitions.

The following terms and phrases used in this Agreement shall have the meanings ascribed hereto:

- 1.1. "Additional Public Improvements" shall mean the public improvements required as described in Exhibit "A".
- 1.2. "Agreement" means this agreement, including any amendments hereto, between the City and Developer.
- 1.3. "Contractor" shall mean the person, firm, corporation, partnership, association, or other entity under contract with City for construction of the Additional Public Improvements.
- 1.4. "Developer Participation Costs" shall mean actual costs incurred by the City for the design, construction and inspection of the Additional Public Improvements which are the responsibility of the Developer.

ARTICLE II – Design and Construction of Public Improvements.

2.1. Design of the Additional Public Improvements. Developer agrees to reimburse the City for expenses attributed to the Additional Public Improvements in accordance with the City's Engineering Design Manual and Code of Ordinances. The plans and specifications for the Additional Public Improvements will be reviewed and approved by the City Engineer or designee.

2.2. Construction of Additional Public Improvements. Developer agrees to reimburse City for the Additional Public Improvements in accordance with the plans and specifications approved by the City Engineer. The entire cost of the construction and inspection of the Additional Public Improvements shall be the responsibility and obligation of Developer.

2.3. Plan Review for Construction. The City Engineer, or designee, shall review and approve all plans, specifications, and any other documents for the Additional Public Improvements.

2.4. Inspection. The City Engineer shall oversee and inspect the construction of the Additional Public Improvements.

2.5. Accounting. City shall maintain a complete accounting of all costs incurred in the design, construction, and inspection of the Additional Public Improvements. City will not contribute or pay for any increased costs attributable to the Additional Public Improvements above the approved costs in this Agreement unless otherwise reviewed and approved.

2.6. Scheduling. City shall submit to Developer a schedule of all proposed critical dates for design, approval, and construction of the Additional Public Improvements. In the event that any critical date of the Additional Public Improvements shall be adjusted by more than thirty (30) days, City shall submit to Developer a revised schedule. The City anticipates that construction of the Additional Public Improvements will commence within six months of the effective date of this agreement and payment of initial estimated costs to by the Developer to the City.

2.7. City shall oversee the bidding process and applicable construction agreement(s) with Contractor(s).

ARTICLE III – Developer's Obligations.

3.1. Financial Contribution. Payment of the estimated Costs designated on Exhibit “B” totaling \$60,102.00 shall occur within 30 days of the execution of this Agreement in one lump sum.

3.2. Additional Payment. Developer shall deliver to the City full payment of any additional costs above the estimated costs set forth in Exhibit “B” within 30 days of completion of the Additional Public Improvements.

Article IV – Miscellaneous Provisions.

4.1. Assignment. This Agreement shall bind and benefit the respective Parties and their legal successors and shall not be assignable, in whole or in part, by any party without first obtaining written consent of the other Party.

4.2. Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the Parties.

4.3. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party.

4.4. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.

4.5. Waiver. The failure of any party to insist on any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

4.6. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.

4.7. Venue. This Agreement shall be performable and enforceable in the state district courts of Bastrop County, Texas, and shall be construed in accordance with the laws of the State of Texas.

4.8. Severability. If any term or provision of this Agreement is held to be invalid, void or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired or affected.

4.9. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States

mail, addressed to the Party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such Party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above. The initial addresses of the Parties for the purpose of notice under this Agreement shall be as follows:

If to City: CITY OF BASTROP
1311 Chestnut Street
Bastrop, Texas 78602
Attention: City Manager

If to Developer: 71 Retail Partners, L.P.
C/O Douglas M. MacMahon, Manager of General Partner
8214 Westchester Drive, Ste 550
Dallas, Texas 75225

4.10. No Joint Venture. Nothing contained in this Agreement is intended by the Parties to create a partnership or joint venture between the Parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not create a joint enterprise, nor does it appoint either Party as an agent of the other for any purpose whatsoever. Except, as otherwise specifically provided herein, neither Party shall in any way assume any of the liability of the other for acts of the other obligations of the other.

4.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which constitute one instrument.

4.12 Governmental Immunity. The City does not waive or relinquish any immunity or defense on behalf of itself, its officers, employees, Councilmembers, and agents as a result of the execution of this Agreement and the performance of the covenants and actions contained herein.

4.13 Indemnity. Developer agrees to protect, indemnify and save City harmless from and against all claims, demands and causes of action of every kind and character arising in favor of any third party on account of, or resulting from, the performance of this Agreement.

4.14 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, representatives, successors, and assigns, and the terms hereof shall run with the Property.

4.15 Legal Construction. If any provision in this Agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the Parties, such unenforceability will not affect any other provision hereof, and

this Agreement will be construed as if the unenforceable provision had never been a part of this Agreement. Whenever the context requires, the singular will include the plural and the masculine or feminine gender, and vice versa. Article and section headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.

4.16 Recitals; Exhibits. Any recitals in this Agreement are represented by the Parties hereto to be accurate, constitute a part of the Parties' substantive agreement, and are fully incorporated herein as matters of contract and not mere recitals. Further, any exhibits to this Agreement are incorporated herein as matters of contract and not mere exhibits.

[Signatures and acknowledgments on the following pages]

Signature Page to
Agreement with Developer for Construction of Public Improvements

This Agreement has been executed by the Parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

Developer:

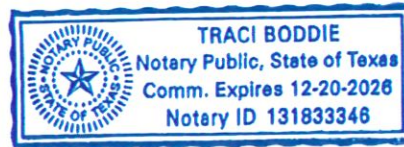
By: [Signature]
Manager of
General Partner

THE STATE OF Texas §
COUNTY OF Dallas §

This instrument was acknowledged before me on October 20, 2025, on behalf of said entities.

[Signature]
Notary Public Signature

(seal)



Signature Page to
Agreement with Developer for Construction of Public Improvements

This Agreement has been executed by the Parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

City:

CITY OF BASTROP,
a Texas municipal corporation

By: _____

Name: City Manager

THE STATE OF TEXAS

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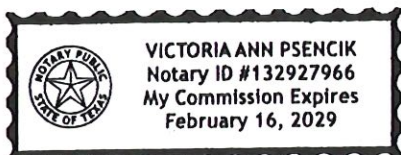
COUNTY OF BASTROP

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This instrument was acknowledged before me on the 24th day of October, 2025 by Sylvia Carrillo-Trevino, City Manager of the City of Bastrop, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

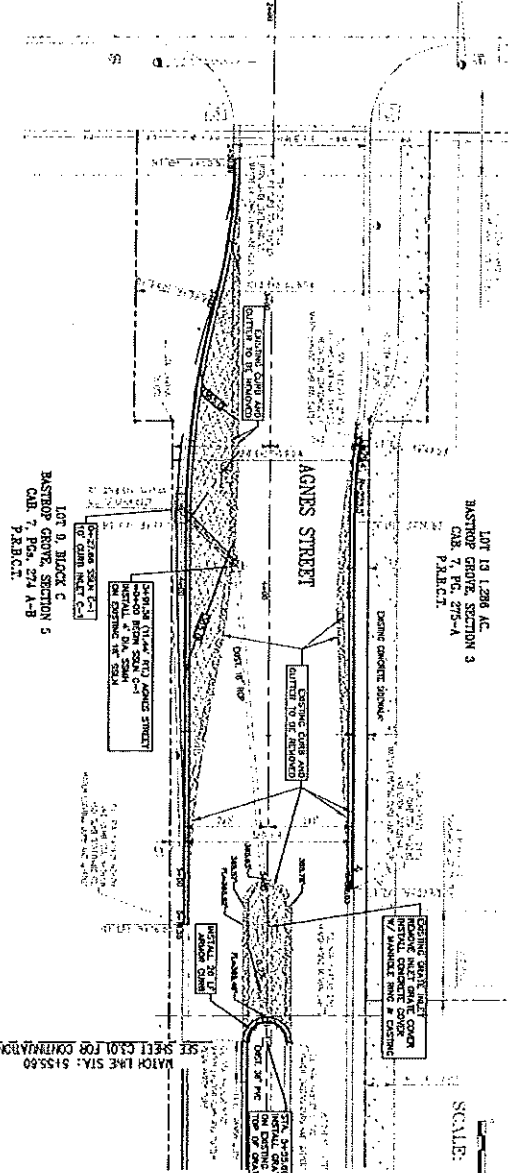


[Signature]

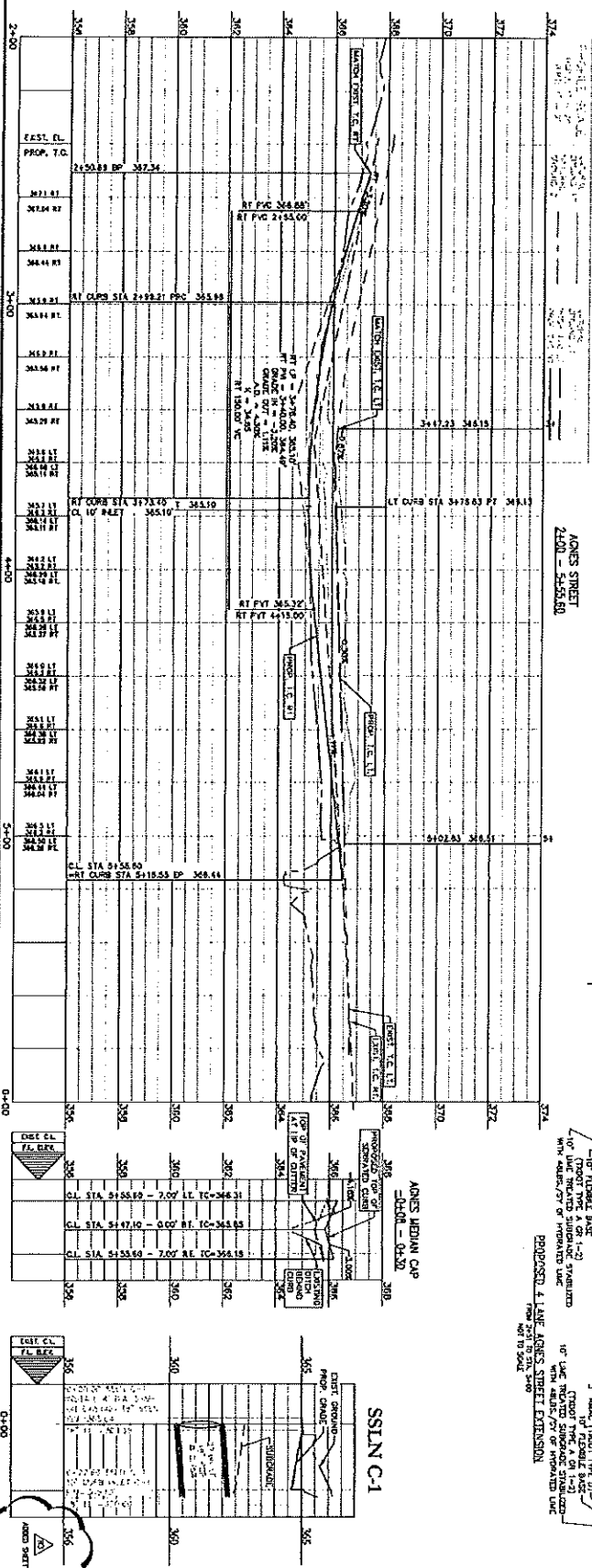
Notary Public in and for
The State of Texas

My Commission Expires: 2/16/2029

STATE HWY. 304



SCALE: 1" = 20'

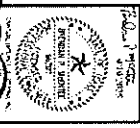
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PROPOSED 1 LANE KINGS STREET EXTENSION

1. 1.0000 2. 0.0000 3. 0.0000 4. 0.0000 5. 0.0000 6. 0.0000 7. 0.0000 8. 0.0000 9. 0.0000 10. 0.0000 11. 0.0000 12. 0.0000 13. 0.0000 14. 0.0000 15. 0.0000 16. 0.0000 17. 0.0000 18. 0.0000 19. 0.0000 20. 0.0000 21. 0.0000 22. 0.0000 23. 0.0000 24. 0.0000 25. 0.0000 26. 0.0000 27. 0.0000 28. 0.0000 29. 0.0000 30. 0.0000 31. 0.0000 32. 0.0000 33. 0.0000 34. 0.0000 35. 0.0000 36. 0.0000 37. 0.0000 38. 0.0000 39. 0.0000 40. 0.0000 41. 0.0000 42. 0.0000 43. 0.0000 44. 0.0000 45. 0.0000 46. 0.0000 47. 0.0000 48. 0.0000 49. 0.0000 50. 0.0000 51. 0.0000 52. 0.0000 53. 0.0000 54. 0.0000 55. 0.0000 56. 0.0000 57. 0.0000 58. 0.0000 59. 0.0000 60. 0.0000 61. 0.0000 62. 0.0000 63. 0.0000 64. 0.0000 65. 0.0000 66. 0.0000 67. 0.0000 68. 0.0000 69. 0.0000 70. 0.0000 71. 0.0000 72. 0.0000 73. 0.0000 74. 0.0000 75. 0.0000 76. 0.0000 77. 0.0000 78. 0.0000 79. 0.0000 80. 0.0000 81. 0.0000 82. 0.0000 83. 0.0000 84. 0.0000 85. 0.0000 86. 0.0000 87. 0.0000 88. 0.0000 89. 0.0000 90. 0.0000 91. 0.0000 92. 0.0000 93. 0.0000 94. 0.0000 95. 0.0000 96. 0.0000 97. 0.0000 98. 0.0000 99. 0.0000 100. 0.0000

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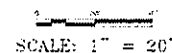


SHEET NAME: **PAVING & STORM PLAN AND PROFILE**
AGNES STREET (BEGIN TO 5+55.60)
 JOB NAME: **AGNES STREET EXTENSION**
FROM STATE HIGHWAY 304 TO STERLING DRIVE
 PROJECT: **CITY OF BASTROP**



Carlson, Brinnee & Duerig, Inc.
Galesburg, Illinois
HARDEN CO.
HARDEN CO. HARDEN CO.

[illegible]



STRIPING LEGEND:

1	INSTALL 6" WHITE LANE LINE
2	INSTALL ARROW (NO TOP)
3	INSTALL WORD (NO TOP)
4	INSTALL 24" H WHITE LINE WITH 4" SPACE (CROSSWALK)
5	INSTALL 24" STOP BAR MARKING
6	INSTALL 4" DOUBLE YELLOW LINE
7	INSTALL 8" SOLID WHITE LINE
8	INSTALL 8" DASHED WHITE LINE
9	INSTALL 8" SOLID YELLOW LINE
10	INSTALL TYPE A-A-BASED PAVEMENT MARKER
11	INSTALL TYPE C-C-A BASED PAVEMENT MARKER
12	INSTALL TYPE I-C-BASED PAVEMENT MARKER

NOTE:
MARKERS AND STRIPING TO COMPLY WITH DETAILS IN PLANSET.

SHEET NAME: PAVEMENT MARKING AND SIGNING
 PROJECT: AGNES STREET (BEGIN TO \$+55.60)
 WORK NAME: AGNES STREET EXTENSION
 FROM: STATE HIGHWAY 304 TO STERLING DRIVE
 TO: CITY OF BASTROP

SEPT 2025

5518

C7.00

EXHIBIT B

Non-GLO Funded Items

Item No.	Item Description	Quantity	Unit	Unit Cost	Total
201	UNCLASSIFIED ROADWAY EXCAVATIONS	243	CY	\$ 16.00	\$ 3,888.00
203	10" LIME TREATED SUBGRADE	383	SY	\$ 10.00	\$ 3,830.00
204	HYDRATED LIME (48 LBS/SY)	9.2	TON	\$ 365.00	\$ 3,358.00
205	10" FLEXIBLE BASE (CMP IN PLACE)(TXDOT TY A GR 1-2)	94	CY	\$ 55.00	\$ 5,170.00
206	3" HMA CONCRETE (TXDOT TY D)	56	TON	\$ 130.00	\$ 7,280.00
207	CONCRETE CURB AND GUTTER	452	LF	\$ 22.00	\$ 9,944.00
211	REFL PAV MRK TY I (W) 6" LANE LINE	538	LF	\$ 3.00	\$ 1,614.00
212	REFL PAV MRK TY I (W) 8" SOLID	201	LF	\$ 3.00	\$ 603.00
214	REFL PAV MRK TY I (W) 24" SOLID	22	LF	\$ 18.00	\$ 396.00
215	REFL PAV MRK TY I (Y) 4" DOUBLE SOLID	536	LF	\$ 3.00	\$ 1,608.00
216	REFL PAV MRK TY I (Y) 8" SOLID	65	LF	\$ 3.00	\$ 195.00
217	REFL PAV MRK TY I (W) ARROW	2	EA	\$ 275.00	\$ 550.00
218	REFL PAV MRK TY I (W) WORD	2	EA	\$ 325.00	\$ 650.00
219	REFL RAISED MARKER TYPE I-C	14	EA	\$ 9.00	\$ 126.00
220	REFL RAISED MARKER TYPE II-C-R	14	EA	\$ 10.00	\$ 140.00
221	REFL RAISED MARKER TYPE II-A-A	26	EA	\$ 10.00	\$ 260.00
222	REFL RAISED MARKER TYPE (BLUE)	1	EA	\$ 10.00	\$ 10.00
223	INSTALL NEW SIGN AND SIGN POST ASSEMBLY	1	EA	\$ 1,050.00	\$ 1,050.00
227	REMOVE CONC CURB AND GUTTER	539	LF	\$ 5.00	\$ 2,695.00
228	REMOVE STAB BASE & ASPH PAV (13")	12	SY	\$ 5.00	\$ 60.00
405	CL III 18" RCP	29	LF	\$ 75.00	\$ 2,175.00
419	10' CURB INLET	1	EA	\$ 4,500.00	\$ 4,500.00
422	ARMOR CURB SLOT	1	EA	\$ 4,750.00	\$ 4,750.00
423	CONCRETE ARMORING	1	SY	\$ 750.00	\$ 750.00
					\$ -
	MANHOLE LID	1	EA	\$ 750.00	\$ 750.00
	4' X 4' GRATE INLET	1	EA	\$ 3,750.00	\$ 3,750.00
				Total	\$ 60,102.00



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

NOTE: Texas Local Government Code Sec. 262.031 "CHANGES IN PLANS AND SPECIFICATIONS" regulations apply. Generally, a cumulative increase in the contract price in excess of 25% or a cumulative decrease in excess of 18% are disallowed.

Subrecipient: City of Bastrop	GLO Contract Number: 22-085-059-D316	Date: 10/13/2025
Engineer Name Address & Phone	Subrecipient Name, Address, & Phone Number:	Contractor Name, Address & Phone Number:
Keegan Hall, 469-589-9224 Kimley-Horn and Associates, Inc 225 E. John W. Carpenter Fwy, Suite 1100 Irving, TX 75062	Elizabeth Wick, CFM City of Bastrop 1311 Chestnut Street Bastrop, TX 78602 512-332-8932	Andrew Batten Joe Bland Construction 9500 W. Parmer Ln, Unit 1301 Austin, TX 78717 512-579-9221
Project #: N/A	Bid Package #: 22-085-059-D316	Change Order #: 4
Contract Origination Date: 11/16/2021	Project Description: Agnes Street Extension	

You are hereby requested to comply with the following changes from the contract plans and specifications.

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
201	UNCLASSIFIED ROADWAY EXCAVATION		3,888
203	10" LIME TREATED SUBGRADE		3,830
204	HYDRATED LIME (48 LBS/SY)		3,358
205	10" FLEXIBLE BASE (CMP IN PLACE) (TXDOT TY A GR 1-2)		5,170
206	3" HMA CONCRETE (TXDOT TY D)		7,280
207	CONCRETE CURB AND GUTTER		9,944
211	REFL PAV MRK TY I (W) 6" LANE LINE		1,614
212	REFL PAV MRK TY I (W) 8" SOLID		603
214	REFL PAV MRK TY I (W) 24" SOLID		396
215	REFL PAV MRK TY I (Y) 4" DOUBLE SOLID		1,608
216	REFL PAV MRK TY I (Y) 8" SOLID		195
217	REFL PAV MRK TY I (W) ARROW		550

See sheet 4 to add additional entries

Change in Construction Contract Price

Original Contract Price:	3,246,606.00
Cumulative Previous Change Order(s) Total:	211,639.82
Contract Price Prior to this Change Order:	3,458,245.82
Net Increase/Decrease of this Change Order:	83,302

Change in Contract Time (Calendar Days)

Original Contract Time in Days:	360
Net Change from Previous Change Order(s) in Days	0
Contract Time Prior to this Change Order in Days	360
Net Increase/Decrease of this Change Order in Days:	55



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

Contract Price with All Approved Change Orders:	3,541,547.82	Contract Time with All Approved Change Orders in Days:	415
Cumulative Percent Change in Contract Price (+/-)	9.08%	Subrecipient Contract End Date:	8/31/2026
Construction Contract Start Date:	11/11/2024	Construction Contract End Date:	12/31/2025

Reimbursements of costs included in this change order are subject to review by GLO-CDR.

*This document may be executed prior to submission for GLO-CDR review, but all parties involved will be held responsible if the change order or amendment warranted as a result of this change order is not in compliance with CDBG or HUD Requirements

 Subrecipient Signature	 Engineer Signature	 Contractor Signature
Sylvia Carrillo, City Manager Subrecipient Name and Title (Printed)	Keegan Hall, Project Manager Engineer Name and Title (Printed)	Andrew Batten, Project Manager Contractor Name and Title (Printed)
 Subrecipient Signature	 Engineer Signature	 Contractor Signature

Justification for Change Order

1. Will this change order increase or decrease the number of beneficiaries? ☐ Increase ☐ Decrease ☒ No Change

If there is a change, how many beneficiaries will be affected?

Total LMI

2. Effect of this change on the scope of work: ☐ Increase ☐ Decrease ☒ No Change

3. Effect on operation and maintenance costs: ☐ Increase ☐ Decrease ☒ No Change

4. Are all prices in the change order dependent upon unit prices found in the original bid? ☐ Yes ☒ No

If "no", explain:

Change order reflects the modification of the existing median on Agnes Street near SH 304 and the modifications to the existing median inlets. Attached, please find the invoice and revised plan sheets.

5. Has the change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction? ☐ Yes ☒ No

If "yes", is an environmental assessment required?



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

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- | | | | | |
|--|-------------------------------------|-----|--------------------------|----|
| 6. Is the Texas Council on Environmental Quality (TCEQ) clearance still valid (if applicable)? | ☐ | Yes | ☐ | No |
| 7. Is the CCN permit still valid? (sewer projects only) | ☐ | Yes | ☐ | No |
| 8. Are the disability access requirements/approval still valid (if applicable)? | ☒ | Yes | ☐ | No |
| 9. Are other Disaster Recovery contractual special condition clearances still valid? | ☒ | Yes | ☐ | No |

If "no", explain:

Disclaimer: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.

Item No.	Name of Pay Item with Unit Price in Words	Est. Quantity	Unit	Unit Bid Price	Amount Bid
NON-GLO STREET IMPROVEMENTS					
201	UNCLASSIFIED ROADWAY EXCAVATION	243	CY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 16.00	\$ 3,888.00
203	10" LIME TREATED SUBGRADE	383	SY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 10.00	\$ 3,830.00
204	HYDRATED LIME (48 LBS/SY)	9.2	TON		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 365.00	\$ 3,358.00
205	10" FLEXIBLE BASE (CMP IN PLACE) (TXDOT TY A GR 1-2)	94	CY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 55.00	\$ 5,170.00
206	3" HMA CONCRETE (TXDOT TY D)	56	TON		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 130.00	\$ 7,280.00
207	CONCRETE CURB AND GUTTER	452	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 22.00	\$ 9,944.00
211	REFL PAV MRK TY I (W) 6" LANE LINE	538	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 3.00	\$ 1,614.00
212	REFL PAV MRK TY I (W) 8" SOLID	201	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 3.00	\$ 603.00
214	REFL PAV MRK TY I (W) 24" SOLID	22	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 18.00	\$ 396.00

Item No.	Name of Pay Item with Unit Price in Words	Est. Quantity	Unit	Unit Bid Price	Amount Bid
215	REFL PAV MRK TY I (Y) 4" DOUBLE SOLID	536	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 3.00	\$ 1,608.00
216	REFL PAV MRK TY I (Y) 8" SOLID	65	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 3.00	\$ 195.00
217	REFL PAV MRK TY I (W) ARROW	2	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 275.00	\$ 550.00
218	REFL PAV MRK TY I (W) WORD	2	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 325.00	\$ 650.00
219	REFL RAISED MARKER TYPE I-C	14	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 9.00	\$ 126.00
220	REFL RAISED MARKER TYPE II-C-R	14	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 10.00	\$ 140.00
221	REFL RAISED MARKER TYPE II-A-A	26	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 10.00	\$ 260.00
222	REFL RAISED MARKER TYPE (BLUE)	1	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 10.00	\$ 10.00
223	INSTALL NEW SIGN AND SIGN POST ASSEMBLY	1	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 1,050.00	\$ 1,050.00
227	REMOVE CONC CURB AND GUTTER	539	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 5.00	\$ 2,695.00

Item No.	Name of Pay Item with Unit Price in Words	Est. Quantity	Unit	Unit Bid Price	Amount Bid
228	REMOVE STAB BASE & ASPH PAV(13")	12	SY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 5.00	\$ 60.00
405	CLASS III 18" RCP	29	LF		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 75.00	\$ 2,175.00
419	10' CURB INLET	1	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 4,500.00	\$ 4,500.00
422	ARMOR CURB SLOT	1	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 4,750.00	\$ 4,750.00
423	CONCRETE ARMORING	1	SY		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 750.00	\$ 750.00
424	MANHOLE LID	1	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 750.00	\$ 750.00
425	4' X 4' GRATE INLET	1	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 3,750.00	\$ 3,750.00
426	REMOVE EXISTING BLOCKS, GRADE, FORM/POUR RIPRAP	8	EA		
	Complete in Place, for the Sum of				
	Dollars and				
	Cents per unit			\$ 2,900.00	\$ 23,200.00

TOTAL AMOUNT BID - BASE BID - NON-GLO FUNDED

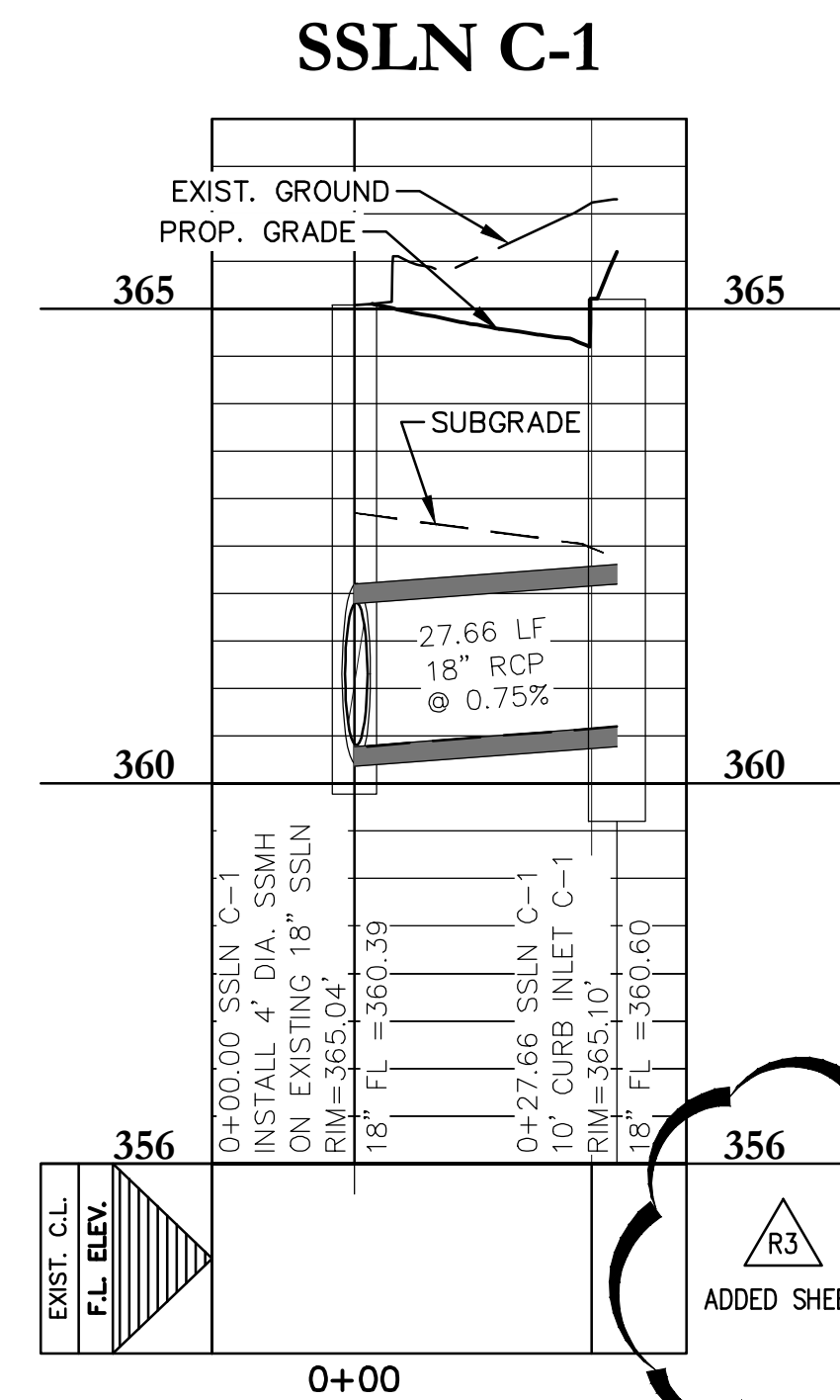
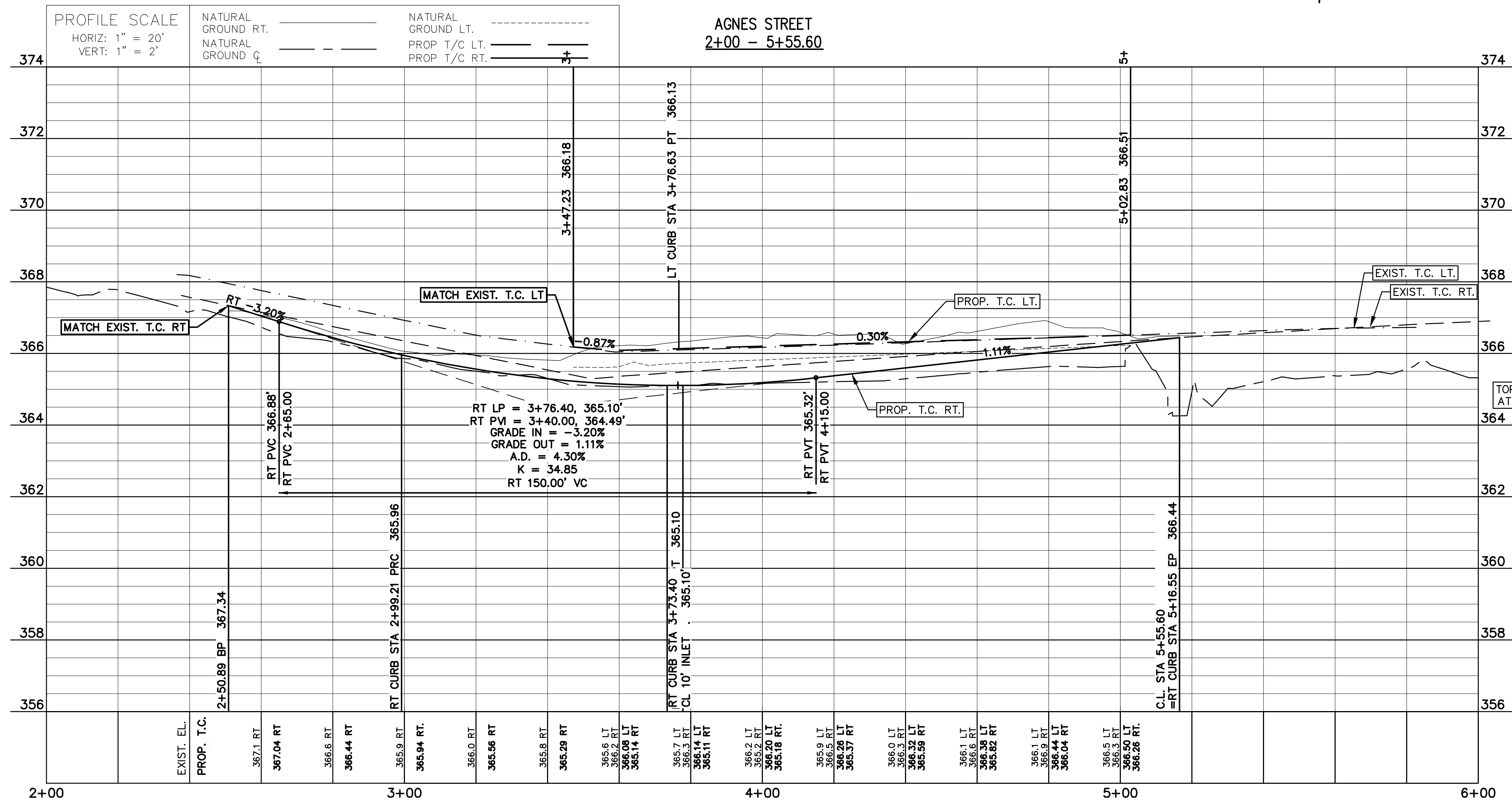
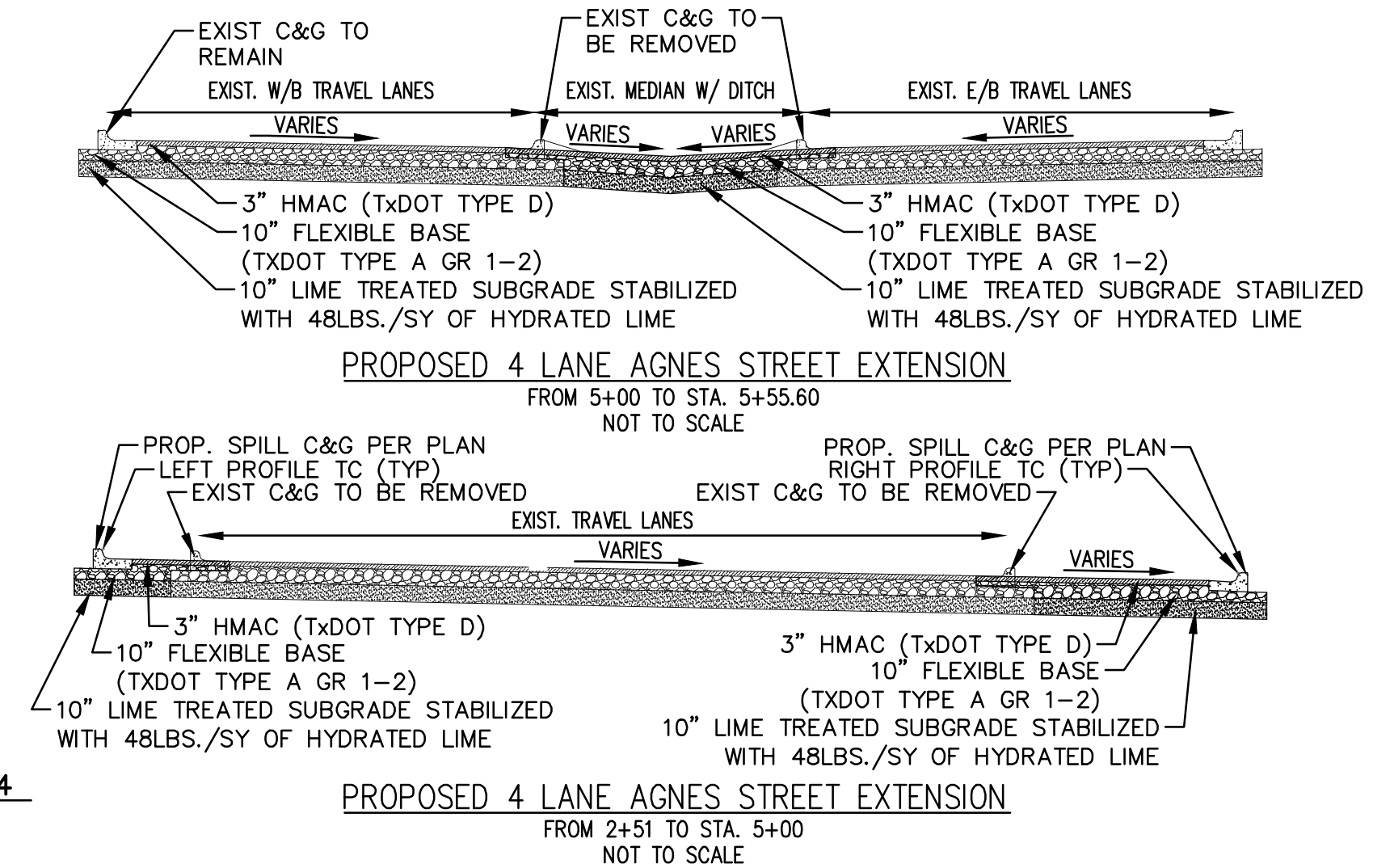
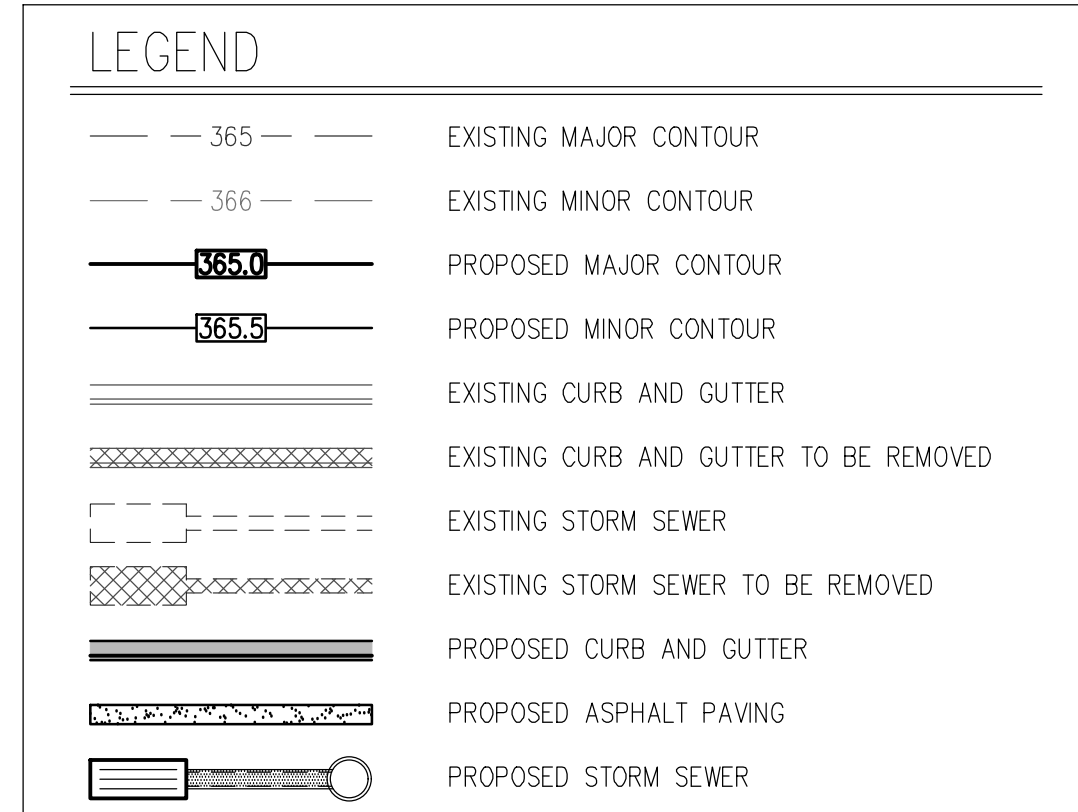
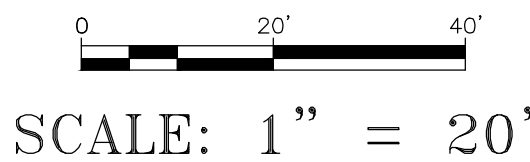
\$ 83,302.00

(Total Amount Bid, Numerical Value)

and _____ Dollars
 _____ Cents

(Total Amount Bid in Words)

*The Owner reserves the right to delete any bid items or portions thereof. If the Owner elects to delete any portions of the PROJECT from the contract, then the contract can be awarded on that basis.



DESIGNED BY:		DRAFTED BY:	
CBD/RWH		RWH	
DATE	9/18/25		
REVISION	ADD SHEET		
R3			

Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

	Main Office	North Office
FIRM ID #F3791		

West William Cannon Dr. 2007 Sam Bass Rd, Ste. 200
Austin, Texas 78749 Round Rock, Texas 78681
Phone No. (512) 280-5160 www.cbdceng.com

Fax No. (512) 280-5165

PAVEMENT MARKING AND SIGNING
AGNES STREET (BEGIN TO 5+55.60)

AGNES STREET EXTENSION

FROM STATE HIGHWAY 304 TO STERLING DRIVE

CITY OF PASTORAL

9/19/20



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

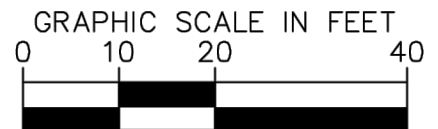
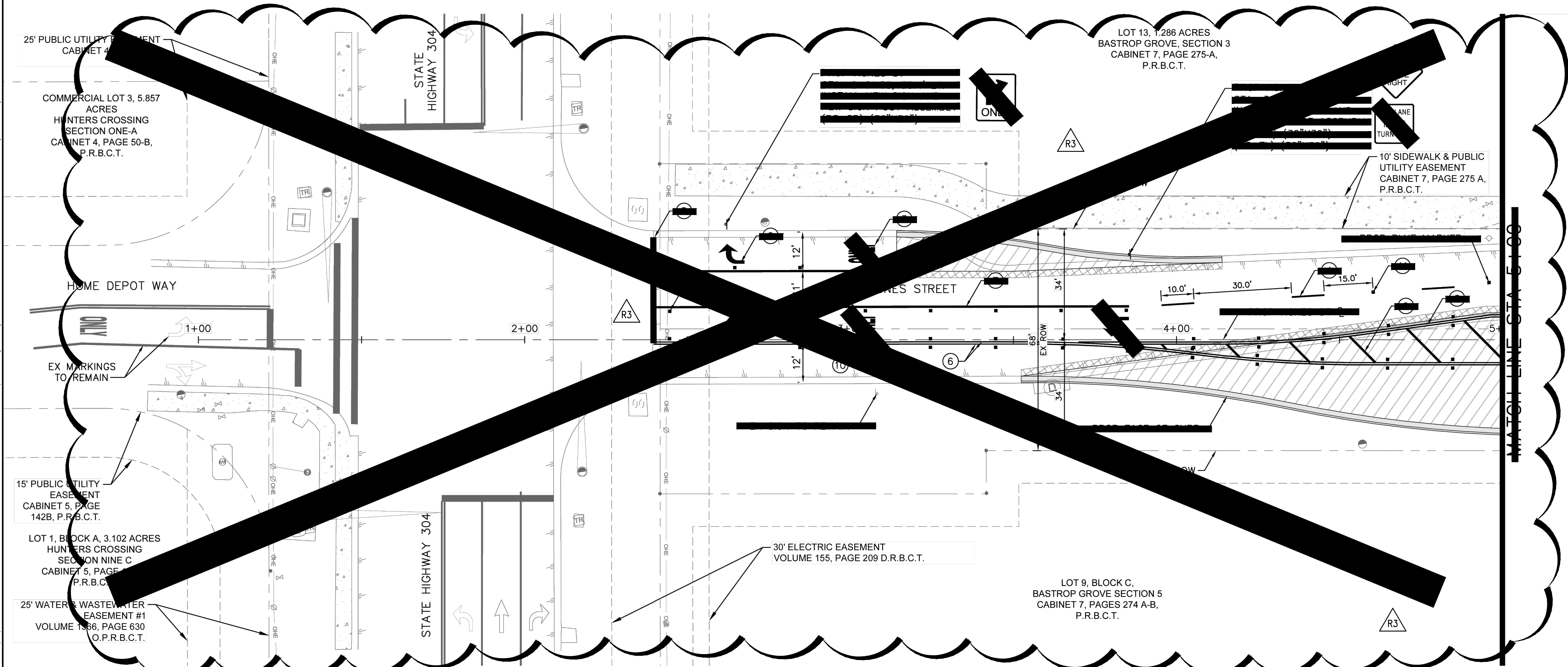
DATE
SEPT 202

JOB NUMBER
551

SHEET
R3
C7.00

ADDED SHE

Plotted By: Holl, Keegan, July 15, 2024 04:45:40pm K:\bc_civil\069786007-bastrop-agnes-g6\CADD\plan\streets\PAVEMENT MARKING AND SIGNING.dwg
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STRIPING LEGEND

1	INSTALL 6" WHITE LANE LINE
2	INSTALL ARROW (W) TYP.
3	INSTALL WORD (W) TYP.
4	INSTALL 24" X 8' WHITE LINE WITH 4" SPACE (CROSSWALK)
5	INSTALL 24" STOP BAR MARKING
6	INSTALL 4" DOUBLE YELLOW LINE
7	INSTALL 8" SOLID WHITE LINE
8	INSTALL 8" DASHED WHITE LINE
9	INSTALL 8" SOLID YELLOW LINE
10	INSTALL TYPE II-A-A RAISED PAVEMENT MARKER
11	INSTALL TYPE II-C-R RAISED PAVEMENT MARKER
12	INSTALL TYPE I-C RAISED PAVEMENT MARKER

NOTES

- CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF ANY SIGNS AND COORDINATION WITH THE CITY ON ANY NECESSARY MODIFICATIONS.
- ALL EXISTING PAVEMENT MARKINGS IN CONFLICT WITH PROPOSED PAVEMENT MARKING SHALL BE REMOVED (NO SEPARATE PAY).

PROJECT NO. 069786007 / BID NO. XXX-XXX

DATE

9/17/2025

CBD

REVISIONS

REMOVE PLAN VIEW (R)

BY

Kimley»Horn

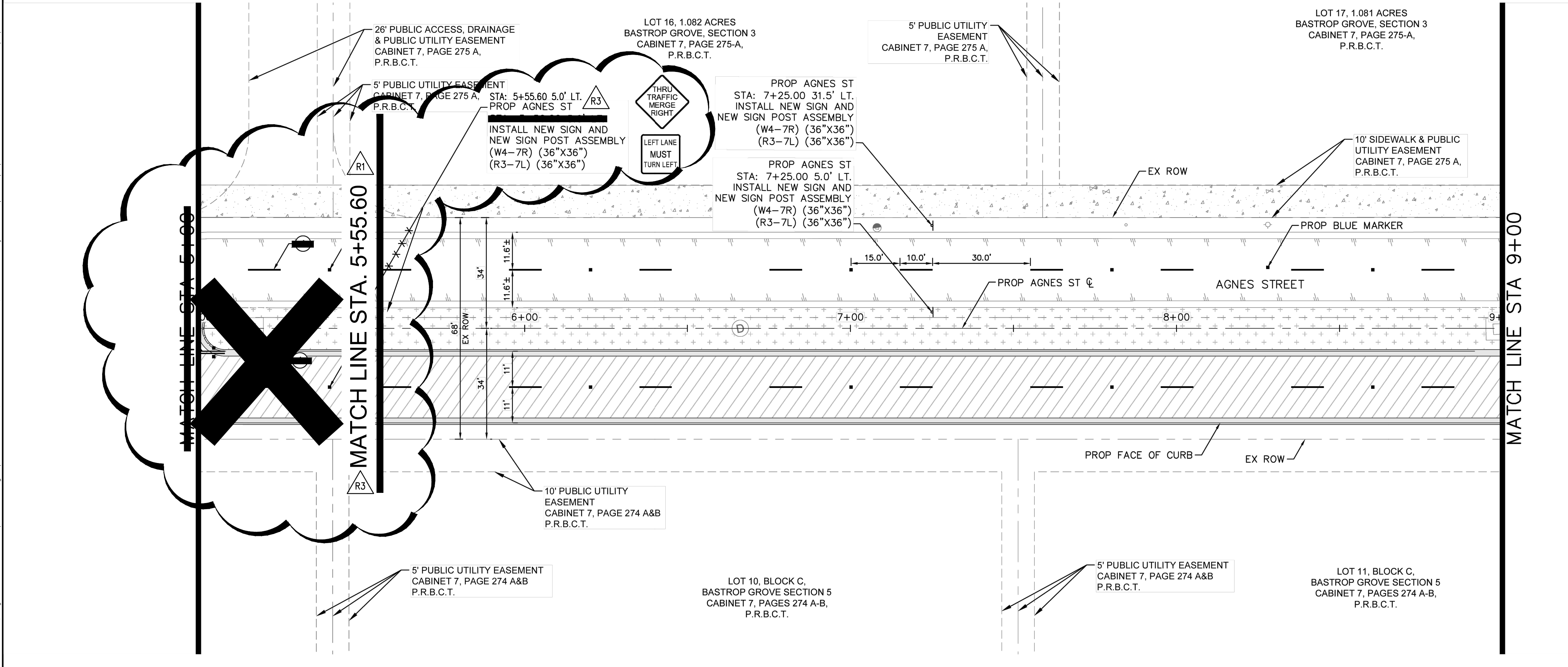
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PHONE: 214-420-5600

WWW.KIMLEY-HORN.COM

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TEXAS REGISTERED ENGINEERING FIRM #F-928



ISSUED FOR CONSTRUCTION
10-7-2024



PAVEMENT MARKING AND SIGNING

AGNES STREET

FROM STATE HIGHWAY 304

TO STERLING DRIVE

CITY OF BASTROP

AGNES STREET

EXTENSION

FROM STATE HIGHWAY 304

TO STERLING DRIVE

SHEET NUMBER

C7.01

DATE

7/15/2024

SCALE

AS SHOWN

DESIGNED BY

KCH

DRAWN BY

KCH

CHECKED BY

RWD



To: Elizabeth Wick
City of Bastrop

Job: Agnes Street Extension

Date: 9/18/2025

Agnes Median Inlets

ITEM NO.	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	AMOUNT
1	Remove Existing Blocks, grade, form/pour rip rap	EA	8	\$ 2,900.00	\$ 23,200.00
Change Order Total:					\$ 23,200.00

SUBMITTED BY:

Joe Bland Construction, LLC

Andrew Batten

By: _Andrew Batten, Project Manager

9/18/25

Date

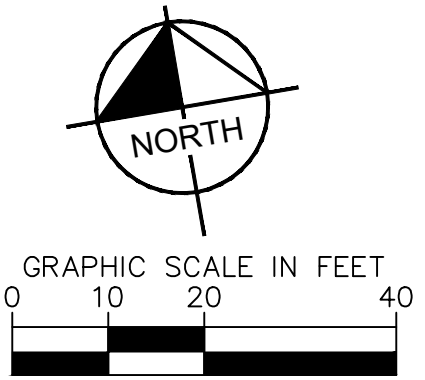
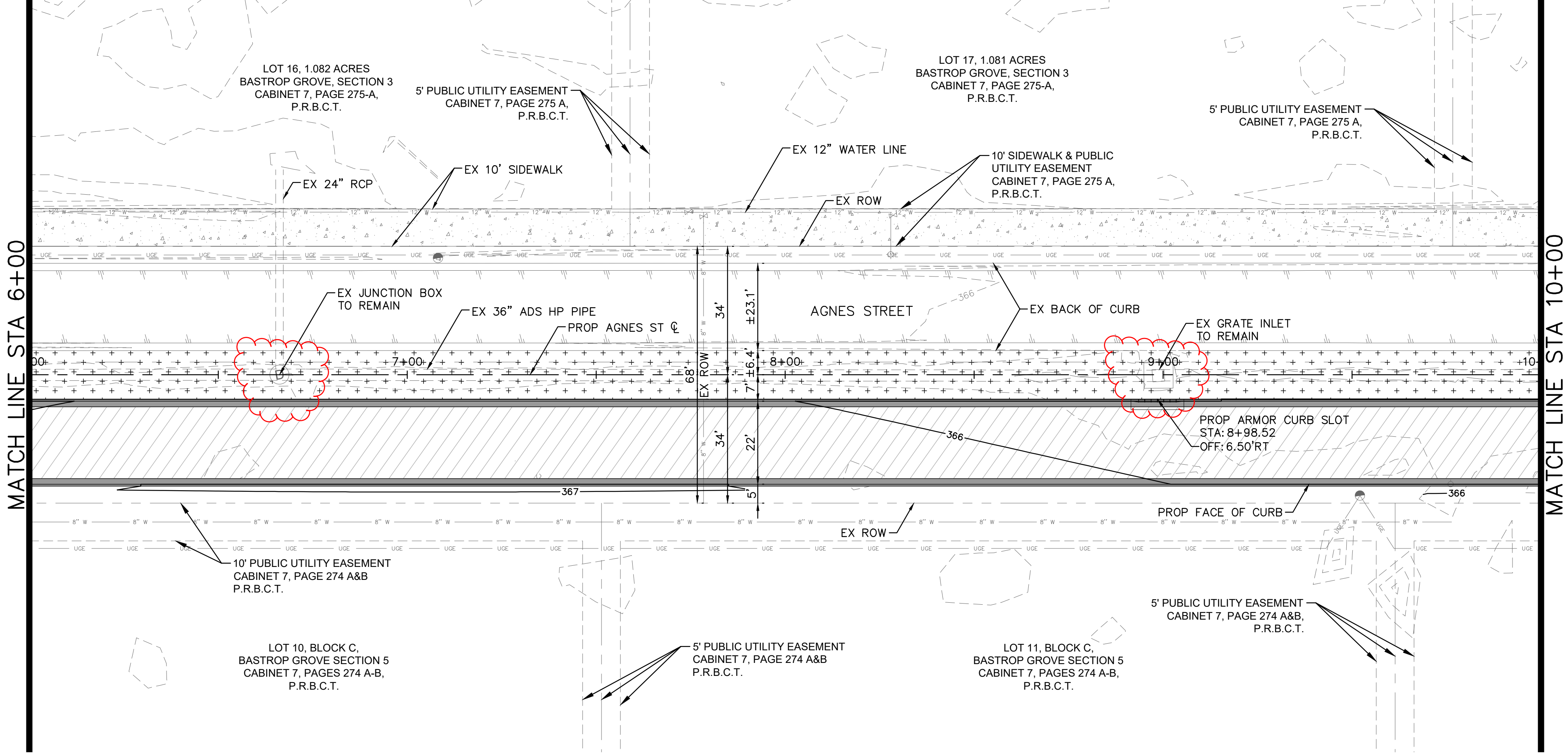
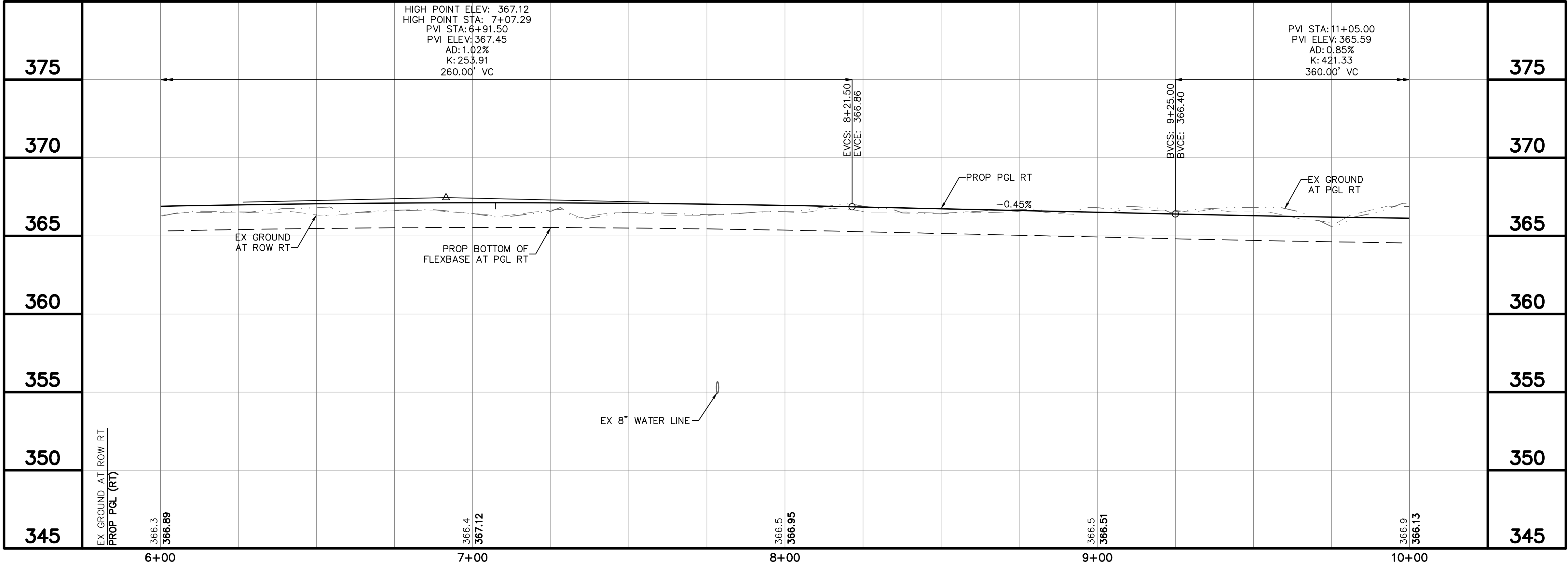
ACCEPTED: City of Bastrop

By: _____

Date

9500 West Parmer Lane, Unit 1301 • Austin, Texas 78717
(512) 821-2808 • Fax: (512) 821-2805

Plotted By: J. Keaton, July 15, 2024 04:33:43pm K:\pc_civil\069786007-bastrop-agnes-street\paving-sta 6+00 to sta 10+00.dwg
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LEGEND	
---	EX ROW
---	EX EASEMENT
---	PROP ROW
---	PROP EASEMENT
---	PROP STORM DRAIN
---	PROP MAJOR CONTOUR
---	PROP MINOR CONTOUR
---	EX MAJOR CONTOUR
---	EX MINOR CONTOUR
---	PROP CONCRETE CURB AND GUTTER
---	PROP ASPHALT PAVEMENT
---	PROP TURF REINFORCEMENT MAT & SEEDING
---	PROP CONCRETE SIDEWALK
---	PROP CONCRETE MEDIAN
---	REMOVE AND REPLACE ASPHALT
---	EX TREE

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ISSUED FOR CONSTRUCTION
10-7-2024



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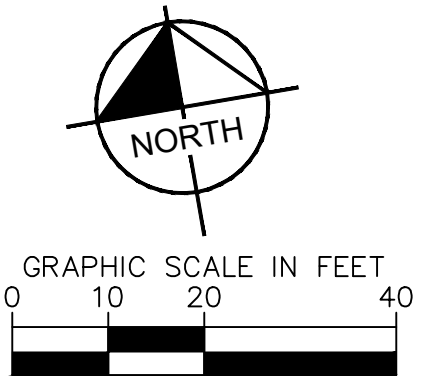
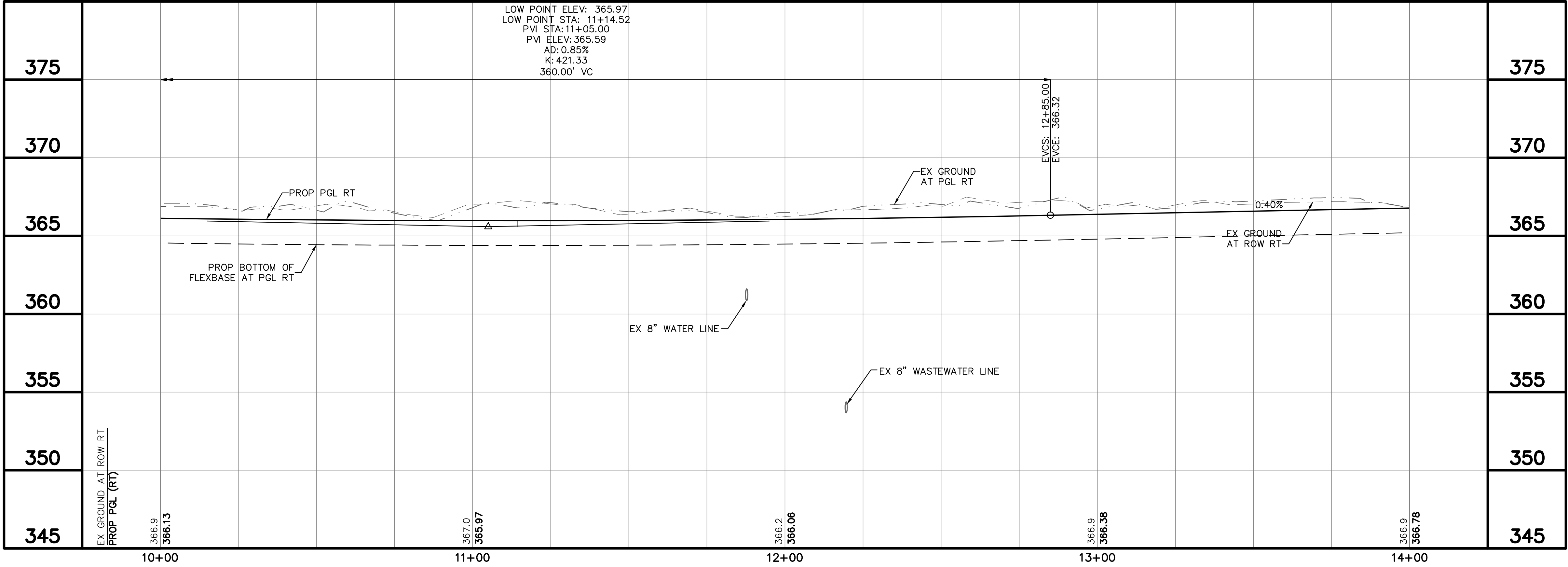
CITY OF BASTROP
AGNES STREET
EXTENSION
FROM STATE HIGHWAY 304
TO STERLING DRIVE

PAVING
PLAN AND PROFILE
STA 6+00 TO STA 10+00

SHEET NUMBER
C3.02

PROJECT NO. 069786007 / BID NO. XXX-XXX

Plotted By: J. Keaton, July 15, 2024 04:33:55pm K:\pc-civil\069786007-bastrop-agnes-gro\CADD\PlanSheets\PAVING-STA 24+00 TO STA 34+00.dwg
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LEGEND	
	EX ROW
	EX EASEMENT
	PROP ROW
	PROP EASEMENT
	PROP STORM DRAIN
	PROP MAJOR CONTOUR
	PROP MINOR CONTOUR
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	PROP CONCRETE CURB AND GUTTER
	PROP ASPHALT PAVEMENT
	PROP TURF REINFORCEMENT MAT & SEEDING
	PROP CONCRETE SIDEWALK
	PROP CONCRETE MEDIAN
	REMOVE AND REPLACE ASPHALT
	EX TREE

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 - GLO FUNDING DOES NOT INCLUDE WATER & WASTEWATER IMPROVEMENTS

ISSUED FOR CONSTRUCTION
10-7-2024



PROJECT NO. 069786007 / BID NO. XXX-XXX

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TEXAS REGISTERED ENGINEERING FIRM #F-928

7/15/2024

STATE OF TEXAS

RYAN DELMORTE

114242

PROFESSIONAL ENGINEER

KHA PROJECT	069786007	DATE	7/15/2024	SCALE	AS SHOWN	DESIGNED BY	KCH	DRAWN BY	KCH	CHECKED BY	RMD
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CITY OF BASTROP

AGNES STREET

EXTENSION

FROM STATE HIGHWAY 304

TO STERLING DRIVE

PAVING

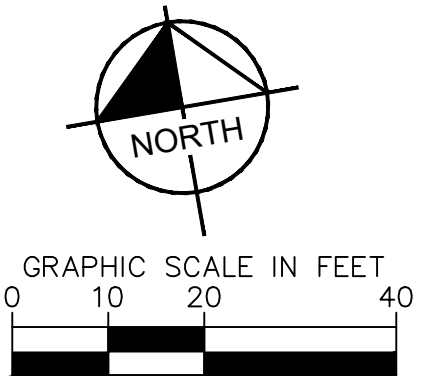
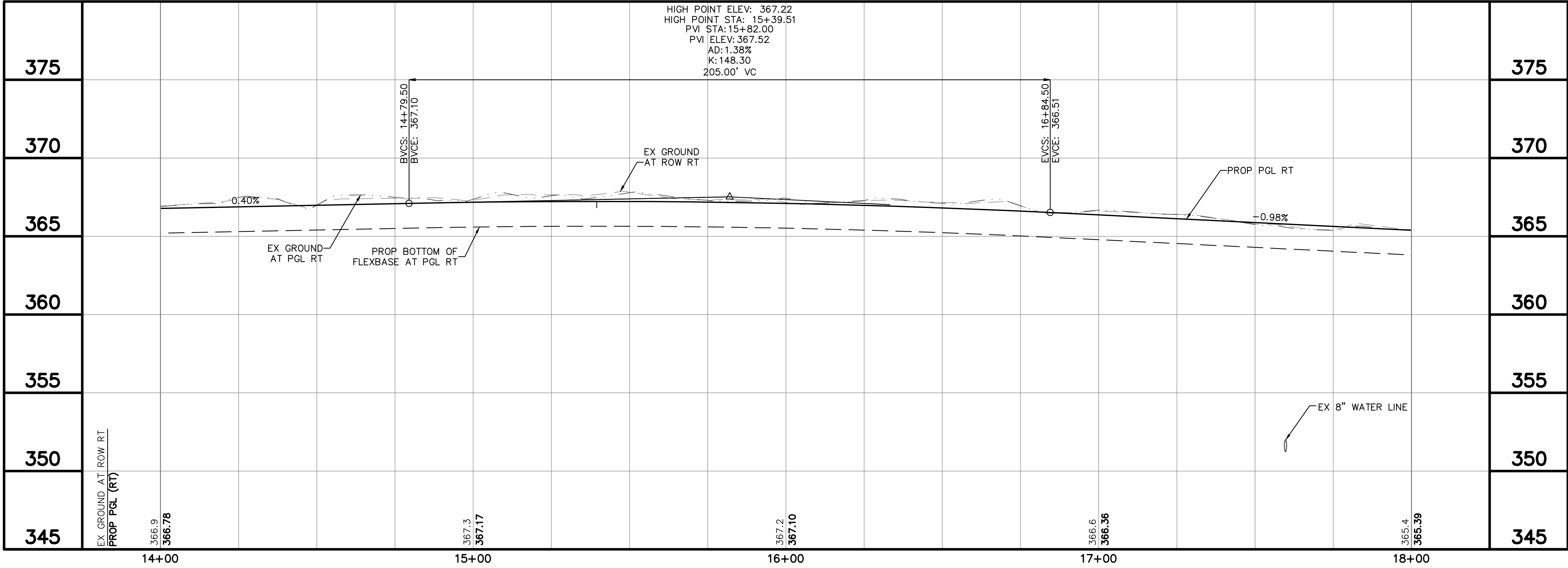
PLAN AND PROFILE

STA 10+00 TO STA 14+00

SHEET NUMBER

C3.03

Plotted By: J. H. Keegan, July 15, 2024 04:34:05pm K:\pc_civil\069786007-bastrop-agnes-gro\CADD\PlanSheets\PAVING-STA 24+00 TO STA 34+00.dwg
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LEGEND	
	EX ROW
	EX EASEMENT
	PROP ROW
	PROP EASEMENT
	PROP STORM DRAIN
	PROP MAJOR CONTOUR
	PROP MINOR CONTOUR
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	PROP CONCRETE CURB AND GUTTER
	PROP ASPHALT PAVEMENT
	PROP TURF REINFORCEMENT MAT & SEEDING
	PROP CONCRETE SIDEWALK
	PROP CONCRETE MEDIAN
	REMOVE AND REPLACE ASPHALT
	EX TREE

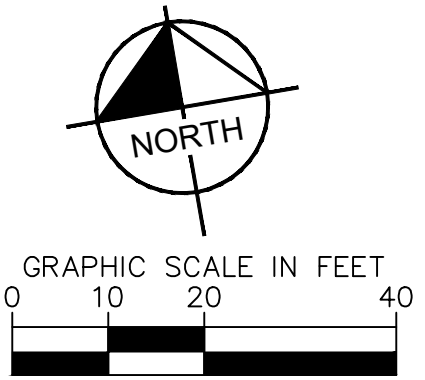
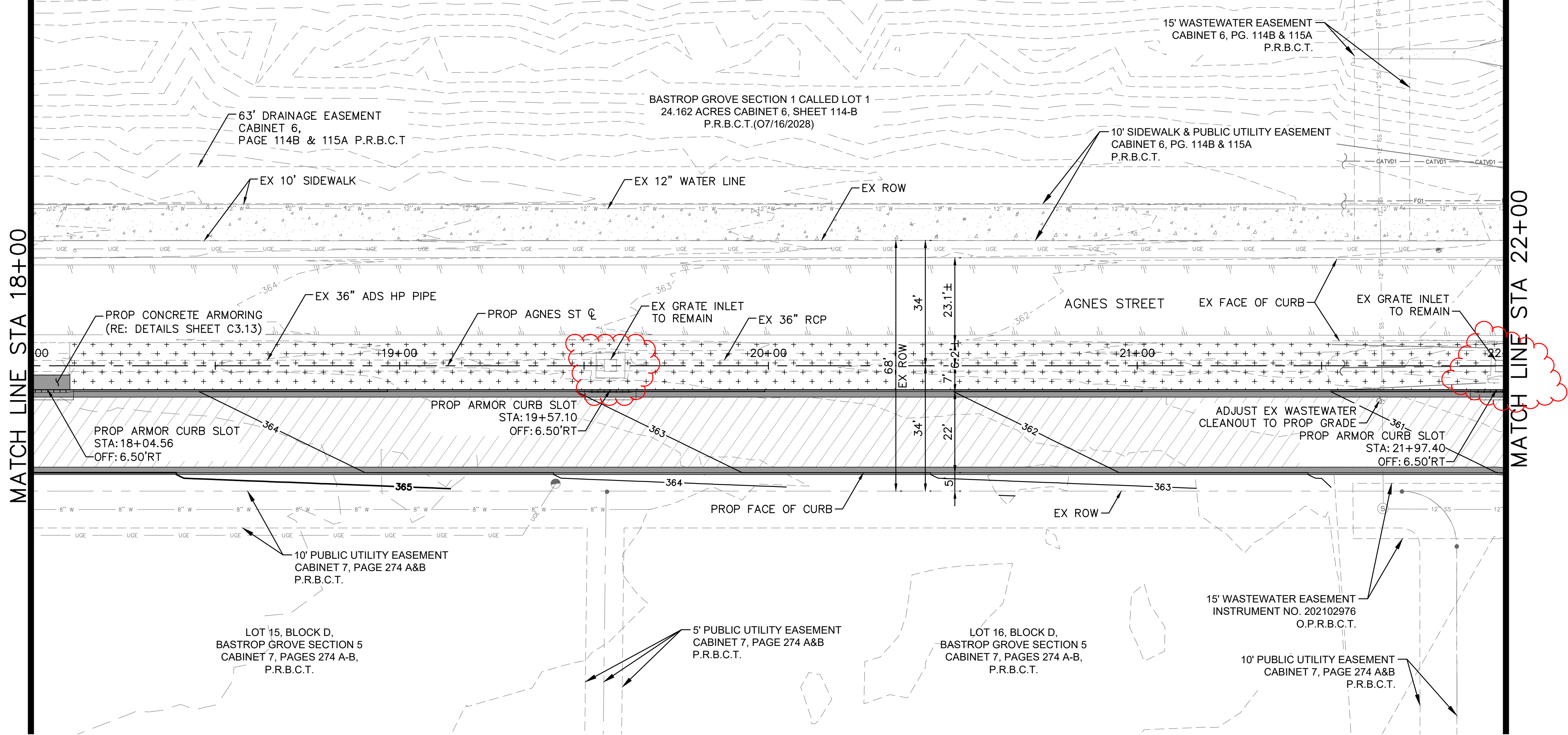
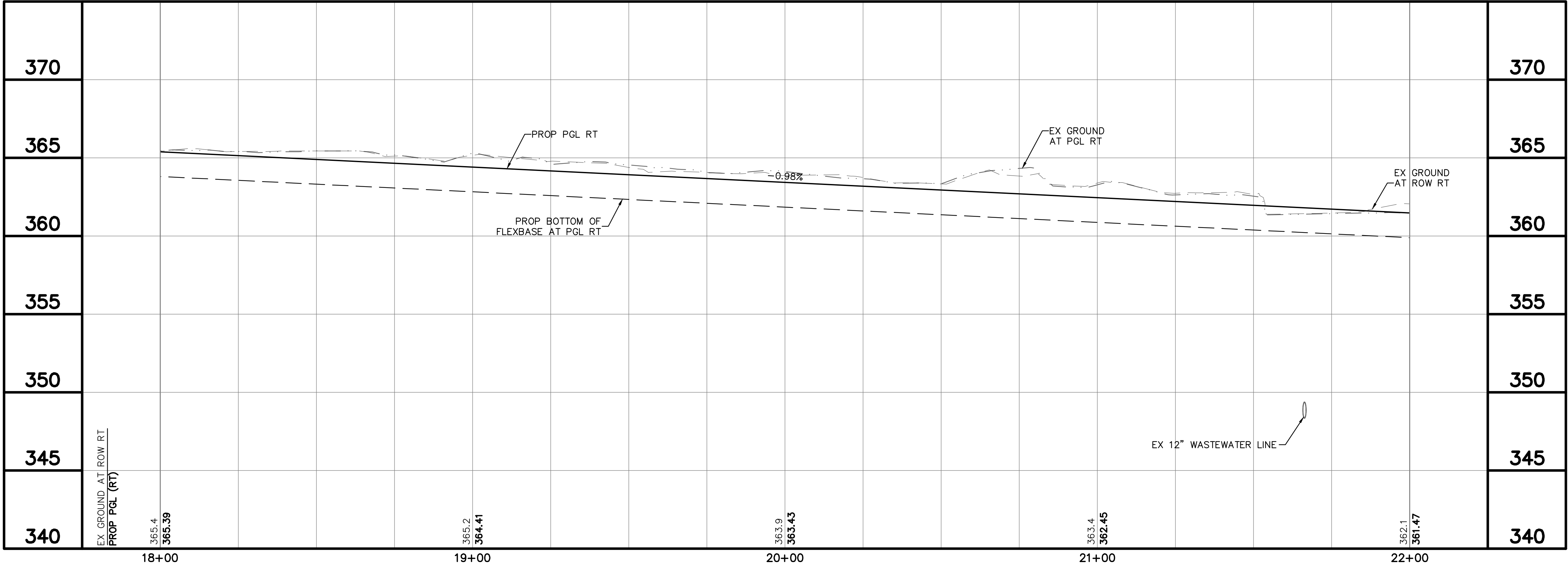
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 - GLO FUNDING DOES NOT INCLUDE WATER & WASTEWATER IMPROVEMENTS

ISSUED FOR CONSTRUCTION
10-7-2024



Kimley»Horn 225 E. John W. Carpenter Freeway, Suite 1100, Irving, TX 75062 PHONE: 214-420-5600 WWW.KIMLEY-HORN.COM © 2024 KIMLEY-HORN AND ASSOCIATES, INC. TEXAS REGISTERED ENGINEERING FIRM #F-928	DATE	BY
	7/15/2024	
	SCALE	AS SHOWN
	DESIGNED BY	KCH
CITY OF BASTROP AGNES STREET EXTENSION FROM STATE HIGHWAY 304 TO STERLING DRIVE	DRAWN BY	KCH
	CHECKED BY	RMD
PAVING PLAN AND PROFILE STA 14+00 TO STA 18+00	SHEET NUMBER	C3.04
	PROJECT NO.	069786007 / BID NO. XXX-XXX

Plotted By: J. H. Keaton, July 15, 2024 04:34:15pm K:\rc-civil\069786007\bastrop\ogm\Sheets\PAVING-STA 2+00 TO STA 34+00.dwg
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LEGEND	
---	EX ROW
---	EX EASEMENT
---	PROP ROW
---	PROP EASEMENT
---	PROP STORM DRAIN
---	PROP MAJOR CONTOUR
---	PROP MINOR CONTOUR
---	EX MAJOR CONTOUR
---	EX MINOR CONTOUR
---	PROP CONCRETE CURB AND GUTTER
---	PROP ASPHALT PAVEMENT
---	PROP TURF REINFORCEMENT MAT & SEEDING
---	PROP CONCRETE SIDEWALK
---	PROP CONCRETE MEDIAN
---	REMOVE AND REPLACE ASPHALT
---	EX TREE

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- EX EXISTING
PROP PROPOSED
STA STATION
EL ELEVATION
PI POINT OF HORIZONTAL INFLECTION
PC POINT OF HORIZONTAL CURVATURE
PT POINT OF HORIZONTAL TANGENCY
PRC POINT OF HORIZONTAL REVERSE CURVATURE
PVI POINT OF VERTICAL INFLECTION
AD ALGEBRAIC DIFFERENCE IN GRADES
VC VERTICAL CURVE
BVCS/ EVCS BEGIN/END VERTICAL CURVE STATION
BVCE/ EVCE BEGIN/END VERTICAL CURVE ELEVATION
PGL PROPOSED GRADE LINE AT TOP OF CURB
TCE TEMPORARY CONSTRUCTION EASEMENT
TP TOP OF PAVEMENT

ISSUED FOR CONSTRUCTION
10-7-2024



Know what's below.
Call before you dig.

KHA PROJECT 069786007		DATE 7/15/2024		SCALE AS SHOWN		DESIGNED BY KCH		DRAWN BY KCH		CHECKED BY RMD											
CITY OF BASTROP AGNES STREET EXTENSION FROM STATE HIGHWAY 304 TO STERLING DRIVE																					
PAVING PLAN AND PROFILE STA 18+00 TO STA 22+00																					
SHEET NUMBER C3.05																					

Kimley»Horn

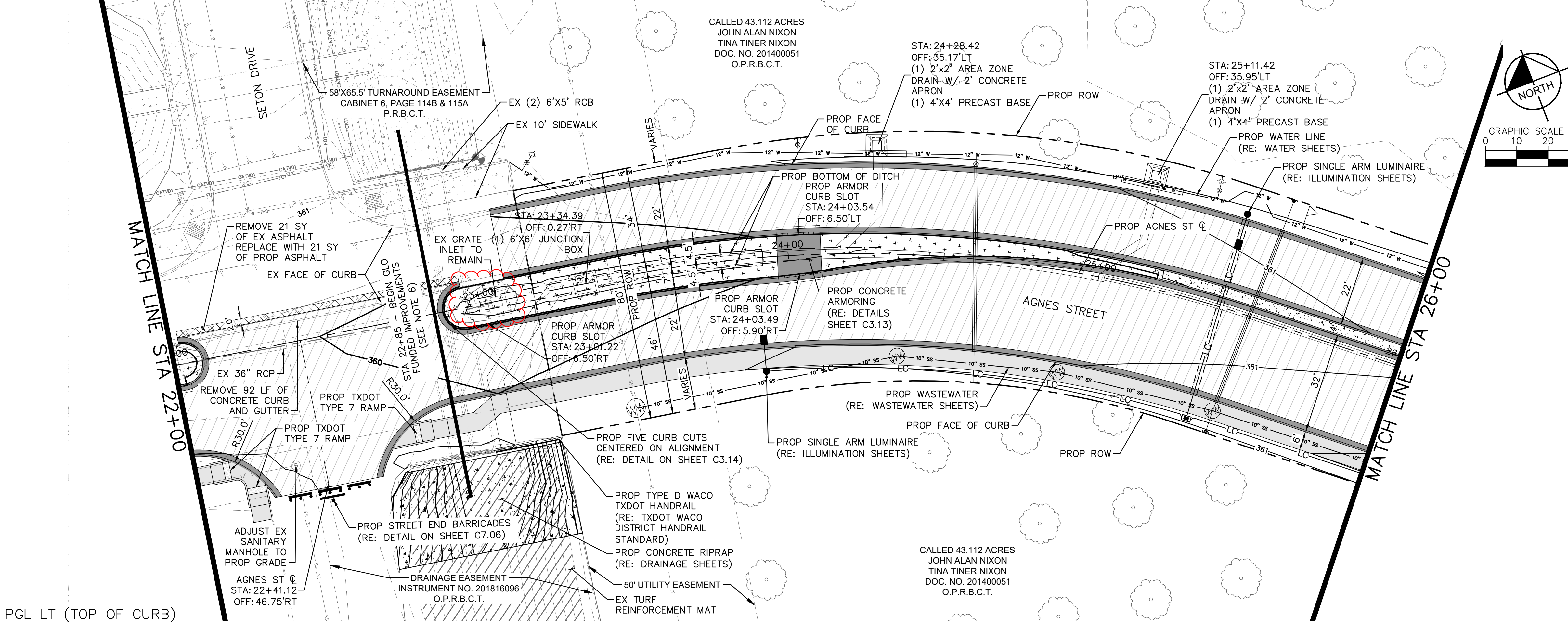
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TEXAS REGISTERED ENGINEERING FIRM #F-928

7/15/2024

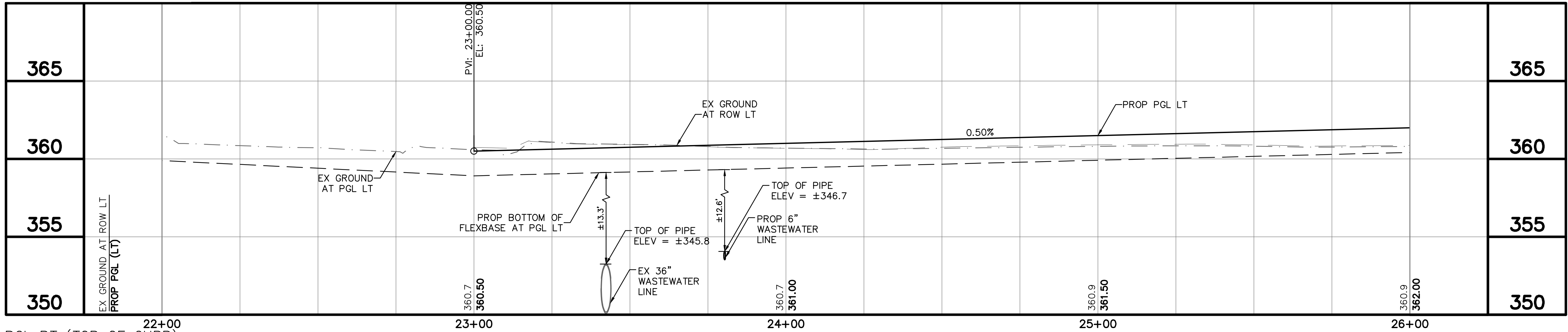
STATE OF TEXAS
RYAN DELMORTE
114242
PROFESSIONAL ENGINEER

PROJECT NO. 069786007 / BID NO. XXX-XXX

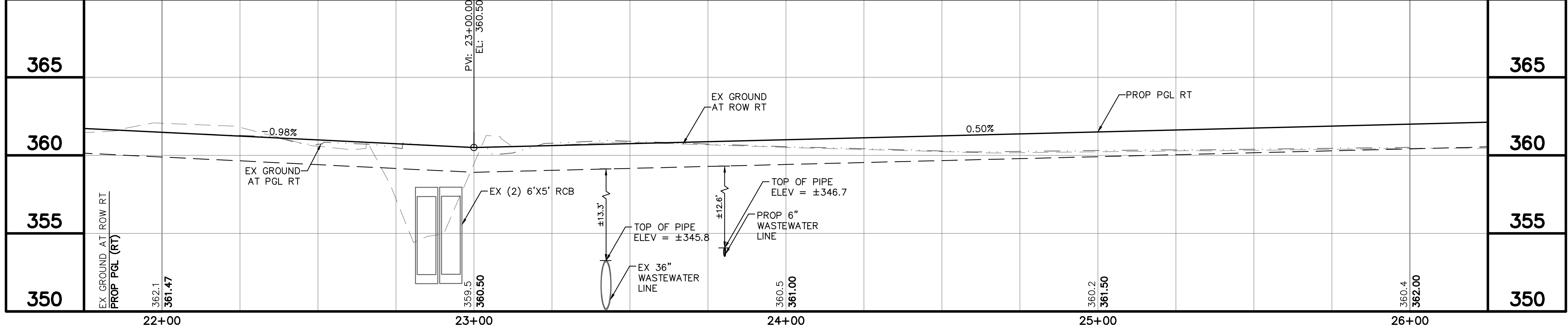
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PGL LT (TOP OF CURB)



PGL RT (TOP OF CURB)



LEGEND

- EX ROW
- EX EASEMENT
- PROP ROW
- PROP EASEMENT
- PROP STORM DRAIN
- PROP MAJOR CONTOUR
- PROP MINOR CONTOUR
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROP CONCRETE CURB AND GUTTER
- PROP ASPHALT PAVEMENT
- PROP TURF REINFORCEMENT MAT & SEEDING
- PROP CONCRETE SIDEWALK
- PROP CONCRETE MEDIAN
- REMOVE AND REPLACE ASPHALT
- EX TREE

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- THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND/ OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY UTILITIES PRIOR TO CONSTRUCTION.
- ELEV ARE TOP FACE OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
- REFER TO SHEET C7.01-C7.05 FOR PAVEMENT MARKING AND SIGNING
- GLO FUNDING DOES NOT INCLUDE WATER & WASTEWATER IMPROVEMENTS

- EX EXISTING
- PROP PROPOSED
- STA STATION
- EL ELEVATION
- PI POINT OF HORIZONTAL INFLECTION
- PC POINT OF HORIZONTAL CURVATURE
- PT POINT OF HORIZONTAL TANGENCY
- PRC POINT OF HORIZONTAL REVERSE CURVATURE
- PVI POINT OF VERTICAL INFLECTION
- AD ALGEBRAIC DIFFERENCE IN GRADES
- VC VERTICAL CURVE
- BVCS/ EVCS BEGIN/END VERTICAL CURVE STATION
- BVCE/ EVCE BEGIN/END VERTICAL CURVE ELEVATION
- PGL PROPOSED GRADE LINE AT TOP OF CURB
- TCE TEMPORARY CONSTRUCTION EASEMENT
- TP TOP OF PAVEMENT

ISSUED FOR CONSTRUCTION
10-7-2024



Know what's below.
Call before you dig.

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM #F-928



KHA PROJECT	069786007
DATE	7/15/2024
SCALE	AS SHOWN
DESIGNED BY	KCH
DRAWN BY	KCH
CHECKED BY	RMD

CITY OF BASTROP
AGNES STREET
EXTENSION
FROM STATE HIGHWAY 304
TO STERLING DRIVE

PAVING
PLAN AND PROFILE
STA 22+00 TO STA 26+00

SHEET NUMBER
C3.06