

COMMUNITY SERVICES AND OFFSITE IMPROVEMENTS AGREEMENT

This Community Services and Offsite Improvements Agreement (“Agreement”) is made by and between the **City of Bastrop, Texas**, a Texas home-rule municipal corporation, (“City”), and the **Bastrop County Emergency Food Pantry**, a Texas non-profit corporation (“Organization”). The City and Organization are also referred to collectively in this Agreement as the “Parties” and singularly as a “Party.” The Parties intend that this Agreement will supersede and replace all previously adopted and finalized Agreements in their entirety, if any.

RECITALS

WHEREAS, the Organization is a non-profit organization that provides services, including emergency food assistance, to residents of the City of Bastrop and Bastrop County;

WHEREAS, the Organization intends to develop a new food pantry location at 1201 Pine Street, Bastrop, Texas (“New Facility”), and to remodel its existing facility located at 806 Fayette Street, Bastrop, Texas (“Existing Facility”), in order to ensure its operations are sustainable and scalable to meet the needs of residents experiencing food insecurity and poverty; and

WHEREAS, to reduce the financial barriers to completing these improvements to its facilities and operations, the Organization has requested that the City provide certain Offsite Improvements (as later defined in this Agreement), related to the construction of the New Facility, which will ensure adequate access to and from the facility to the public streets and adequate parking in the area to promote the flow of traffic in the area and promote public safety; and

WHEREAS, the City Council finds there to be unique, unusual, and compelling circumstances creating a justification for the City to provide such Offsite Improvements related to the New Facility in this situation, in order to serve the City’s interests in the public health, safety, and welfare of its residents.

NOW, IN CONSIDERATION of the mutual covenants to be performed by the Parties and other valuable consideration hereby acknowledged, therefore, be it mutually agreed as follows:

1. COMMUNITY SERVICES

A. Commitment to Use New Facility for Community Services. The Organization shall carry out its proposal to provide services to the Bastrop community consistent with the Organization’s proposal, as described in the letter from the Organization to the City dated June 21, 2024, attached hereto as Attachment A (“Community Services”), which include:

- a. Completing construction of the 9,217-square-foot New Facility for the proposed County-Wide Food and Nutrition Support Center to provide a food pantry and related services to address food insecurity in the Bastrop community; and
- b. Completing renovation of the Existing Facility into the proposed Community Nutrition Education Center to provide additional integrated, wrap-around services to the community, including resume-building, budgeting, financial wellness, health and wellness, diabetes, and other services related to addressing food insecurity.

B. Staffing. Organization shall use its best efforts to secure sufficient numbers of employees and volunteers to accomplish the responsibilities set forth in this Agreement. Organization shall further provide such office space, equipment, supplies and other materials as may be necessary to accomplish the purposes of this Agreement. Organization acknowledges that no personnel engaged by the Organization shall be construed as agents, employees, or officers of the City.

C. Nondiscrimination. Organization shall provide services under this Agreement free of discrimination or retaliation due to a person's race, ethnicity, nationality, religion, gender, gender identity, sexual orientation, religion, parental status, or marital status. Any restrictions on services based on age, physical ability or mental ability shall be directly relevant to legitimate safety concerns in accordance with written Organization policies and procedures.

2. OFFSITE IMPROVEMENTS

A. Offsite Improvements. For the New Facility, certain Offsite Improvements are required, as detailed in Exhibit C to Attachment A to this Agreement ("Offsite Improvements"). The Organization agrees to design, permit, and construct the Offsite Improvements in accordance with the City's ordinances, regulations, and standards, and subject to the review and inspection by the City.

B. Offsite Improvement Costs. The City shall provide to Organization a grant of funds in an amount not to exceed **Fifty-Nine Thousand Sixty and 70/100 dollars (\$59,060.70)** to be applied by the Organization towards the costs of the Offsite Improvements. The Organization shall be solely responsible for any costs of the Offsite Improvements in excess of the grant amount contributed by the City.

C. Disbursals. The City shall disburse payment to the Organization of the grant funds in whole or in part within thirty (30) days of the Organization submitting to the City a request for a disbursement amount supported by an executed contract, invoice, or other proof of payment owed by the Organization for the construction of the Offsite Improvements.

3. ACCOUNTABILITY

- A. Funding Source Identification.** Organization shall include the City of Bastrop as a source of funding on all marketing materials promoting the construction and opening of the New Facility, including (but not limited to) print items, internet posts, and social media. Such materials will include the line, “Funding for this program was made possible through a grant from the City of Bastrop.”
- B. Written Reports.** Organization shall submit to the City’s Finance Department an annual written report for three (3) years following the Effective Date of this Agreement describing the status of services provided under this Agreement. Reports shall be public records. The reports shall include (but are not limited to) the following information:
- (1) Services:** a description of the services provided during the preceding year, including updates on the status of the construction and renovation of the New and Existing Facilities, if applicable; and
 - (2) Financial Statement:** a financial statement for the reporting period that indicates how the Organization expended grant funds.
- C. Oral Reports.** Organization shall attend a regular meeting of the City Council on an annual basis to make a public presentation on the services provided under this Agreement. Attendance shall be scheduled in advance with the City’s designated staff contact person. Organization shall submit presentation materials (i.e., visual aids) to the City’s designated staff contact person at least five (5) business days prior to the meeting.
- D. Oversight of Expenditures.** Organization shall exercise all reasonable, prudent, and diligent efforts to ensure the proper and legal oversight, use, and expenditure of the grant funds conveyed under this Agreement. Organization’s failure to use the funds in the manner approved by this Agreement shall void and negate the City’s obligation to make any further payments to the Organization under the Agreement.
- E. Comingling.** Organization shall properly segregate grant funds and shall not comingle grant funds with other financial assets of the Organization.
- F. Accounting Practices.** Organization shall utilize generally accepted bookkeeping and standard accounting practices to maintain complete and accurate financial records of all expenditures of grant funds. Upon the City’s request, the Organization shall promptly make the records available for inspection and review at any time during the term of this Agreement.
- G. Records Retention.** All reports and records related to grant funds shall be maintained by the Organization and available to the City for a period of at least three (3) years of the Effective Date. If there is any dispute regarding these reports or records, the retention period shall be extended in accordance with the City’s instructions. To the extent Organization’s records

regarding services provided under this Agreement are subject to the Texas Public Information Act, Organization agrees to cooperate with any open records requests.

4. GENERAL PROVISIONS

A. Duration. This Agreement shall be in effect from the Effective Date below and shall remain in effect for a period of three (3) years from the Effective Date, unless earlier terminated as provided herein.

B. Suspension of Payments.

(1) Misappropriation. Organization's failure to use the funds in the manner approved by this Agreement shall be grounds for the City to suspend the remittance of further payments to the Organization under the Agreement.

(2) Comingling. Organization's failure to properly segregate grant funds shall be grounds for the City to suspend the remittance of further payments to the Organization under the Agreement.

(3) Records. Organization's failure to provide the City with copies of financial records mandated under this Agreement shall be grounds for the City to suspend the remittance of further payments to the Organization under the Agreement.

(4) Reports. Organization's failure to timely submit reports mandated under this Agreement shall be grounds for the City to suspend the remittance of further payments to the Organization under the Agreement.

(5) Notice. Notice of suspension shall be sent by the City to the Organization with an explanation and opportunity for the Organization to cure the infraction within thirty (30) days.

(6) Breach. Failure to remedy an infraction within thirty (30) days of a notice of suspension shall be grounds for the City to declare the Organization in breach and terminate this Agreement as provided herein.

C. Termination. In the event that the Organization fails to abide by any of the terms of this Agreement, the City may terminate the Agreement and any obligations of the City hereunder, as set forth herein, with absolutely no penalty or claim against the City by the Organization. Notice of termination shall negate the City's obligation to remit a scheduled payment (if any). Upon termination for failure to cure the misappropriation of grant funds, Organization is obligated to reimburse the City for all funds misappropriated by the Organization in violation of this Agreement.

D. Ineligibility for Future Funding. Organization's failure to timely remedy an infraction upon receipt of notice may render the Organization ineligible for future funding by the City.

- E. Good Standing.** The Organization hereby represents that it is in good standing with the Texas Secretary of State and has no City, County, State, or Federal debts or liens charged against it. Organization shall notify the City of any change in such status within thirty (30) days of Organization's receipt of notification.
- F. Future Appropriations.** Any future grants by the City are conditioned on appropriations by the City Council. The Parties acknowledge that nothing related to this Agreement or the City's stated desire to support the Organization (generally), at the time of execution of this Agreement, may be inferred to indicate that the City will provide any funds in the future. The Organization acknowledges that funding by the City shall be decided on a fiscal year basis, and will be determined by the City Council based upon its evaluation of the City's budget and considering all fiscal needs confronting the City, including needs related to the proposed community services.
- G. Notices.** Any notice necessary or appropriate relative to this Agreement shall be effective when deposited in the United States mail, either certified and/or registered mail, postage prepaid and addressed as provided herein. Notices to the City shall be sent to the City's designated staff contact person:
- Bastrop County Emergency Food Pantry
Attn: Executive Director
806 Fayette Street
Bastrop, Texas 78602
- City of Bastrop
Attn: Chief Financial Officer
1311 Chestnut
Bastrop, Texas 78602
- H. Assignment.** No part of this Agreement may be assigned or delegated without the prior written consent of the other Party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall constitute breach of this Agreement.
- I. Governing Law & Venue.** This Agreement shall be subject to the laws of the State of Texas and the City of Bastrop, Texas. Venue for any disputes arising under this Agreement shall rest solely in Bastrop County.
- J. Indemnity.** Organization agrees to and shall indemnify and hold harmless and defend the City of Bastrop, Texas, its officers, agents, representatives, consultants, and employees from any and all claims, losses, causes of action and damages, suits, and liability for the gross negligence and willful misconduct of Organization, including all expenses of litigation, court costs, and attorney fees, for injury to or death of any person, or from damage to any property, arising from or in connection with the operations of Organization, its officers, agents, and employees carried out in furtherance of this Agreement.

- K. Insurance.** The Organization shall maintain a comprehensive general liability insurance policy for its operations. The policy shall name City as an additional insured. The Organization shall also maintain insurance on the Organization's personal property, in an amount determined sufficient by the Organization. The Organization shall deliver copies of the insurance policies specified hereunder to the City within thirty (30) days of the Effective Date.
- L. Inclusiveness:** This document represents the entire understanding between the Parties. This Agreement may only be amended in writing with the mutual consent of the Parties.
- M. Severability:** If any sentence, clause, or portion of this Agreement is deemed unenforceable by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.
- N. Effective Date.** The City and the Organization make and execute this Agreement to be effective upon the date last signed by the parties below.

IN WITNESS, WHEREOF:

ORGANIZATION:

by: Tresha Silva
 Tresha Silva, Executive Director
 Bastrop County Food Pantry
 Date of Execution: 08.22.24

CITY:

by: _____
 Sylvia Carrillo-Trevino, City Manager
 City of Bastrop
 Date of Execution: _____

ATTEST:

by: _____
 Irma Parker, Interim City Secretary
 City of Bastrop

Attachment “A”

(Attachment “A” is the letter dated June 21, 2024, from Bastrop County Emergency Food Pantry to City of Bastrop, which both (1) details the proposal for the New Facility and services to be provided to community from the New Facility and renovated Existing Facility, and (2) includes Exhibit C to the letter that details the Offsite Improvements Cost Estimate and Site Plan.)

June 21, 2024

Tresha Silva
Executive Director
Bastrop County Emergency Food Pantry
806 Fayette St, Bastrop, TX 78602



City of Bastrop, TX
RE: Bastrop County Emergency Food Pantry

Dear members of the City Council,

I am writing on behalf of the Bastrop County Emergency Food Pantry (BCEFP) to seek your support for our new initiative aimed at developing a 9,217-square-foot food pantry at 1201 Pine St, Bastrop, TX. Specifically, we kindly request the city of Bastrop to consider waiving permitting fees for this project.

Additionally, we are proposing to remodel our Fayette St. location into a Community Nutrition Education Center to further enhance our community outreach efforts.

Your assistance in waiving the permitting fees would greatly support our efforts in establishing the new County-Wide Food and Nutrition Support Center. We believe this initiative will significantly benefit the residents of Bastrop County by providing essential food assistance and nutrition education.

See **Exhibit A** for the proposed development exhibits.

Project Rationale

The Food Pantry operates out of five buildings on a single plot of land. One building is an almost 100-year-old home that is used as a warehouse, one is an old camp swift trailer used for senior programs, another is an old school portable that houses the administrative staff, one is a shed that the NIBBLES program is run out of, and the other is a small 1,400 square foot building that houses food and emergency services.

The Food Pantry serves over 5,000 unique individuals and moves just shy of half a million pounds of food a year. The Food Pantry is maxed out on space and capacity for distribution and storage. The need for services is on the rise (89% increase from 2020). The current facilities are not sustainable or scalable. The Food Pantry has often had to decline food donations because of an inability to store it all. This has been especially challenging with the continued supply chain challenges that are occurring in Central Texas. Last year, the Food Pantry received 50% less food from the Central Texas Food Bank and had to increase food spending by 200% to keep food on the shelves. The current setup also only allows one neighbor at a time to be served. The current waiting room can only hold 1-2 families. This means that people often have to wait in their vehicles before being served. The Food Pantry's overarching goal is to continue to address food insecurity and the root causes of poverty in rural Bastrop County now and in the future. This proposed comprehensive capital campaign will allow them to continue to serve the community into the future, improve internal processes, connect local non-profits, provide a space for the community to use, and allow for future growth.

The new facility will allow for a more streamlined inventory system by having all the food in one section of a building as opposed to now where food is stored in several small buildings that are spread out around the property. The new inventory space would include walk-in freezers, refrigerators, and dry storage as well as a large sorting room for donations to come through. On top of being a more efficient system, there will be double the space for food storage and sorting (1 million pounds of food!). The new facility will have a much larger waiting room and two intake offices. The "grocery store" will allow the neighbors who come to the Food Pantry to "shop" with dignity for their families and be a step up from the current client choice pick list. This approach improves the client's nutrition status and improves self-efficacy (Martina Wood, 2020).



The renovated Fayette St. Building will provide integrated, wrap-around services for neighbors in need as well as meeting space for community partners. Rural communities like Bastrop often lack one-stop-shop type of services for clients and often lack meeting spaces for community organizations and groups to meet. This building will fill this gap by responding to the micro needs of serving clients and the macro needs of serving the community. The new center will include a commercial kitchen and computer lab for cooking demonstrations and classes on the following: resume building, budgeting, financial wellness, health and wellness, diabetes 101, and other classes that will help clients improve their financial and bodily health.

This comprehensive capital campaign will position the organization to be a continued leader in fighting food insecurity and the root causes of poverty in the County. It will allow for more resources to be brought into the community and increase the variety of food and services that the Food Pantry provides. It will benefit organizations that serve all over to have a space to use to serve more people in Bastrop. It also will provide community groups and individuals to rent covered outdoor space for events. This new and improved Bastrop County Emergency Food Pantry campus will fully serve the community and surrounding areas for years to come.

Below describes a brief description of our development sequence:

- Obtain and Install Outdoor Freezer and Cooler Unit
- Relocation of Staff and Food Items
- Demolition of Old Existing House and Relocation & Sale of Metal Buildings
- Commencement of New 9,217-SF Food Pantry Construction
- Remodeling of the Old Fayette Building

Permitting Fees

One of the major challenges we face is the financial requirements of the permitting fees required for the construction of our new facility. The permitting fees are broken down in the following manner:

- Civil Site & Stormwater Permitting Fees: \$5,099.61
- Building Permit Fees: \$22,200.00
- BP&L Line Extension Fees: \$32,021.75
- Water/Wastewater Tap & Impact Fees: \$33,477.50
- The total permitting fees: **\$92,798.86.**

Given the community-oriented nature of our project and its long-term benefits to Bastrop residents, we respectfully request that the City of Bastrop waive these permitting fees. For your reference, a detailed breakdown of the permitting fees is provided below as **Exhibit B**.

Offsite Improvement Assistance

In addition to the permitting fees, the project requires offsite improvements to ensure adequate parking and safe access to the new facility. These improvements include road upgrades and expanded parking areas, which are essential for accommodating the anticipated increase in visitors and volunteers. The estimated cost for these offsite improvements is **\$59,060.70**, and we are seeking the City's assistance in funding these necessary improvements. Detailed information on the proposed improvements and associated costs is provided in **Exhibit C**.



We are eager to collaborate with the City of Bastrop to bring this vital project to fruition and are more than willing to discuss this request further or provide any additional information necessary. Your support in these areas will be instrumental in ensuring the successful completion of our new facility, thereby strengthening the fabric of our community.

Thank you for your time and consideration. We look forward to your positive response and to continuing our partnership in serving the people of Bastrop.

Sincerely,

Tresha Silva
Executive Director
Bastrop County Emergency Food Pantry
(512) 203-8570



EXHIBIT A - PROPOSED DEVELOPMENT EXHIBITS

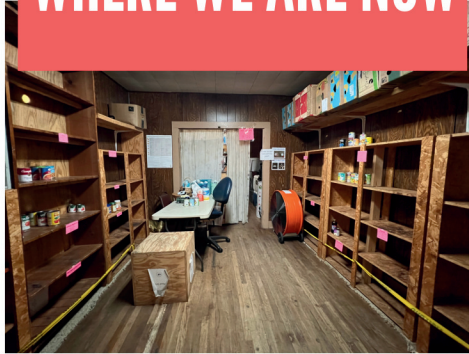
BASTROP COUNTY EMERGENCY FOOD PANTRY



good neighbors
Bastrop County cares for its own



WHERE WE ARE NOW



IMPACT:

Capacity to store & distribute 1 million pounds of food.

WHERE WE WILL BE

IMPACT:

Capacity to serve 10,000 neighbors.

IMPACT:

Provide nutrition & financial education workshops.





Exterior View 01 | Corner

BASTROP COUNTY EMERGENCY FOOD PANTRY
100% DESIGN DEVELOPMENT
04 JANUARY 2024

COLLAB^x
STUDIO



Exterior Moodboard | Garden / Patio

BASTROP COUNTY EMERGENCY FOOD PANTRY
100% DESIGN DEVELOPMENT
04 JANUARY 2024

COLLAB^{XX}
STUDIO



Exterior View 02 | Entry

BASTROP COUNTY EMERGENCY FOOD PANTRY
100% DESIGN DEVELOPMENT
04 JANUARY 2024

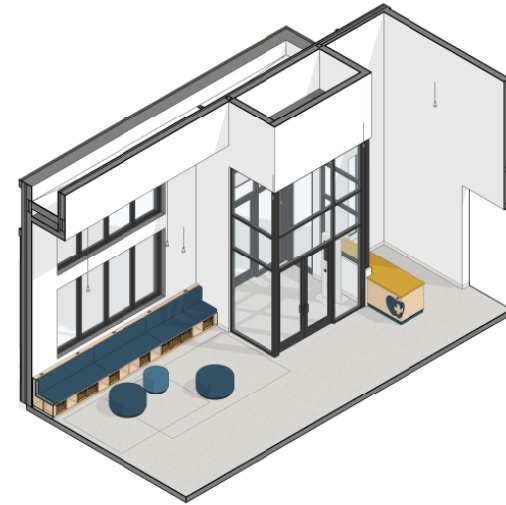
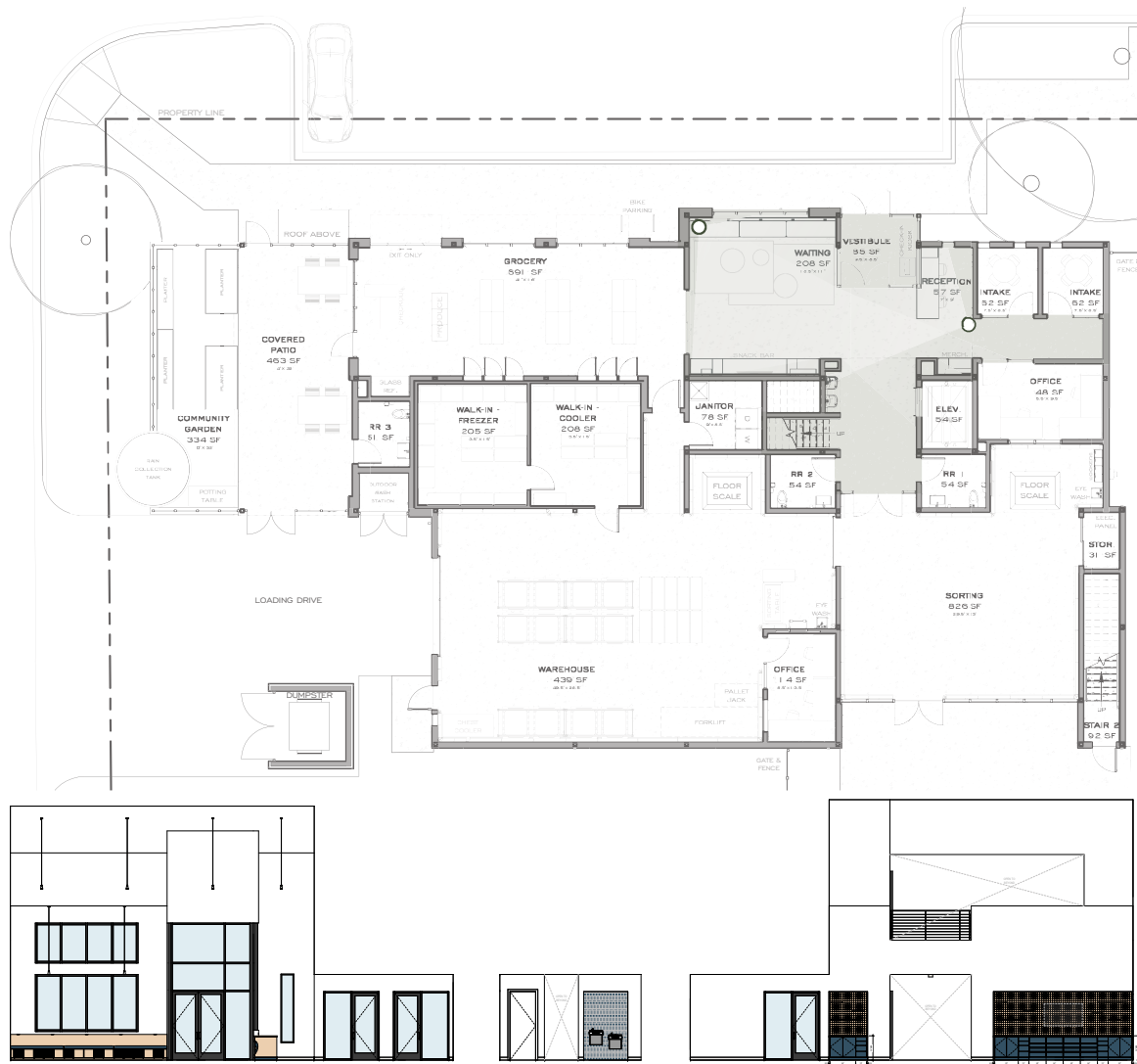
COLLAB^x
STUDIO



Exterior View 03 | Loading + Donations

BASTROP COUNTY EMERGENCY FOOD PANTRY
| 100% DESIGN DEVELOPMENT
04 JANUARY 2024

COLLAB^x
STUDIO

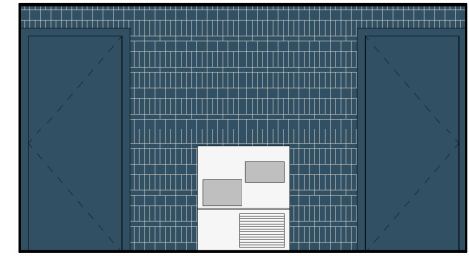
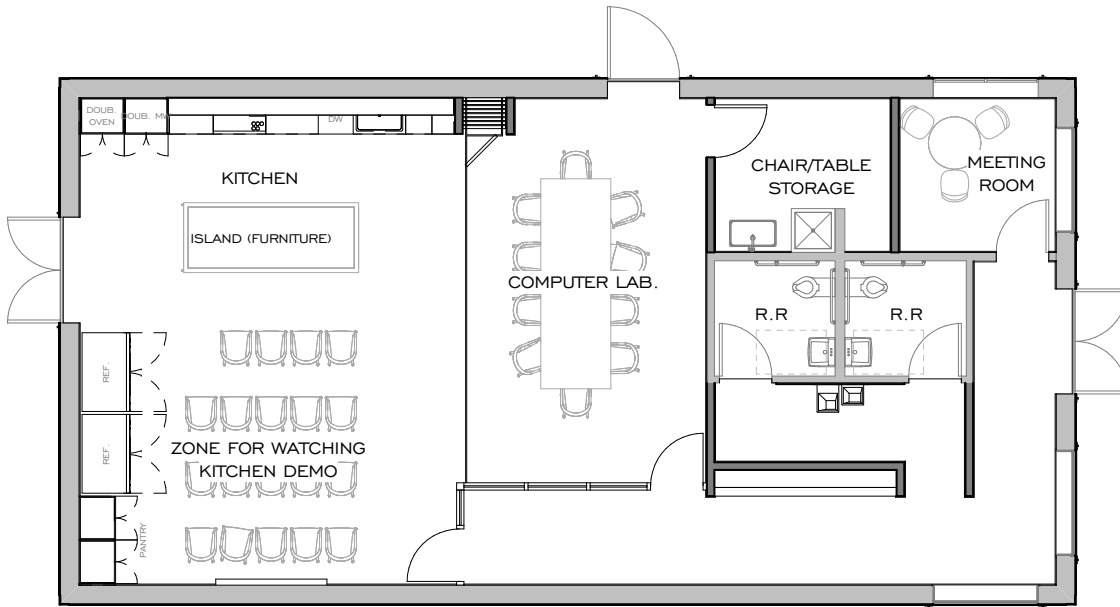
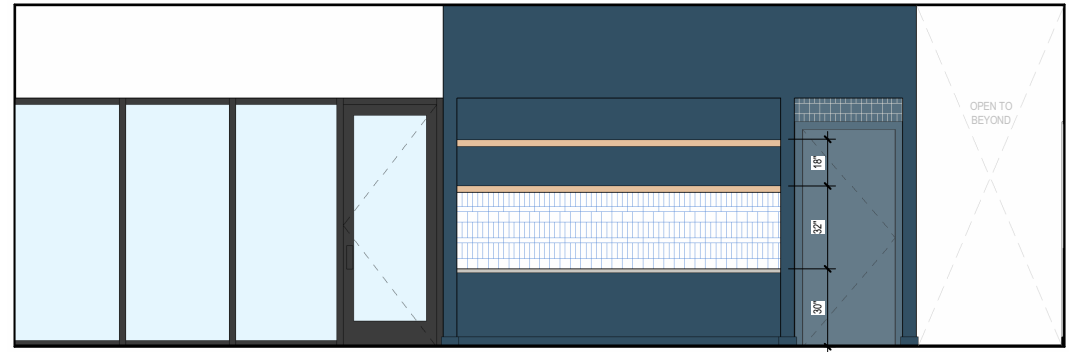
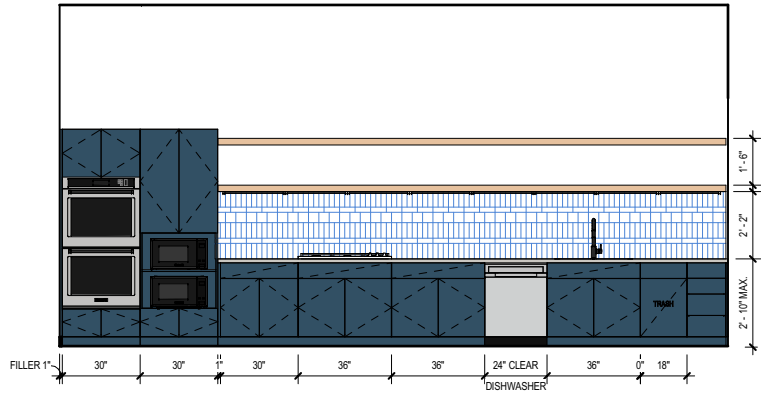


Lobby / Waiting | Drawings

BASTROP COUNTY EMERGENCY FOOD PANTRY
100% DESIGN DEVELOPMENT

04 JANUARY 2024







Fayette Renovation | Computer Lab

BASTROP COUNTY EMERGENCY FOOD PANTRY
100% DESIGN DEVELOPMENT
04 JANUARY 2024

COLLAB^{XX}
STUDIO



Fayette Renovation | Kitchen + Lab

BASTROP COUNTY EMERGENCY FOOD PANTRY
100% DESIGN DEVELOPMENT

04 JANUARY 2024

COLLAB^{XX}
STUDIO



EXHIBIT B – CITY OF BASTROP PERMIT FEES

Bastrop County Emergency Food Pantry Permit and Inspection Fees		
24-000040 - Final Drainage Plan - 1201 Pine Street	Fees	Notes
Final Drainage Plan Review	\$ 1,581.00	
Completeness Check	\$ 250.00	
Development Service Total	\$ 1,831.00	PAID
24-000003 - Site Development Plan - 1201 Pine Street		
Site Development Plan	\$ 1,747.25	
Completeness Check	\$ 250.00	
Administration	\$ 87.36	
Development Service Total	\$ 2,084.61	
24-000329 - Main Building Commercial Permit - 1201 Pine		
Construction Value: \$1,654,356 Sq. Ft. 9217		
Commercial Fee	\$ 13,806.80	
Inspection Fee	\$ 4,777.20	
Commercial Electrical Attachment Permit (x2 stories)	\$ 365.00	
Commercial Plumbing Attachment Permit (x2 stories)	\$ 365.00	
Commercial Mechanical Attachment Permit (x2 stories)	\$ 365.00	
Development Services Total	\$ 19,679.00	
BP&L Line Extension Fees	\$ 32,021.75	
Water/Wastewater Tap and Impact	\$ 33,477.50	
**Commercial Reinspection Fee (If Necessary) - ALL TRADES	\$ 150.00	Per inspection
24-000336 - Fayette Building Commercial Remodel - 806 Fayette		
Construction Value: \$126,500 Sq. Ft. 1740		
Commercial Permit Fee	\$ 1,870.00	
Technology Fee	\$ 6.00	
Commercial Electrical Attachment Permit	\$ 215.00	
Commercial Plumbing Attachment Permit	\$ 215.00	
Commercial Mechanical Attachment Permit	\$ 215.00	
Development Services Total	\$ 2,521.00	
**Commercial Reinspection Fee (If Necessary) - ALL TRADES	\$ 150.00	Per inspection
Commercial Demolition Permit		
Commercial Demolition Permit (Per Structure)	\$ 536.00	
Moving Permit Fee Commercial		
Moving Permit Fee (Per Structure)	\$137.25 - \$174.00	Depending on SF of Building being moved



April 29, 2024

Shiva Shanker
1201 Pine Street
Bastrop, Texas 78602

**RE: 1201 Pine Street- Bastrop County Emergency Food Pantry
Line Extension Fee - 1201 Pine Street**

The quote provided herein for municipal electric line extension(s) has been provided at the explicit request of the requestor and it is based solely upon the City of Bastrop's understanding of preliminary information provided by the requestor on the date shown above. Accordingly, the requestor acknowledges that if any specification or detail related to the work is altered in any way whatsoever, this quote will no longer be applicable.

Line Extension Fee	\$29,581.29
<u>Tax</u>	<u>\$2440.46</u>
Total	\$32,021.75

The requestor agrees that this quote is: (1) merely a rough estimate, and (2) absolutely nonbinding in nature, and (3) being provided solely as a courtesy to the requestor to assist in determining approximate and general information related to the proposed project. The requestor agrees further that the amounts quoted are indefinite and, accordingly, the final costs for electric infrastructure for the project will vary for a variety of reasons, such as variation in market prices for materials required.

The City reserves the right to alter this quote, in any way it deems appropriate, and/or to vacate the quote at any time and/or for any reason.

The fees are payable to the City of Bastrop at the Utility office located at 1311 Chestnut Street. The ordering of materials and construction scheduling will be determined at the time extension fees are received.

Sincerely,

A handwritten signature in blue ink, appearing to read "Curtis Ervin", is written over a horizontal line.

Curtis Ervin
Director of Bastrop Power & Light

**CITY OF BASTROP WATER AND WASTEWATER DIVISION
TAP AND IMPACT FEE CALCULATIONS**

This form must be completed and approved by the
W/WV Division. Please call (512) 332-8960 for fees.

Customer Name Bastrop Co. Emergency Food Pantry Date: 5/23/2024 Plat Date: 9/18/23
 Site Address: 1201 Pine Street Subd/R#: R35441
 Contact Name: Tresha Silva Email: director@bastropfoodpantry.org Ph:# (512) 303-0033

IMPACT FEE SERVICE UNIT (SU) Code of Ordinances: Chapter 13, Article 13.12 - Effective 07/26/2022 ORD No. 2022-18

All City of Bastrop Service Areas

Water	Wastewater	Total
\$ 8,182.00	\$ 5,089.00	\$ 13,271.00

MYGOV PERMIT# 24-000329

SU Multipliers apply only to SIMPLE and COMPOUND meters. Contact W/WV Office for Impact Fees on Turbine Meters.

Meter Size	GPM	SU Multiplier	# of Meters
3/4"	15	1	
1"	25	2.5	<u>1</u>
1 1/2"	50	5	
2"	80	8	
3"	160	16	
4"	250	25	
6"	500	50	
8"	800	80	
10"	1150	115	

Meter and/or Credit Notes
 THERE IS AN EXISTING 3/4-INCH WATER METER THAT WILL BE CONVERTED TO AN IRRIGATION METER.
 NO IMPACT FEES FOR 6" FIRELINE, TO BE INSTALLED BY CONTRACTOR.

Impact Fee Calculations (enter data selected from Table above)

Dom Meter #1	\$ 8,182.00	Water Fee x	2.5	(SU) = \$	20,455.00
	\$ 5,089.00	WW Fee x	2.5	(SU) = \$	12,722.50
Dom Meter #2	\$ 8,182.00	Water Fee x		(SU) = \$	-
	\$ 5,089.00	WW Fee x		(SU) = \$	-
Irrig Meter #1	\$ 8,182.00	Water Fee x		(SU) = \$	-
Irrig Meter #2	\$ 8,182.00	Water Fee x		(SU) = \$	-
<i>Applied Credits:</i>					

Total Impact Fees: \$ 33,177.50

Water Connection & Tapping Fees

INSIDE CITY LIMITS

Meter Size	Cost	Quantity	Total
Connection Fee	\$ 300.00	1	\$ 300.00
3/4"	\$ 300.00		\$ -
1"	\$ 400.00		\$ -
1 1/2"	\$ 800.00		\$ -
2"	\$ 1,950.00		\$ -
3"	\$ 2,450.00		\$ -
4"	\$ 3,450.00		\$ -

OUTSIDE CITY LIMITS

Meter Size	Cost	Quantity	Total
Connection Fee	\$ 400.00		\$ -
3/4"	\$ 400.00		\$ -
1"	\$ 500.00		\$ -
1 1/2"	\$ 900.00		\$ -
2"	\$ 2,050.00		\$ -
3"	\$ 2,550.00		\$ -
4"	\$ 3,550.00		\$ -

Wastewater Connection & Tapping Fees

Tap Size	Cost	Quantity	Total
4"	\$ 300.00		\$ -
***>4"			\$ -

Total Connection Fees: \$ 300.00

Grand Total: \$ 33,477.50

Notes:

WATER TAP AND 6" SEWER TAP WILL BE INSTALLED BY CONTRACTOR.

Contact the Utility office at (512) 332-8830 to set up your account, pay tap and impact fees and any applicable service deposit not included here.

Approved By: 
 City of Bastrop W-WV Division Representative

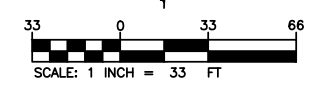


EXHIBIT C – OFFSITE IMPROVEMENTS COST ESTIMATE AND SITE PLAN

BCEFP OFFSITE COST ESTIMATE

Category	Description	Quantity	Unit	Unit Cost	Total Cost
Roadway	4" Hot Mix Asphalt (HMA) Type D	223	SY	\$ 36.00	\$ 8,040.00
	8" Crushed Limestone Base	136	TN	\$ 22.00	\$ 2,997.13
	8" Stablized Subgrade	223	SY	\$ 18.00	\$ 4,020.00
	6" Curb & Gutter	140	LF	\$ 35.00	\$ 4,900.00
Site + Drainage	5' Concrete Sidewalk	880	SF	\$ 30.00	\$ 26,400.00
	Signing & Stripping	1	LP	\$ 5,000.00	\$ 5,000.00
				15% Contingency	\$ 7,703.57
				Offsite Civil Construction Total	\$ 59,060.70

- NOTES**
1. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB.
 2. ALL RADIAL DIMENSIONS SHOWN HEREON ARE 3' UNLESS OTHERWISE NOTED.
 3. ALL SIDEWALKS SHOWN ARE 5' WIDE UNLESS OTHERWISE NOTED.
 4. SEE SHEET 18 FOR LIGHTING PLAN

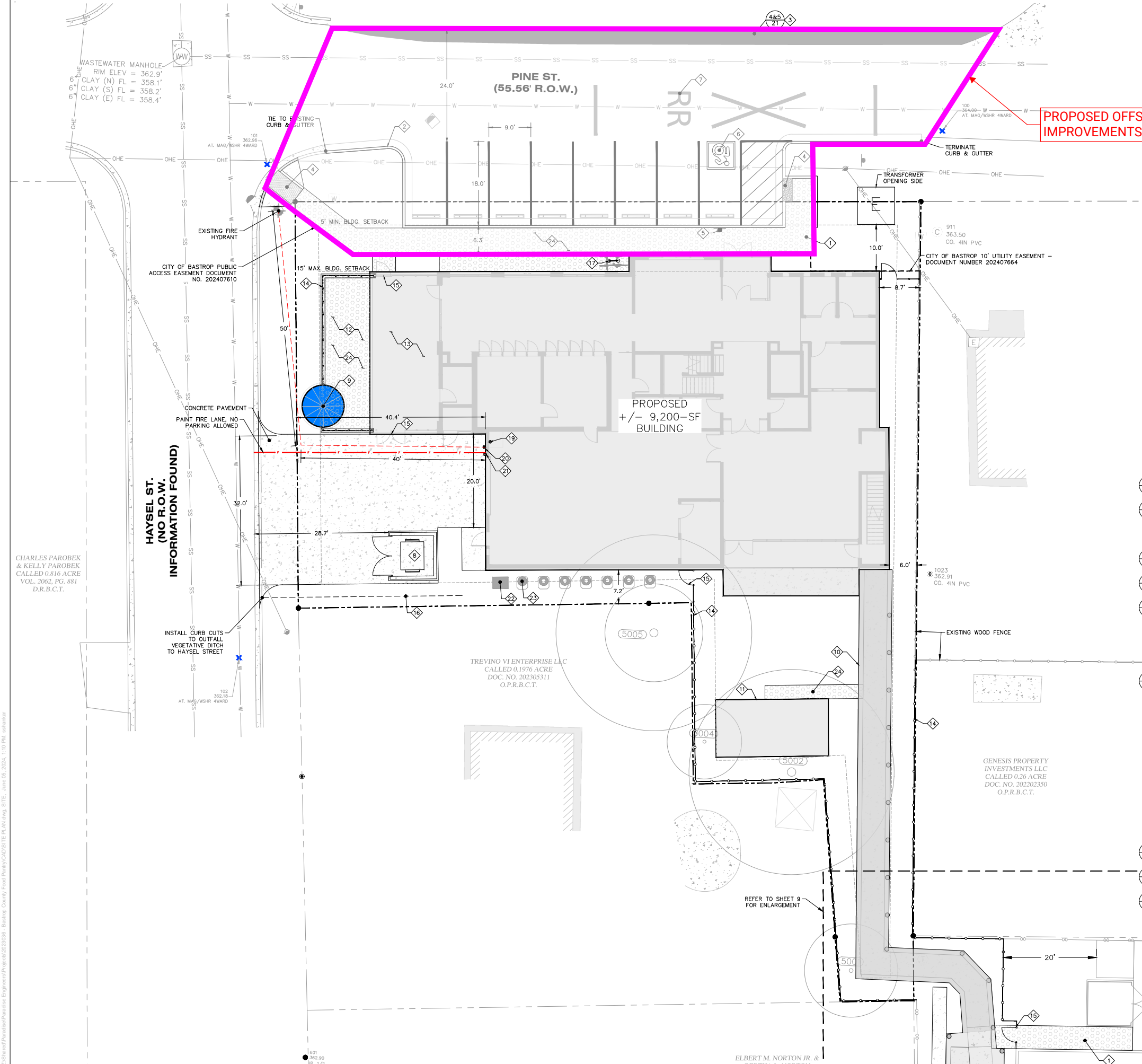


SITE DATA TABLE	
PROJECT NAME:	BASTROP COUNTY EMERGENCY FOOD PANTRY
PROPERTY ADDRESS:	1201 PINE ST BASTROP, TX 78602
CURRENT LAND OWNER:	BASTROP COUNTY EMERGENCY
PROPERTY ID:	R35411
LEGAL DESCRIPTION:	D.B. BUILDING BLOCK 47 E W ST, ACRES 0.152
EXISTING PLACE TYPE ZONING:	PLACE TYPE & CLASS: MIX & P4
PROPOSED BUILDING TYPE(S):	TYPE 5B - STEEL & METAL STUD
LOT AREA:	0.33 ACRES
PERCENTAGE OF LOT COVERAGE (BUILDING FOOTPRINT AND IMPERVIOUS AREAS):	77%
AREA OF OPEN SPACE:	3,118-SF
OPEN SPACE AS A PERCENTAGE:	23%
BUILDING AREA (GROSS SQUARE FOOTAGE PER BUILDING TYPE)	9,200-SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	2 STORIES 33'-10" BUILDING HEIGHT
TOTAL PARKING PROVIDED TOTAL HANDICAP REQUIRED: TOTAL HANDICAP PROVIDED TOTAL BICYCLE PROVIDED	TOTAL PARKING: 8 SPACES TOTAL HANDICAP REQUIRED: 1 SPACE TOTAL HANDICAP PROVIDED: 2 SPACES TOTAL BICYCLE PROVIDED: 2 SPACES

- PLAN KEY NOTES**
- ④ 1 5' WIDE POROUS CONCRETE SIDEWALK (TYP. UNLESS OTHERWISE NOTED)
 - ⑥ 2 24" CONCRETE CURB AND GUTTER (TYP.)
 - ③ EXTEND ROAD PAVEMENT (407-SF)
 - ① 2 12" WHEEL CHAIR / ACCESSIBLE RAMP (TYP.)
 - ① 5 ACCESSIBLE PARKING SIGN
 - ③ 2 3' PAINTED ACCESSIBILITY SPACE AND AISLE
 - ⑦ REPAINT RAILROAD CROSSING USING 12" WHITE REFLECTIVE PAINT PER TxDOT & CITY OF BASTROP STANDARDS
 - ⑧ DUMPSTER ENCLOSURE (SEE ARCHITECTURAL DRAWINGS)
 - ① 15 100' RAINWATER HARVESTING TANK SEE SHEET 15
 - ⑩ COVERED WALKWAY
 - ⑦ NEW LOCATION OF EXISTING SHED
 - ⑫ GARDEN AREA
 - ⑮ COVERED PATIO
 - ⑭ FENCE (SEE ARCHITECTURAL DRAWINGS)
 - ⑮ FENCE GATE (SEE ARCHITECTURAL DRAWINGS)
 - ① 11 3' WIDE - 0.5' DEEP VEGETATED V DITCH
 - ⑦ 2 BIKE RACK
 - ⑥ 2 15 OUTDOOR REFRIGERATION UNIT
 - ⑩ FIRE RISER (SEE ARCHITECTURAL PLANS FOR MORE DETAILS)
 - ⑮ FIRE DEPARTMENT CONNECTION (FDC)
 - ⑮ KNOXBOX
 - ⑮ FREEZER/COOLER STACKED UNITS (SEE MEP PLANS FOR DETAILS)
 - ⑮ CONDENSER UNITS (SEE MEP PLANS FOR DETAILS)
 - ⑮ POROUS CONCRETE

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	DESCRIPTION
---	---	PROPERTY LINE
---	---	ADJOINER PROPERTY LINE
---	---	BUILDING & SIDEWALK
---	---	FENCE LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
△	△	100' FIRE LINE DISTANCE FROM HYDRANT TO FDC SURVEY CONTROL POINT
△	△	AIR CONDITIONER UNIT
○	○	4" PVC CLEAN OUT
□	□	ELECTRIC METER
⊕	⊕	FIRE HYDRANT
⊞	⊞	TELECOMMUNICATIONS BOX
⊞	⊞	WASTEWATER MANHOLE
⊞	⊞	POWER/UTILITY POLE
⊞	⊞	SIGN (AS NOTED)
⊞	⊞	STOP SIGN
⊞	⊞	WATER VALVE
⊞	⊞	WATER METER
⊞	⊞	POROUS CONCRETE PAVEMENT
⊞	⊞	CONCRETE PAVEMENT



CHARLES PAROBEK & KELLY PAROBEK CALLED 0.816 ACRE VOL. 2062, PG. 881 D.R.B.C.T.

HAYSEL ST. (NO R.O.W. INFORMATION FOUND)

TREVINO VI ENTERPRISE LLC CALLED 0.1976 ACRE DOC. NO. 202305311 O.P.R.B.C.T.

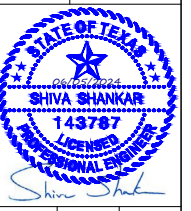
GENESIS PROPERTY INVESTMENTS LLC CALLED 0.26 ACRE DOC. NO. 202202350 O.P.R.B.C.T.

ELBERT M. NORTON JR. & BERTHA L. NORTON

REVISION	DATE	DESCRIPTION

SITE PLAN (1 OF 2)

BASTROP COUNTY EMERGENCY FOOD PANTRY
1201 PINE ST
BASTROP, TX 78602



DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No. 2023036		
SHEET 8 OF 32		

22:00:00 Paradise Engineers Project: Bastrop County Emergency Food Pantry CAD: SITE PLAN.dwg, DATE: June 05, 2024, 1:10 PM, author: shankar

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.