

From: [Doug Haggerty](#)
To: [Sylvia Carrillo](#); [Angela Ryan](#)
Subject: EDC Office Remodel Bid Recommendation
Date: Thursday, November 14, 2024 10:00:08 AM
Attachments: [EDC Remodel - Estimate 1443 from Home Hand Design LLC.pdf](#)
[Segura Interiors - City of Bastrop Remodel Bid - Copy.pdf](#)
[MOAB Construction - Estimate #1368.pdf](#)
[Outlook-mhdukru.png](#)
Importance: High

Sylvia and Angela,

We have carefully reviewed three bids for the remodel of your new office space. Each bid offers a unique approach and timeline. However, given the importance of meeting the December 31, 2024 deadline, we recommend MOAB Construction as the most suitable choice.

I've attached the bids from all three contractors for your review. While all bids are competitive, I believe MOAB Construction offers the best combination of value and experience.

Please let us know if you have any questions or require further clarification.

Thanks,
Doug



Doug Haggerty
Manager
Fleet & Facility Department
City of Bastrop, TX

Main 512-332-8800 Cell 512-718-5322
dhaggerty@cityofbastrop.org | www.cityofbastrop.org
300 Water Street, Bastrop, Texas 78602

ESTIMATE

MOAB Construction
499 Highway 71 W Ste 102
Bastrop, TX 78602

info@moabbuilders.com
+1 (512) 777-1145
www.moabbuilders.com



Bill to

Bastrop Economic Development
Corporation
301 Hwy 71 West #214
Bastrop, TX 78602

Estimate details

Estimate no.: 1368
Estimate date: 11/04/2024

#	Product or service	Description
1.	Commercial - Preparation	<p>Company undertakes to perform the following work, which can be summarized as:</p> <p>Remodeling approx. 1,100 sf of the City of Bastrop City Hall to create three offices, including one executive office, and one conference room.</p>
2.	Commercial - General Conditions	<ul style="list-style-type: none">- Prepare plan set, materials list, and permit application, submit permit packet and obtain permits for project (No permit fee per City of Bastrop)- Dumpsters and Haul-off of refuse and debris- Dust and noise protection for occupied work site- Site Security- Site Cleaning- Admin Costs
3.	Commercial - Demolition	<ul style="list-style-type: none">- Disassemble existing office cubicles and store in location approved by Client- Demolish approx. 14.25' of a 10' tall steel framed wall, sheetrock, and base molding at office wall, between NEW EDC Office #2 and existing main lobby- Demolish approx. 3' of 10' tall steel framed wall, sheetrock, and base molding at bump out near teller window- Demolish part of wall to allow for new door installation into new BEDC area from Main Hallway- Demolish but preserve doors at: main hallway x1, copy room x2, office x1- Demolish approx. 1,000 sf of carpet at new BEDC space and office- Demolish approx. 14' of countertop/cabinetry and glass- Remove but preserve ceiling tiles for use at end of project- Where required, demolish drop ceiling in new BEDC area to accommodate new wall framing

4. **Commercial - Framing**
- Frame one 20' wall at main lobby area to block opening left by cabinetry demolition and create one wall plane at south side of new BEDC space (steel studs per prior plans)
 - Frame two 14.25' walls at main lobby area to create two new offices, including one opening (steel studs per prior plans)
 - Frame walls to create one executive office and one conference room in the new BEDC area (approx. 48' of wall, including two door openings)(steel studs per prior plans)
 - Frame to fill-in existing doorways that will be deleted, x2 in conference room (steel studs per prior plans)
 - Frame out new doorway from main hallway into BEDC space to receive door (steel studs per prior plans)
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5. **Commercial - Electrical**
- Where required, move, adjust, or alter existing lighting to be congruent with new layout
 - Where required, move, adjust, or alter existing emergency lighting, fire alarm hardware and warning devices to meet code requirements
 - Where required, move, adjust, or alter existing low-voltage hardware to be congruent with new layouts (cameras, access controls, thermostat, etc.)
 - Add code-compliant receptacles, switches, and lights to newly created and designed offices and conference room
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6. **Commercial - HVAC**
- Where required, move, adjust, or alter existing HVAC system and layout to be congruent with new layout and provide each new space with sufficient flow and return
 - Repair any damaged HVAC areas created during renovations
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7. **Commercial - Fire Sprinklers**
- Cause fire sprinkler system in area of renovations to be decommissioned for duration of project and made safe to operate near
 - Where required, move, adjust, or alter existing sprinkler system to be congruent with new layout
 - Ensure placement of sprinklers post construction are within current City of Bastrop fire codes
 - * Up to 10 sprinklers
 - * Fire sprinkler is assumed to support the moving and addition of extra sprinklers to accommodate new layout
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8. **Commercial - Sheetrock**
- Where new walls are constructed, install 5/8" Type X Gypsum board on all sides to match existing walls per original city hall plans (approx. 70 sheets)
 - Cause new sheetrock to be taped, floated, and textured similar to existing walls
 - Where existing sheetrock is damaged, repair and prep for paint
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9. **Commercial - Paint**
- Protect existing finishes and prepare for paint
 - Provide the following painting, Primer (1 coat), Paint (2 coats) on all new walls
 - Paint touch-up throughout in work areas
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10. **Commercial - Flooring**
- In all areas where flooring was demolished, prepare concrete slab to receive new carpet, which includes chemically treating residue from existing floor coverings
 - In all areas where flooring was demolished, install 24" x 24" carpet tiles according to manufacturer specifications
- *Carpet to be Shaw Go Getter 24-in x 24-in Commercial Adhesive Indoor Carpet Tile, lesser quality flooring may be substituted for cost savings
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11. **Commercial - Trim**

- In areas where wall base is missing from construction or new walls, install wall base that matches existing wall base (approx. 314 LF)
- In areas where drop ceiling had to be demolished for framing, install new drop ceiling to bring ceiling back to pre-project condition (approx. 200 sf)

12. **Commercial - Doors**

- Re-install preserved doors in the following locations:
 - * One at newly created office in lobby
 - * One at newly created executive office
 - * One at newly created conference room
 - * One at the entry into new BEDC area from hallway

Total

\$84,449.00

Accepted date

Accepted by

Home + Hand Design LLC
 489 Agnes St., Ste 112, #102
 Bastrop, TX 78602 US
 info@homeandhand.com



HOME+HAND
 DESIGN
 LLC
 CONSTRUCT | RENOVATE | INSPIRE

ADDRESS

doug haggerty
 300 Water Street
 Bastrop, Texas 7860w2

Estimate 1443

DATE 11/13/2024

EXPIRATION DATE 12/30/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Scope of Work	Create New offices spaces for the EDC. budling new walls following plans provided. Demolition of service windows ,cabinetry & drive thru desk Rebuilding new drive true station desk with Formica finish Removing existing doors & Reinstalling in new designated areas Relocating of existing lighting, Vent lines Installing new carpet tile flooring & cove base trim Reconditioning celling tiles grid & tiles Paint walls Relocating fire sprinklers		0.00	0.00
demolition	Removal of existing designated walls Removal of existing flooring Disposal of all construction debri from remodel	1	8,000.00	8,000.00
Remodel	Install new metal frame walls insulation fire code 5/8 sheetrock with smooth finish	1	23,500.00	23,500.00
Flooring	Install new tile carpet flooring in new office space	1	15,500.00	15,500.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Installation	Install 3 existing doors in new designated walls Install new Formica counter top for drive thru window	1	9,800.00	9,800.00
Drop Ceilings	Remove ceiling tiles & grids for new walls Reframe ceiling grids to accept new walls Install ceiling tiles	1	3,500.00	3,500.00
Paint	Paint office walls with similar colors with no VOC paints	1	6,500.00	6,500.00
Fire Sprinklers	Relocate sprinkler heads & add new head	1	13,600.00	13,600.00
Electric	Relocate lighting panels to new office spaces	1	4,500.00	4,500.00

Pay by Credit Card or Electronic Check.

We also offer Financing Options in partnership with Hearth
(click link below for financing)

<https://app.gethearth.com/partners/home-in-hand-design-llc/oscar/apply>

Prefer to break this project into payments or need help funding your next project? We offer financing too!

Go to: <https://app.gethearth.com/partners/home-in-hand-design-llc/oscar/apply>

TOTAL

\$84,900.00

Accepted By

Accepted Date

Segura Interiors and Exteriors

ESTIMATE

INVOICE # 136
DATE: 11/03/2024

TO:
Doug Haggerty
City of Bastrop
1311 Chestnut Street
Bastrop, TX 78602

COMMENTS OR SPECIAL INSTRUCTIONS:
Please reply to email to confirm project start

P.O. NUMBER	REQUISITIONER	TERMS
1311 Chestnut	Doug Haggerty	Due on receipt

QUANTITY	DESCRIPTION
1	Remove all the walls and floor around the work area so that new walls can be installed, remove the ceiling for new walls, remove all the cabinets and glass at the front
1	Frame new metal stud walls and block off doors that are being removed. Make three offices and conference room.
1	Talk to electrician about running electrical to the new offices, fixing lights, and all code items for fire and escape.
1	Talk to AC guy and have him fix AC in the new offices so that temperatures are normal
1	Fire sprinklers will need to be removed before construction, so it doesn't accidentally get hit and go off, then new sprinklers moved to the new spaces.
1	Sheetrock all the new walls and repair damaged sheetrock
1	Paint all new walls with new paint and primer
1	Install new carpet tiles with glue in all the new areas
1	Fix all the molding by the floor and wall with new molding
1	Fix all ceiling metals and tiles so that it looks like before construction
1	Install all the old doors into the new door spots and make sure they swing and work correctly

SUBTOTAL	\$91,500
SALES TAX	No City Tax
SHIPPING & HANDLING	None
TOTAL DUE	\$91,500

Make all checks payable to Segura Interiors and Exteriors