



January 9<sup>th</sup>, 2026

ATTN: City of Angleton – Softball field build  
Contact: Jason O'Mara  
Buyboard contract #: **737-24**

**New Softball Field – Bates Park**

1. PSC to mobilize to site with equipment and personnel
2. Survey to be done by city for field points
3. Installation of 3" of clean sandy loam material
4. Installation of 10 zones of irrigation (plan to be completed)
5. Laser grade sodded areas to a slope drainage of .5-.8%
6. Installation of 6" of infield clay in specified areas
7. Laser grade infield playing surface with grade to be .5-.8% away from home plate and pitchers circle
8. Installation of clay bricks at home plate and pitchers circle
9. Spread and drag red diamond pro infield conditioner on top of infield clay playing surface
10. Foul pole installation
11. Roll, compact, and drag sodded areas to prep for sod install
12. Pre plant sod prep included starter fertilizer, ronstar, and milorganite to help with initial sod growth
13. Installation of 35,000 sf of latitude 36 sports hybrid bermudagrass
14. Site clean up

**Project budget:** \$291,299.58

**Notes:**

- \*\*Price for vegetation removal to be dumped on site\*\*
- \*\*No concrete flat work, fencing, or bleachers included in this budget\*\*
- \*\*City and association to excavate and cut site (Paragon to approve depth)
- \*\*Irrigation plans to be completed prior to start\*\*
- \*\*Irrigation plans to be stamped by city for permitting\*\*





## **Schedule/Timeline:**

*Schedule based January Start Date (will update when approved)*

- 1. City of angleton to strip and excavate playing surface to approved grade by PSC. January 5<sup>th</sup>-19<sup>th</sup>**
- 2. PSC to mobilize to site on January 20<sup>th</sup>**
- 3. Irrigation installation January 21<sup>st</sup> – 28<sup>th</sup>**
- 4. Installation of all playing surface materials (sandy loam/infield clay) to start on January 29<sup>th</sup>**
- 5. Complete laser grading of playing surface by Friday February 6<sup>th</sup>**
- 6. Plan for fencing contractor and concrete work for February 9<sup>th</sup>-23<sup>rd</sup>**
- 7. PSC to drag, roll, groom, and apply pre plant sod applications February 24<sup>th</sup>-27<sup>th</sup>**
- 8. Sod installation tentatively for March 2<sup>nd</sup>**
- 9. 30 day minimum grow in period by the city finishes Thursday April 2<sup>nd</sup> (I recommend staying off field for as long as you can until tournament starts)**



## Service Map





## **Exclusions**

1. Sales Taxes. Customer to provide tax exempt certificate as needed
2. Performance and Payment Bond fees
3. Liquidated Damages
4. Demolition and earthwork
5. Erosion control
6. Subgrade stabilization
7. Retaining walls
8. All concrete except what is stated above
9. Scoreboards and playclocks
10. All sports equipment not specifically stated above
11. All landscaping including new irrigation and sod
12. Drainage systems other than stated above
13. New utilities or water lines
14. Rock excavation
15. Post plant mowing
16. Grow-in
17. Lighting
18. Electrical
19. Conduit and boxes
20. Permits and fees

## **Proposal Conditions & Qualifications**

21. This proposal assumes PSC shall have clear and reasonable access to the work for equipment and materials.
22. PSC understands there may be more than one mobilization for this project.
23. This proposal assumes PSC standard wage rate for labor (Davis-Bacon or their Governmental wage scales are not included in the pricing above).
24. Due to continuing fluctuations in the cost of materials beyond our control, PSC reserves the right to verify material pricing prior to execution of a contract if a contract is not awarded within 60 days of the date of this proposal.
25. Unless specifically stated otherwise, this proposal assumes that all construction testing and third party inspection will be contracted and paid for by the owner or general contractor. PSC will coordinate inspections and make all work available for testing; PSC can provide a separate proposal for this work if desired.
26. Installation of irrigation heads and sod does not include grown in or maintenance of new grass

## **Insurance Policy Coverages**





|  |                          |
|--|--------------------------|
| Workers Comp: Bodily Injury                | \$1,000,000 ea accident  |
| Workers Comp: Disease                      | \$1,000,000 policy limit |
| General Liability: General Aggregate       | \$2,000,000 policy limit |
| General Liability: Personal/Advert. Injury | \$1,000,000 policy limit |
| General Liability: Each Occurrence         | \$1,000,000 policy limit |
| Additional Excess Umbrella                 | \$5,000,000 policy limit |

A handwritten signature in black ink, appearing to read "Kyle Robertson". The signature is fluid and cursive, with a large, sweeping "K" and a stylized "R".

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Kyle Robertson, Manager, Natural Grass Division  
214-497-7372

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Accepted:

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Date:





# Bates Park – Softball Field Build Agreement

This Agreement is entered into on [TBD], by and between:

**Municipality (“Owner”):**

Name: City of Angleton

Department: Parks and Recreation

Address: 121 S Velasco Angleton, Texas

**Contractor:**

Legal Name: Paragon Sports Constructors

Address: 5001 Saunders Rd. Fort Worth, Texas 76119

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## 1. Scope of Work

Contractor shall furnish all labor, materials, equipment, and supervision necessary to install a sod softball field at:

**Project Location:** Bates Park

Work includes:

- Site preparation, grading, and fine leveling suitable for a regulation softball field
- Soil preparation and compaction as required
- Installation of athletic-grade sod
- Sod shall be athletic-grade, weed-free, disease-free, and suitable for municipal sports use
- Sod shall be installed in accordance with accepted turfgrass and athletic field standards
- SOD Variety: **Latitude 36 sports hybrid bermudagrass**
- Rolling and initial watering
- Final cleanup and debris removal

All work shall comply with applicable municipal standards, specifications, and industry best practices for athletic fields.



## 2. Contract Time

- Start Date: TBD
- Substantial Completion Date: TBD

Time extensions may be granted for weather delays, unforeseen site conditions, or other causes beyond Contractor's control, subject to Owner approval.

## 3. Contract Price & Payment

Total Contract Amount (Not-to-Exceed): **\$291,299.58**

Payments shall be made according to municipal payment procedures upon submission of approved invoices. Final payment is contingent upon satisfactory completion and acceptance of work by Owner.

## 4. Prevailing Wage (If Applicable)

Contractor shall comply with all applicable **prevailing wage laws**, including payment of required wages, submission of certified payrolls, and record retention.

## 5. Owner Responsibilities

Owner shall:

- Provide access to the site
- Arrange for utility location services
- Provide a water source for sod installation and initial watering



## **6. Contractor Responsibilities**

Contractor shall:

- Perform work in a safe and professional manner
- Maintain a clean and orderly job site
- Protect existing facilities and improvements
- Obtain any permits required for its work

## **9. Bonding (If Required)**

Contractor shall furnish performance and payment bonds in the amount of 2% of the contract price, if required by municipal policy or law.

## **10. Warranty**

Contractor warrants that:

- Work will be performed in a workmanlike manner
- Sod will be healthy and properly installed at completion

Warranty Period: 30 days from acceptance.

Warranty excludes damage caused by misuse, inadequate watering, vandalism, or extreme weather.

## **11. Maintenance & Field Use**

Owner is responsible for post-installation care, including watering, mowing, fertilization, and restricting field use until sod is established (typically 3–4 weeks).





## **12. Indemnification**

Contractor shall indemnify, defend, and hold harmless the Owner, its officers, employees, and agents from any claims, damages, or liabilities arising out of Contractor's performance of the work, except to the extent caused by Owner's negligence.

## **13. Non-Discrimination**

Contractor shall comply with all applicable federal, state, and local non-discrimination and equal employment opportunity laws.

## **14. Public Records**

Contractor acknowledges that this Agreement and related documents may be subject to public records laws.

## **15. Termination for Convenience**

Owner may terminate this Agreement for convenience upon written notice. Contractor shall be paid for work satisfactorily completed to date.

## **16. Governing Law**

This Agreement shall be governed by the laws of the State of **Texas**.



## 17. Entire Agreement

This Agreement constitutes the entire understanding between the parties and may be amended only in writing signed by both parties.

## 18. Signatures

### **Municipality (Owner):**

Signature: \_\_\_\_\_

Name & Title: \_\_\_\_\_

Date: \_\_\_\_\_

### **Contractor:**

Signature: \_\_\_\_\_

Name & Title: \_\_\_\_\_

Date: \_\_\_\_\_



## **Fence Dimensions:**

Backstop: **40 LF x 30 LF X 30 LF @ 20' H Wings**

Centerfield Wall: **80 LF**

Other side of dugouts: **30 LF @ 6' h (Third Base) & 30 LF @ 6' h (First Base)**

Field Surrounds: **494 LF**

## **Material Specifications**

### **1. Fence Posts**

- Provide and install 4-inch diameter round steel fence posts, black powder-coated finish.
- Posts to be used for field perimeter fencing, backstops, and dugout fencing, including all terminal, corner, and line posts.
- Posts to be set plumb in concrete footings per manufacturer and local code requirements.

### **2. Fence Fabric**

- Provide and install 9-gauge black vinyl-coated chain-link fencing.
- Fence fabric to be used at backstops, dugouts, and full field perimeter fencing as indicated on plans.
- Include all required tension bars, bands, ties, rails, and accessories for a complete installation.

### **3. Center Field Wall**

- Provide and install center field wall to match existing adjacent fields in height, color, and material.
- Wall color to be purple, matching owner's standard.
- Final dimensions and details to be verified in field prior to fabrication.



#### **4. Concrete Work**

- Provide and install cast-in-place concrete for sidewalks and pads behind home plate.
- Concrete to be minimum 4-inch thickness, 3,500 PSI compressive strength.
- Finish to be broom finish with uniform texture.
- Include subgrade preparation, forming, jointing, curing, and cleanup.

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**Office Address**

5001 Saunders Rd  
Fort Worth, TX 76119

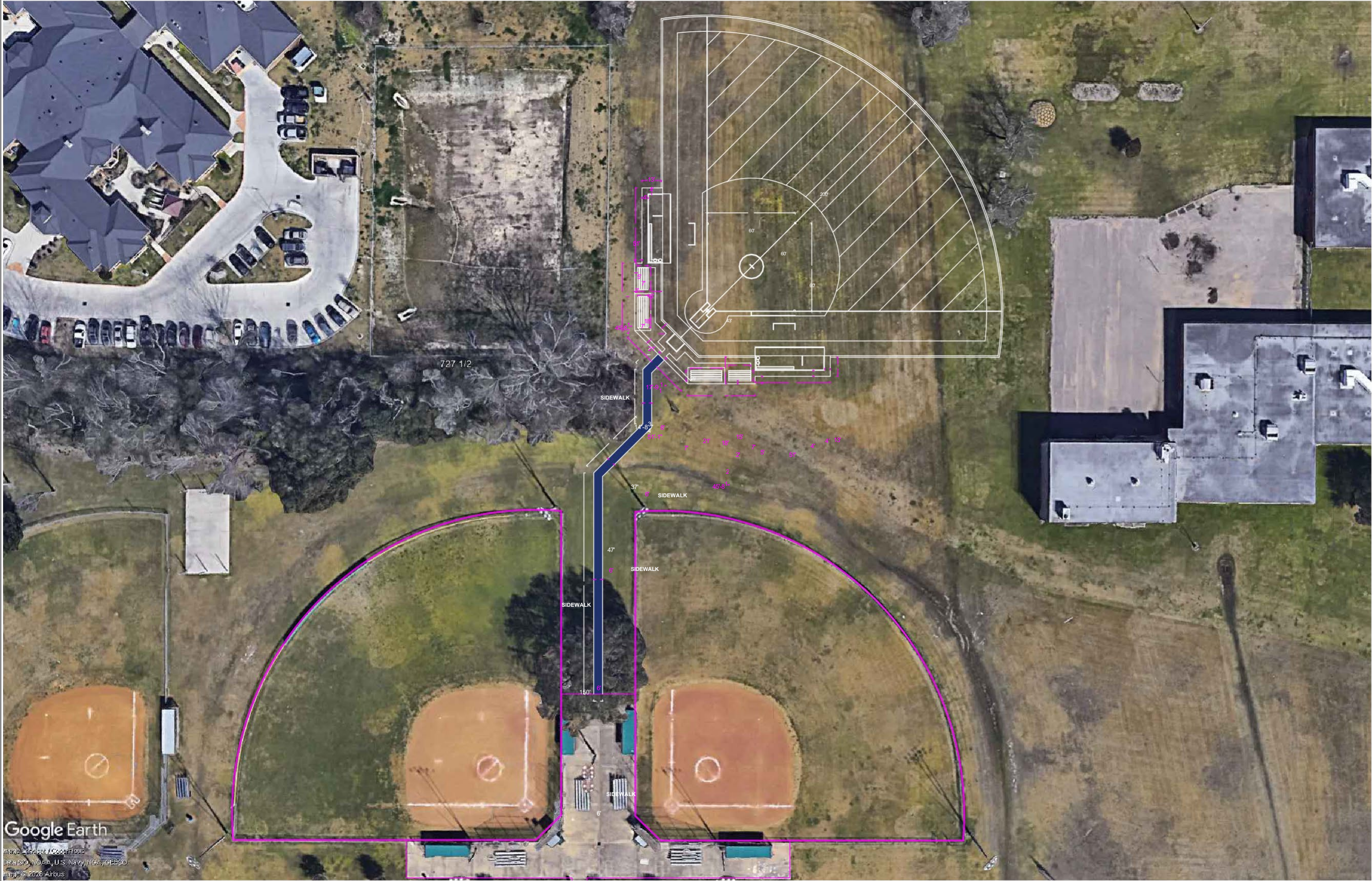
**Website**

[paragon-sports.com](http://paragon-sports.com)

**Office Number**

817.916.5000





Google Earth

Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
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Scale 1:800



**PARAGON SPORTS CONTRACTORS**

5001 Saunders Road, Fort Worth,  
TX 76119  
  
(817) 916-5000

**Bates Park Road  
Synthetic Turf**

Bates Park Road Rd  
Angleton, TX 77515



**BATES PARK ROAD**

Bates Park Road Rd  
Angleton, TX 77515

**Softball Field  
Sidewalk  
Transparent**

**DATE:**  
  
January, 2026

**PREPARED BY:**  
PSC

**REVISION:**





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**Bates Park Road  
Synthetic Turf**

Bates Park Road Rd  
Angleton, TX 77515  
  
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**BATES PARK ROAD**

Bates Park Road Rd  
Angleton, TX 77515  
  
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**Softball Field  
Transparent**

**DATE:**  
November, 2025

**PREPARED BY:**  
Paragon Sports Constructors

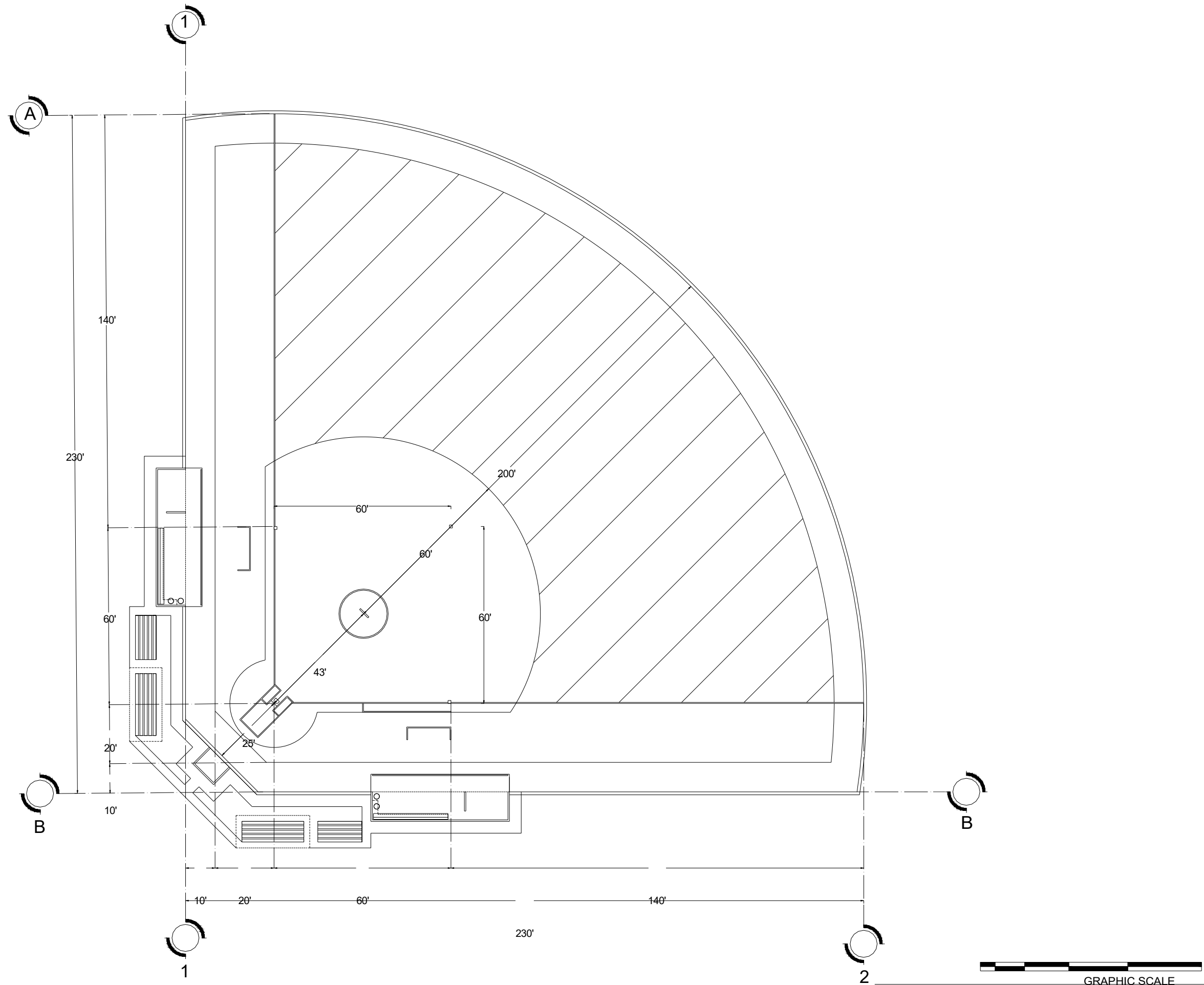
**REVISION:**



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OF 4







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**Bates Park Road  
Synthetic Turf**

Bates Park Road Rd  
Angleton, TX 77515

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**BATES PARK ROAD**

Bates Park Road Rd  
Angleton, TX 77515

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**Softball Field  
Layout**

**DATE:**

November, 2025

**PREPARED BY:**

Paragon Sports Constructors

**REVISION:**



SHEET

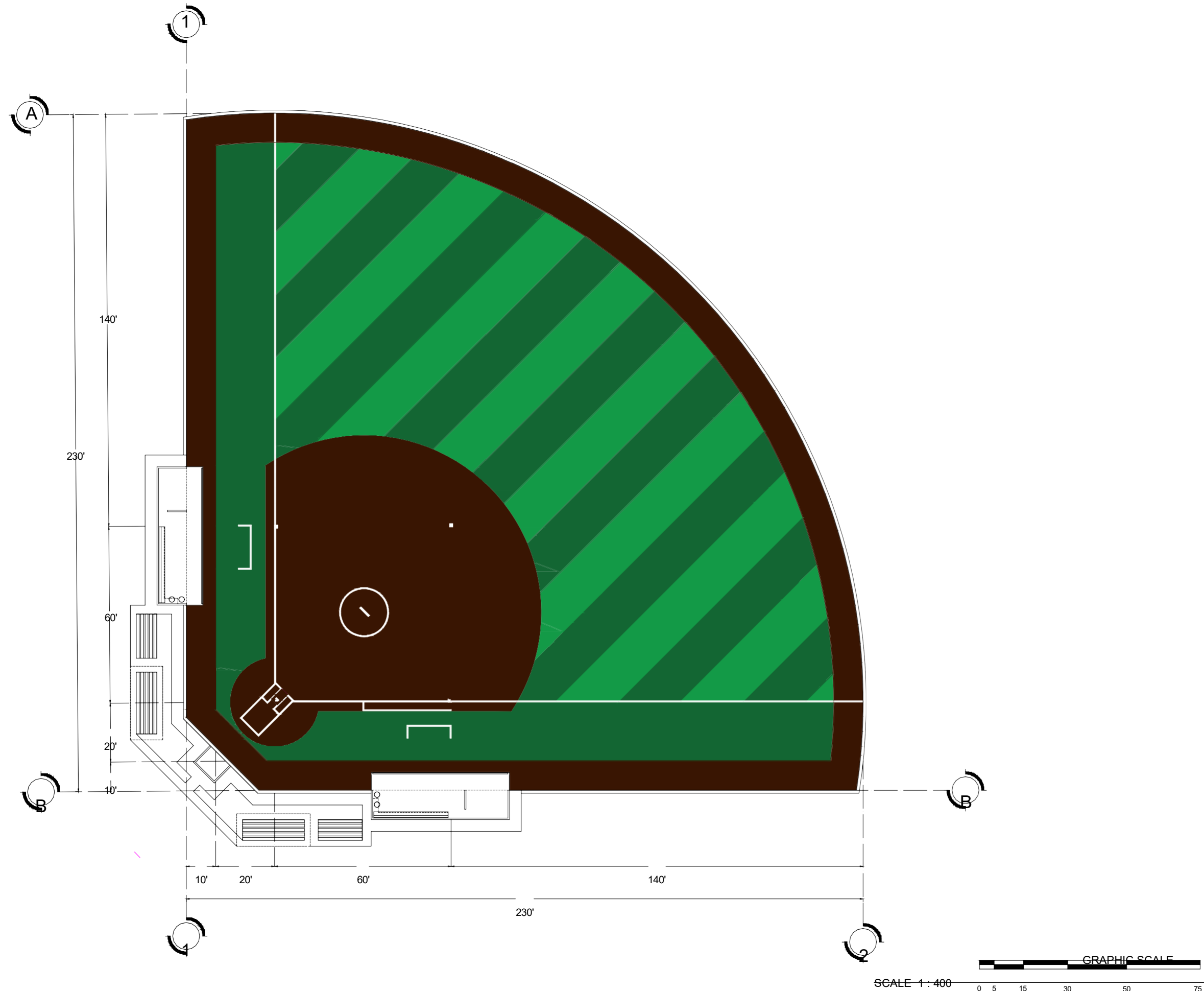
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OF 4

SCALE 1 : 400

0 5 15 30 50 75

GRAPHIC SCALE



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Angleton, TX 77515

(---) ---/----



**BATES PARK ROAD**

Bates Park Road Rd  
Angleton, TX 77515

(---) ---/----

**Softball Field  
Layout Color**

**DATE:**

November, 2025

**PREPARED BY:**

Paragon Sports Constructors

**REVISION:**



SHEET

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