



January 9th, 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 5th-19th**
2. **PSC to mobilize to site on January 20th**
3. **Irrigation installation January 21st – 28th**
4. **Installation of all playing surface materials (sandy loam/infield clay) to start on January 29th**
5. **Complete laser grading of playing surface by Friday February 6th**
6. **Plan for fencing contractor and concrete work for February 9th-23rd**
7. **PSC to drag, roll, groom, and apply pre plant sod applications February 24th-27th**
8. **Sod installation tentatively for March 2nd**
9. **30 day minimum grow in period by the city finishes Thursday April 2nd (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
Workers Comp: Disease
General Liability: General Aggregate
General Liability: Personal/Advert. Injury
General Liability: Each Occurrence
Additional Excess Umbrella

\$1,000,000 ea accident
\$1,000,000 policy limit
\$2,000,000 policy limit
\$1,000,000 policy limit
\$1,000,000 policy limit
\$5,000,000 policy limit

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

Accepted:

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

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.

**PARAGON SPORTS CONTRACTORS**

5001 Saunders Road, Fort Worth,
TX 76119

(817) 916-5000

**Bates Park Road
Synthetic Turf**

Bates Park Rd
Angleton, TX 77515

(--) ---

**BATES PARK ROAD**

Bates Park Road Rd
Angleton, TX 77515

(--) ---

**Softball Field
Sidewalk
Transparent**

Google Earth

Image: Esri, iCubed, Esri, HERE, USGS, NGA, NGA, GECO
Data: SIO, NOAA, USGS, NGA, GECO
Image © 2026 Airbus

Scale 1:800



DATE:

January, 2026

PREPARED BY:
PSC

REVISION:

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**Softball Field
Transparent**

DATE:
November, 2025

PREPARED BY:
Paragon Sports Constructors

REVISION:



SHEET

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OF 4



SCALE 1 : 400

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75



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Softball Field Layout

DATE: November, 2025

PREPARED BY:
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REVISION:



SHEET

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This technical diagram shows a cross-section of a building with the following dimensions and features:

- Vertical Dimensions:** 10', 20', 60', 230', 140', 200'.
- Horizontal Dimensions:** 10', 20', 60', 140', 230'.
- Structural and Room Details:**
 - Rooms labeled A and B are located on the left side.
 - A central room has a height of 60' and a width of 60'.
 - A circular feature with a diameter of 43' is located in the center.
 - A vertical pipe section on the left has a height of 230' and a width of 60'.
 - Diagonal lines indicate a slope of 25'.
 - Arched sections are present at the top and bottom of the diagram.
- Labels:** 1, 2, A, B, 10', 20', 60', 140', 230', 200', 43', 60', 60', 60', 25'.

SCALE 1 : 400

0 5 15 30 50 75

0 5 15 30 50 75



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

**Softball Field
Layout Color**

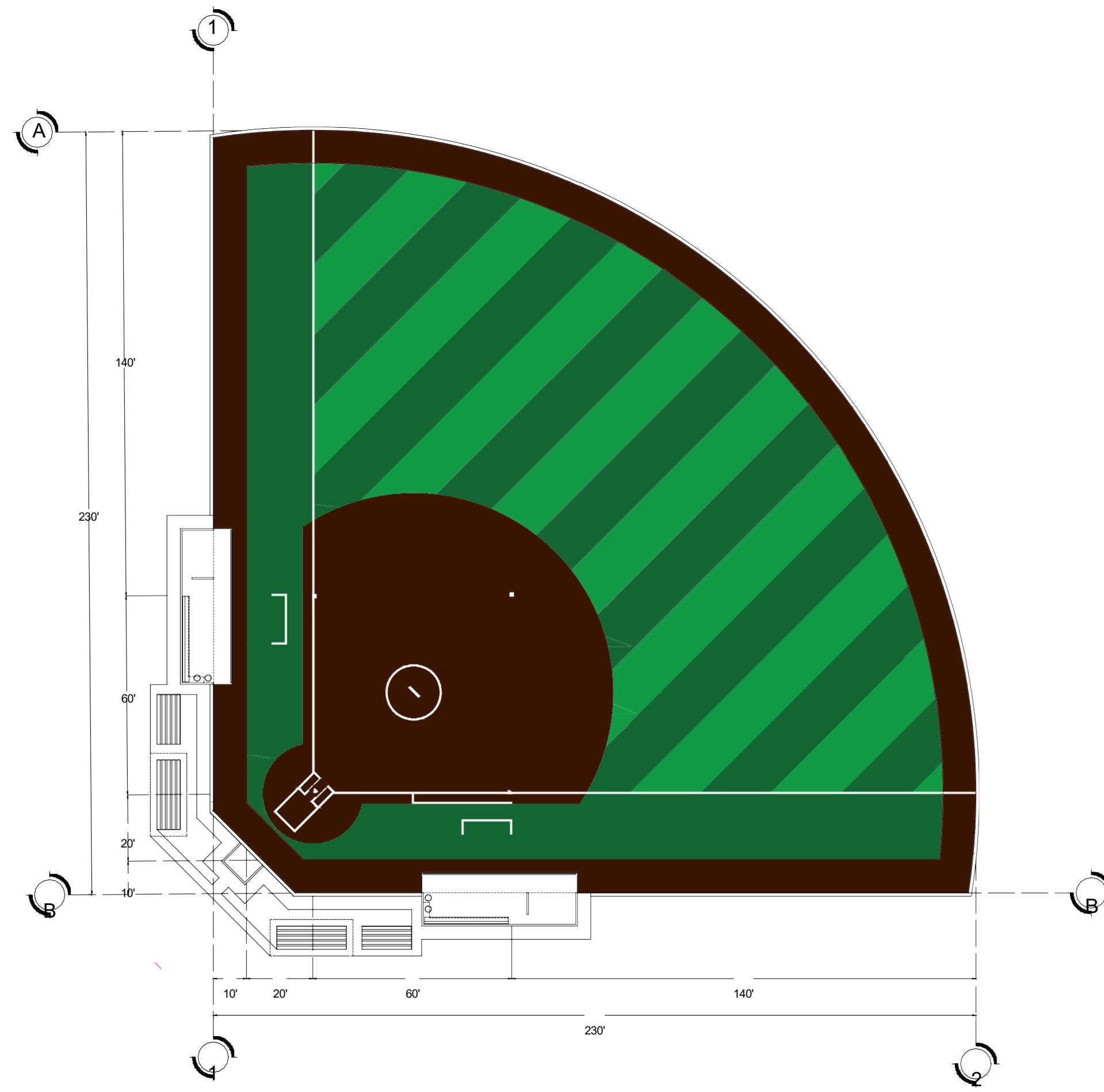
DATE:
November, 2025

PREPARED BY:
Paragon Sports Constructors

REVISION:



SHEET
3
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SCALE 1:400 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75