



Brownsville Independent School District

Agenda Category: General Function Board of Education Meeting: 09/25/2025

Item Title: CSP # 25-082 of the Sams Stadium X Action
Artificial Turf Football Soccer Information
Field Project with Gignac & Associates Discussion

BACKGROUND:

The CSP # 25-082, Sams Stadium Artificial Turf Football Soccer Field Project is ready for Substantial Completion acceptance by the Brownsville ISD Board of Trustees. The Project Architect General Contractor and, BISD Facilities Department Administration Staff conducted a walkthrough to provide punch list report. As a result, the Administration recommends Substantial Completion acceptance for this project.

Attached for reference find the following documents.

- AIA Document
- Field Walkthrough Report/Punch list

FISCAL IMPLICATIONS:

None

RECOMMENDATION:

Recommend approval to Authorize Administration to Accept Sams Stadium Artificial Turf Project, CSP #25-082 as substantial completion.

Alonso Guerrero/
Submitted by: Principal/Program Director

Alonso Guerrero/
Recommended by: Health Services/Operations

Mary D. Garza/
Mary D. Garza/

Approved by: Interim Chief Financial Officer

Approved for Submission to Board of Education:

Jesús H. Chavez
Dr. Jesus H. Chavez, Superintendent

When Necessary, Additional Background May Follow This.



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> CSP# 25-082 Brownsville ISD Artificial Turf for Football and Soccer Field at Sams Memorial Stadium	CONTRACT INFORMATION: Contract For: General Construction Date: June 4, 2025	CERTIFICATE INFORMATION: Certificate Number: 001 Date: September 19, 2025
OWNER: <i>(name and address)</i> Brownsville Independent School District 1900 E. Price Rd. Brownsville, TX 78521	ARCHITECT: <i>(name and address)</i> Gignac & Associates, LLP 3700 N. 10th St., Suite 205 McAllen, TX 78501	CONTRACTOR: <i>(name and address)</i> Hellas Construction, Inc. 1200 West Parmer Lane Austin, TX 78613

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

Artificial Turf for Football and Soccer Field at Sams Memorial Stadium, associated flatwork, masonry wall, football and soccer equipment, netting and electrical improvements.

Gignac & Associates
LLP

Juan Mújica, Jr.,
Managing Director - RGV

September 25, 2025

ARCHITECT *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

One year from the date of substantial completion.

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

Architectural punch list dated 09.18.25

Civil punch list dated 09.18.25

MEP punch list dated 09.18.25

Structural punch list dated 09.18.25

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within fourteen (14) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$100,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner will assume responsibilities for all utilities and applicable insurance. The Contractor will continue to maintain applicable insurance to protect all parties until final acceptance. It is understood that there will be overlapping insurance.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Hellas Construction, Inc.
CONTRACTOR (Firm
Name)

SIGNATURE

Santos Verdin
Regional VP

PRINTED NAME AND TITLE

9-19-25

DATE

Brownsville I.S.D.
OWNER (Firm Name)

SIGNATURE

Dr. Jesus Chavez,,
Superintendent of Schools
PRINTED NAME AND TITLE

DATE



PUNCHLIST

Sams Memorial Stadium

TURF REPLACEMENT

IN-PERSON WALKTHROUGH DATE: 9/18/2025 [10:30 AM]

ATTENDEES: Juan Mujica, Ana Luksa (Gignac & Assoc), Coach Leal, Joe Hernandez (BISD), George Castaneda (DBR), Heriberto Cavazos (GRA)

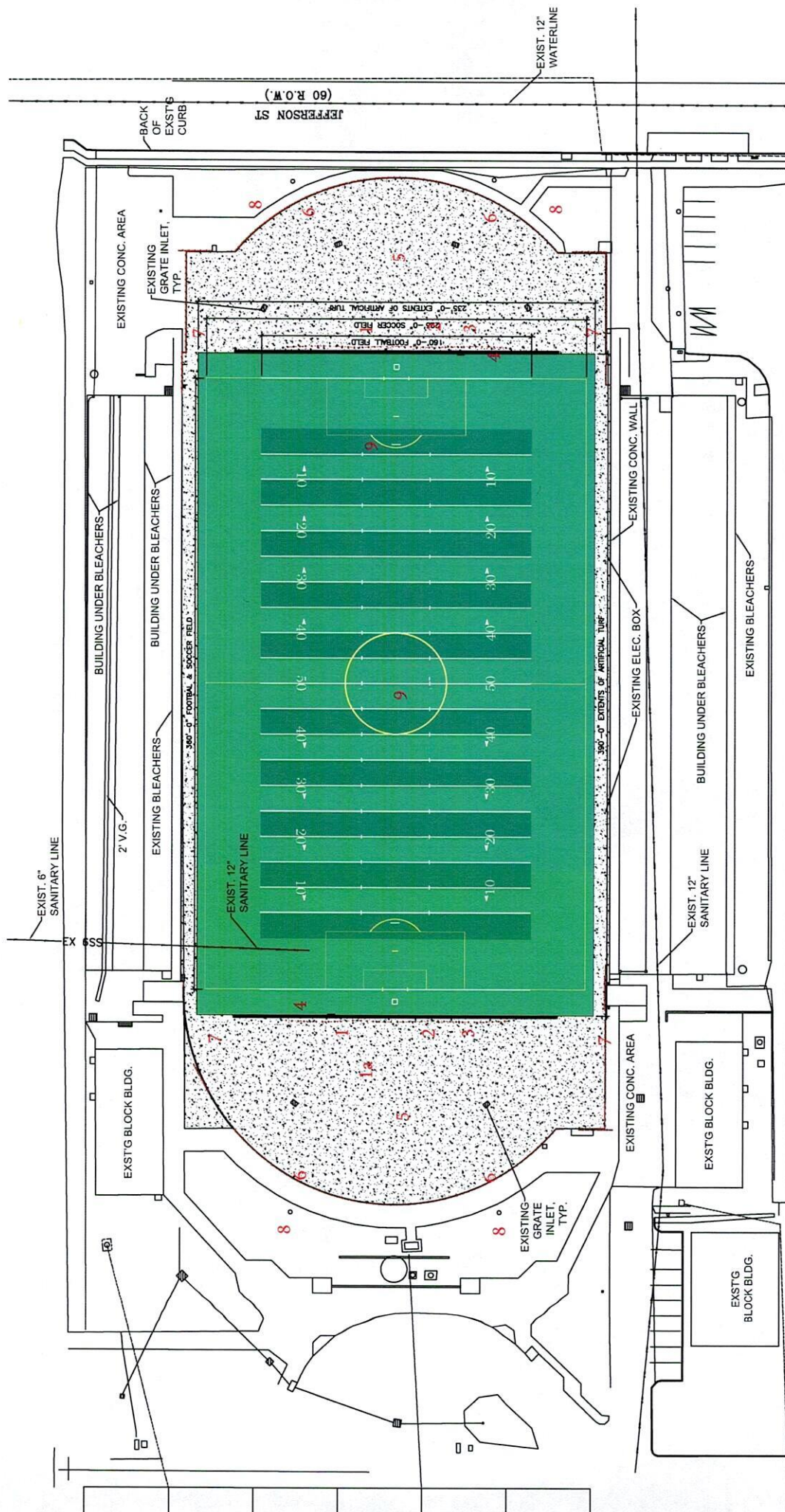
TO: Art Villanueva, Santos Verdin (Hellas)

CC: Alonso Guerrero, Coach Leal (Brownsville ISD)

This list reflects work completed through the 'Walk-thru Date.' All corrective work must be done in coordination with the Owner to minimize any disruptions to the process at this facility.

GENERAL SITE NOTES:

- 1 Complete half wall, install capstone, and paint.
- 2 Finish netting system.
- 3 Provide soccer equipment (on site per AV-Hellas)
- 4 Provide time clock and install (scheduled for later today per AV-hellas)
- 5 Verify positive drainage and control joint material / sealant.
- 6 Complete installation of fence mesh.
- 7 Provide sliding gates.
- 8 Provide light poles.
- 9 Finish field turf and graphics.



CONSTRUCTION PUNCH WALK / FIELD REPORT

Report Date: September 18, 2025

CREATED BY:

Texas Sports & Civil Engineering, LLC
346.204.4854 | www.texsce.com
11767 Katy Frwy, Suite 1112, Houston, TX 77079

TO:

Brownsville Independent School District
1900 E. Price Road, Brownsville, TX 78521

ARCHITECT:

Gignac Architects
361.884.2661 | www.gignacarchitects.com
416 Starr St, Corpus Christi, TX 78401

CONTRACTOR:

Hellas Construction Inc.
12000 West Parmer Lane, Austin, TX 78613

PROJECT:

Sam's Stadium Turf
Replacement

TSCE # 2504



1



2



3



4



#1 & #2: Adjust the alignment of both football field uprights.

- Ensure both uprights are perfectly vertical
- Check for tilt or lean in the uprights
- Realign the uprights to be straight and parallel to the end zone

#3 & #4: Finalizing North End zone area.

- Finished stone is currently being compacted and proof rolled
- Minor grade adjustment underway, and final section nailer board installation in progress

5



6



7



8



#5: Current field conditions

#6 - #8: Turf Installation Underway

- Currently laying down and installing turf panels
- In the process of cutting and installing field lines, yard markers, logos, and field yard numbers

9



10



#11



12



#9: North end of the stadium - Side Ramp

- Formwork and rebar supports have been set
- Ready for concrete pour once the weather permits

#10: North end Trench Drain

- Final section of trench drain is ready for installation as soon as the weather permits

#11 & #12 North and South End Zone Pavement Areas

- Concrete has been poured behind both end zones
- Ensure positive drainage is maintained and address any low spots as needed

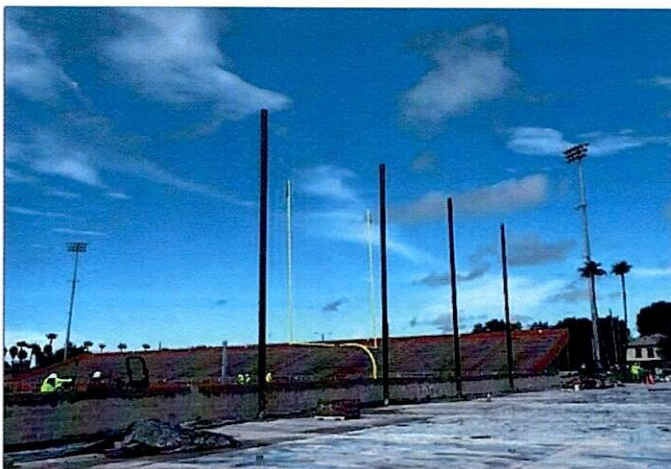
13



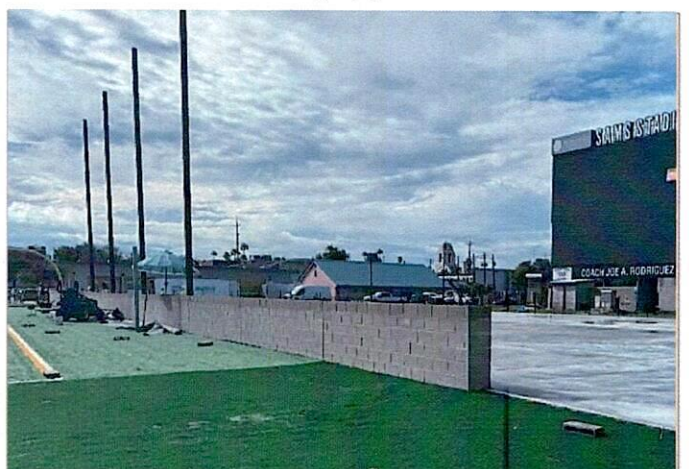
14



#15



16



#13 & #14: New fence & gates

- New fence posts are in place
- Gates and chain-link mesh need to be installed
- Coordinate with BISD for the final gate locations before installation

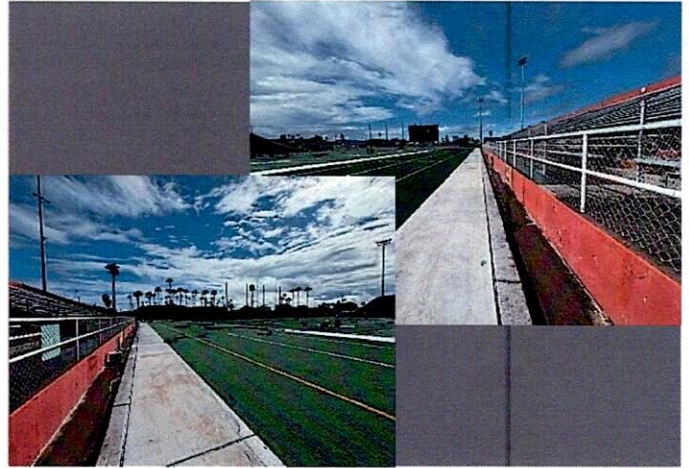
#15 & #16 North and South End Zone CMU wall and Netting System

- Eye bolts are being installed on CMU walls for netting tie-down
- Netting poles are in place
- Netting to be installed after the CMU walls and capstones are painted

17



18



#19



20



#17: Turf Infill Materials

- Infill materials are on-site.
- Installation will begin after turf installation is completed

#18: New and Existing Concrete Flumes / Trenches

- Clean and remove all debris from all concrete flumes and trenches
- Ensure positive drainage is maintained



#19 & #20: Debris / Disturbed Areas

- Remove and dispose of all construction debris and dirt piles
- Restore all disturbed areas to equal or better condition

2025-09-18 Punchlist

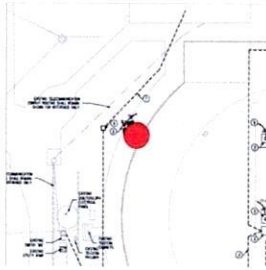
JONES*DBR

#2 Observation

Status	 Open	Type	 Observation > Observation
Description	New site pole(s) have not been reconnected to existing, so currently will not function.	Location details	All four site poles

Placement

Photos (9)



IMG_2792.jpeg
Added on Sep 18, 2025, 4:00 PM CDT
Added by George Castañeda



IMG_2793.jpeg
Added on Sep 18, 2025, 4:00 PM CDT
Added by George Castañeda



IMG_2783.jpeg
Added on Sep 18, 2025, 4:00 PM CDT
Added by George Castañeda



IMG_2782.jpeg
Added on Sep 18, 2025, 4:00 PM CDT
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IMG_2781.jpeg
Added on Sep 18, 2025, 4:00 PM CDT
Added by George Castañeda



IMG_2780.jpeg
Added on Sep 18, 2025, 4:01 PM CDT
Added by George Castañeda



IMG_2772.jpeg
Added on Sep 18, 2025, 4:01 PM CDT
Added by George Castañeda





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Added on Sep 18, 2025, 4:03 PM CDT
Added by George Castañeda



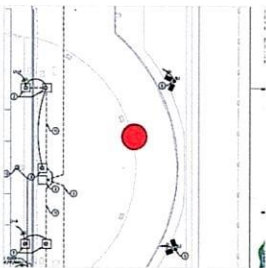
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Added on Sep 18, 2025, 4:03 PM CDT
Added by George Castañeda

#3 Observation

Status	 Open	Type	 Observation > Observation
Description	Clean-up all debris and materials.	Location details	—

Placement

Photos (6)



IMG_2782.jpeg
Added on Sep 18, 2025, 4:02 PM CDT
Added by George Castañeda



IMG_2783.jpeg
Added on Sep 18, 2025, 4:03 PM CDT
Added by George Castañeda



IMG_2780.jpeg
Added on Sep 18, 2025, 4:03 PM CDT
Added by George Castañeda



IMG_2773.jpeg
Added on Sep 18, 2025, 4:03 PM CDT
Added by George Castañeda



IMG_2790.jpeg
Added on Sep 18, 2025, 4:02 PM CDT
Added by George Castañeda



IMG_2791.jpeg
Added on Sep 18, 2025, 4:02 PM CDT
Added by George Castañeda

Below are the pending items noted by GRA at today's (09.18.25) walkthrough at BISD Sams Memorial Stadium:

- Structural Items
 - Install CMU grout fill at both North and South netting walls
- Windstorm Items
 - Finalize installing masonry veneer at North netting wall
 - Install cast stone cap at both North and South netting walls
 - Install netting at both North and South netting posts
 - Install all four security light poles
 - Install both North and South game clocks
- Windstorm Submittals
 - Security Lighting and Pole Resubmittal (just received this afternoon)
 - Daktronics Time Clock Resubmittal