



May 18, 2021

Dolores Sendejo  
Deputy Superintendent for Innovation and Transformation  
South San Antonio ISD  
1450 Gillette Blvd.  
San Antonio TX, 78224  
P: (210) 760-3245  
Email: [dolores.sendejo@southsanisd.net](mailto:dolores.sendejo@southsanisd.net)

**RE: South San Antonio ISD – West Campus High School - Athletic Complex  
Budget Proposal**

Dear Ms. Sendejo,

**Hellas Construction, Inc.** is pleased to provide the below Scope of Work outline.

**General Conditions:**

**Hellas** will:

1. Provide project Insurance per Hellas limits.
2. Provide full time supervision.
3. Provide performance and payment bonds.
4. Provide construction surveying, layout and staking.
5. Provide three sets of engineered drawings prior to construction commencing.
6. Provide submittals and shop drawings.
7. Provide Texas Pollutant Discharge Elimination System (TPDES) permits and Stormwater Pollution Prevention Plan (SWPPP) prior to construction commencing.
8. Provide an updated monthly schedule.
9. Provide necessary safety measures to ensure a safe jobsite for public and workers including but not limited to O.S.H.A. regulations.
10. Conduct a bi-monthly construction site meeting.
11. Provide clean up on a daily basis.
12. Provide final punch-out and clean-up of the completed project.

12000 West Parmer Lane

Austin, Texas 78613



Phone (512) 250-2910

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**Owner to supply and install the following:**

1. Location Specific Geotechnical Report. (*\*\*Please note: Pertaining to soil testing, Hellas will require analysis and recommendations from a licensed geotechnical firm. In the event that stabilization is required, Hellas will seek the most economical solution provided by the analysis given. \*\**)
2. Construction Materials inspection and testing.
3. Utility connection/impact fees (power, water and sanitary sewer)
4. FF&E. (Fixtures, Furniture and Equipment).
5. Appliances for building.
6. Supply and install data service, low voltage, phone and security systems.
7. Electrical connection within 100 lineal feet of the proposed lighting control boxes (location to be determined). To include one transformer 480/277 volts 3 phase ready for connection.

**Mobilization:**

Hellas will:

1. Install necessary erosion control silt fence, and other best management practices (BMPs) for storm water pollution prevention.
2. Provide equipment and dumpsters.
3. Provide temporary fence to secure construction site as required.

**Demolition:**

Hellas will remove and dispose:

1. Football field and track.
2. Baseball field.
3. Tennis courts located north of existing football stadium.

**Site Construction**

Hellas will provide and install:

1. Strip site vegetation and hauled off site.
2. Excavate to design subgrade elevations, all excavated material to be hauled off site.
3. Common Areas:
  - a. Concrete sidewalks/common areas; 5" thick 3000 psi concrete reinforced with #4 rebar at 18" o.c.e.w. on top of flex base.
4. Road/Parking:
  - a. HMAC asphaltic concrete paving on top of road base.
  - b. LED parking lot lights with concrete bases.
  - c. Concrete wheel stops along complex concrete walkway.
  - d. ADA compliant parking spaces with signage, all other spaces to be striped.
  - e. Perimeter curb and gutter.
  - f. Storm drainage system.



5. Site storm water drainage system.
6. Two (2) decorative arched entry with masonry columns; 12' wide arch entry with 6' H double gates.
7. Site lighting:
  - a. LED light poles with concrete bases.

### **Construction of Baseball & Softball Complex**

**Baseball Field – 310'/310'/365'**

**Softball Field – 195'/195'/195'**

#### **Concrete/Masonry:**

**Hellas** will provide and install:

1. Construct 12"x6" concrete perimeter curb / mow strip, reinforced with #4 rebar, at perimeter of field.
2. Construct a 24" (+/-) high 8" split face colored CMU masonry backstop wall. Including wall padding at the backstop only.
3. Dugouts – field level:
  - a. Baseball field dugouts:
    - i. Home side: 10'x50' – includes 10'x16' storage.
    - ii. Visitor side: 10'x40'.
  - b. Softball field dugouts:
    - i. Home side: 10'x40' – includes 10'x16'.
    - ii. Visitor side: 10'x30'.
  - c. Dugouts to include:
    - i. 8' high split face colored CMU.
    - ii. Concrete floors.
    - iii. Metal roofing.
    - iv. 7'-6" two tier benches.
    - v. Helmet cubby and bat rack.
    - vi. Front safety railing.
    - vii. Storage overhead rolling door.
4. Construct reinforced concrete pitcher's mound – Baseball Field.

#### **Fencing/Netting:**

**Hellas** will provide and install:

1. 6' high black vinyl chain link fence at foul lines and bullpens with gates and yellow safety cap.
2. 8' high black vinyl chain fence at outfield with yellow safety cap and privacy slats. Provide distance marking signs at left, right and center fields.
3. 50 LF of 12' high black vinyl chain fence at batter's eye with yellow safety cap and privacy slats.



4. Two (2) high aluminum foul poles with wings:
  - a. Baseball Field: 30' high
  - b. Softball Field: 20' high
5. Backstop netting system at length of backstop, netting system to be supported by tube steel poles.
  - a. Baseball Field: 50' high
  - b. Softball Field: 30' high
6. Two (2) pairs of flag poles; 40' – internal halyard, satin finish with lights.

### **Lighting / Electrical:**

**Hellas** will provide and install:

1. LED sports lighting system. Light levels of 50/30 AFC. Galvanized steel poles, New sub-panel, breakers, wireless control system, and connect to distribution panel. Includes 10-year warranty.

### **Bleachers & Press Box:**

**Hellas** will provide and install:

***Approximately 250 bench seats and 8'x18' press box***

1. Galvanized steel angel frame support structure.
2. 2x10 flat anodized bench seats.
3. 8" rise/24" tread.
4. Fully closed, interlocking deck system of anodized finish.
5. Anodized risers.
6. Steel "R" panel front closure.
7. 36" elevated front crosswalk.
8. 66" front crosswalk depth.
9. (1) stairs and (1) ramp.
10. Galvanized chain link guardrail system.
11. Support structure for 8'x 18' press box.
12. VIP chairs in center section.
13. 8'-0 x 24'-0 press box.
  - a. VCT tile floor.
  - b. One (1) room.
  - c. One exterior door.
  - d. Through wall air conditioner with heat.
  - e. Sloped front PB.
  - f. Solid surface counter.
  - g. 7'-11 ceiling height.
  - h. ½" sheet rock and American Pacific paneling.
  - i. Vinyl frame picture window with slider insulated above windows Low E 366 glazing.



14. Canopy roofing structure covering full bleacher system.
15. Reinforced concrete pad at full bleacher understructure area.
16. Perimeter chain link fencing with gates enclosing bleacher understructure.

### **Scoreboard & PA System:**

**Hellas** will provide and install:

1. Baseball Field:
  - a. Provide new Daktronics model BA-2005 9 inning scoreboard with top arch truss and bottom identification panel.
  - b. Provide new PA system with two (2) speakers mounted to press box.
2. Softball Field:
  - a. Provide new Daktronics model BA-2022 7 inning scoreboard with top arch truss and bottom identification panel.
  - b. Provide new PA system with two (2) speakers mounted to press box.

### **Construction of Synthetic Turf - Baseball/Softball Fields:**

**Hellas** will provide and install:

1. 30 mil impermeable liner on the field subgrade and attach to the turf anchor system.
2. HDPE perforated pipe collector system at the interior of the turf field limits and connect to site drainage system.
3. Hydaway™ flat drain system in herringbone pattern over the baseball/softball field at 30' center to center; the flat drains will drain to the exterior perimeter collector lines.
4. 2"X4" **EcoNailer**™ composite turf anchor system and attach to interior concrete perimeter curb.
5. 5" drain stone mix, laser grade and compact to proper density.
6. **matrix**® 42 oz. Helix with **ecotherm**™ infill. at infield and **Elia** infill at outfield.
  - a. Baseball/Softball lines and markings permanently installed in white turf.
  - b. Baseball/Softball field infield permanently installed in camel or terra cotta colored turf.
  - c. Warning track permanently installed in camel or terra cotta colored turf.
  - d. Green alternating panels.
  - e. "WC" logo permanently installed at mid-field.
  - f. 80 oz. high slide at slide boxes and home plate circle in camel colored turf. (2) EA sets of replacement planes for baseball & softball fields included.
    - a. Seams to be sewn or glued.
    - b. Proprietary "RealFill" (patent no. 6,800,339 B2) installation of selectively graded aggregate.
    - c. 1 tow-behind, ground driven sweeper shared with both fields.



- d. 2-hour owner care and maintenance orientation.
- e. Provide 8-year manufacture warranty.

***After synthetic turf installation is complete, Hellas will provide an operation and maintenance orientation for care of the turf field, and all of the supplied equipment quoted above.***

7. Install bases and home plate at field, concrete foundations with sleeves at bases.

### **Construction of Batting Cages & Bullpens**

**Hellas** will provide and install:

1. One (1) two lane batting cage per field.
2. Two (2) two lane bullpens per field.
3. Concrete perimeter curb.
4. Concrete pitcher's mound at baseball field bullpens.
5. 30 mil impermeable liner on the field subgrade and attach to the turf anchor system.
6. HDPE perforated collector lines at the interior of the turf limits.
7. 2"x4" **EcoNailer™** composite turf anchor system and attach to interior concrete perimeter curb.
8. 5" drain stone mix, laser grade and compact to proper density.
9. **matrix® 42 oz.** Helix with **ecotherm™** infill.
10. Batting Cage Netting Systems:
  - a. Baseball Field: One 12'x30'x70' that will be supported by tube steel poles.
  - b. Softball Field: One 12'x30'x60' that will be supported by tube steel poles.
11. Batting Cages Canopy Structure:
  - a. PEMB metal roofing structure with lighting.

### **Construction of Synthetic Turf – Football Field:**

**Hellas** will provide and install:

1. 6"x12" concrete perimeter curb / mow strip, reinforced with #4 rebar.
2. 30 mil impermeable liner on the field subgrade and attach to the turf anchor system.
3. HDPE perforated collector lines at the interior of the turf field limits. The collector pipes will tie into existing field drain system.
4. 5" drain stone mix, laser grade and compact to proper density.
5. Flat drain system in herringbone pattern over the football field at 30' center to center; the flat drains will drain to the exterior perimeter collector lines.
6. 2"x4" **EcoNailer™** composite turf anchor system and attach to existing interior concrete perimeter curb.
7. **CUSHRAIN®** 19mm nominal thickness elastic shock pad system.
8. **matrix® 46 oz.** Helix with **ecotherm™** infill.
  - a. All 5-yard lines permanently installed in white turf.
  - b. All side lines permanently installed in white turf.



- c. All numbers permanently installed in white turf.
- d. Coaching boxes and team areas permanently installed in white turf.
- e. All short yard extensions permanently installed in white turf.
- f. All hash marks permanently installed in white turf.
- g. Soccer lines permanently installed in yellow turf.
- h. Green alternating panels.
- i. "WC" logo permanently installed at mid-field.
- j. 'COUGARS' letters in the south side end zone permanently installed in white with red border.
- k. 'WEST CAMPUS' letters in the north side end zone permanently installed in white with red border.
- l. Seams to be sewn or glued.
- m. Proprietary "RealFill" (patent no. 6,800,339 B2) installation of selectively graded aggregate and ambient ground SBR rubber.
- n. 1 tow-behind, ground driven sweeper.
- o. 2-hour owner care and maintenance orientation.
- p. Provide 8-year manufacture warranty.

***After synthetic turf installation is complete, Hellas will provide an operation and maintenance orientation for care of the turf field, and all of the supplied equipment quoted above.***

9. Hellas 8' offset goal posts, with 30' uprights (color to be day-glow yellow).  
Goal post pads to match school colors, with mascot name.
10. One (1) pair of portable soccer goals.
11. One (1) pair of flag poles; 40' – internal halyard, satin finish with lights.

### **Bleachers & Press Box:**

**Hellas** will provide and install:

#### **Home Side:**

1. (1) 15 row x 126'.
  - a. 1,023 18" bench seats.
  - b. 12 handicap.
2. Galvanized steel Ibeam support structure.
3. 2x10 flat anodized bench seats.
4. 12" rise/26" tread.
5. Fully closed, interlocking deck system of anodized finish.
6. Anodized risers.
7. 48" elevated front crosswalk.
8. 66" front crosswalk depth.
9. Aisles with mid-aisle grab rail and fully closed sub steps.
10. VIP chairs in center section.
11. Galvanized steel Ibeam support structure for (2) 8' x 31' press boxes
  - a. 12' center landing between boxes
  - b. (2) 6' egress landings with stairs to bleacher aisle
  - c. (2) exterior stairs from landing to press box roofs
12. Galvanized chain link guardrail system on grandstand and press box roofs.
13. Reinforced concrete pad at full bleacher understructure area.





14. Perimeter chain link fencing with gates enclosing bleacher understructure.
15. Two 8'-0 x 31'-0 press box with covered breezeway:
  - a. Vinyl Plank floor.
  - b. 3 rooms max per box.
  - c. 2 exterior doors per box.
  - d. Through wall air conditioner with heat in each room.
  - e. Sloped front.
  - f. Solid surface counter tops.
  - g. 7'-11 ceiling height.
  - h. ½" sheet rock and American Pacific paneling.
  - i. Vinyl frame picture and slider insulated windows Low E 366 glazing.
16. 10'-0 x 68'-4 Canopy over press boxes.
  - a. R-panel roof.
  - b. Galvanized columns, bracing and beams.
  - c. Sheet metal trim around roof.

**Visitor Side:**

1. (1) 10 row x 93'.
  - a. 497 18" bench seats.
  - b. 8 handicap.
2. Galvanized steel angle frame support structure.
3. 2x10 flat anodized bench seats.
4. 8" rise/24" tread.
5. Semi-closed decking system of anodized finish.
6. Anodized risers.
7. 36" elevated front crosswalk.
8. 66" front crosswalk depth.
9. Aisles with mid-aisle grab rail.
10. Galvanized chain link guardrail system
11. Reinforced concrete pad at full bleacher understructure area.
12. Perimeter chain link fencing with gates enclosing bleacher understructure.

**Lighting / Electrical:**

**Hellas** will provide and install:

1. LED Sports Lighting System - 50 FC on football field. Air mesh system for flexible control and performance monitoring. Includes a 10-year warranty.

**Scoreboard/Time Clocks & PA System:**

**Hellas** will provide and install:

1. Provide new Daktronics model FB-2028 scoreboard with top arch truss and bottom identification panel.
2. One (1) pair of delay game timers.
3. Provide new PA system with two (2) speakers mounted to press box.





### **Construction of 8 Lane Track and Events:**

**Hellas** will provide and install:

1. 6"x12" concrete perimeter curb / mow strip, reinforced with #4 rebar.
2. 4' h black vinyl chain link fencing around the exterior perimeter of the track oval with gates.
3. Construct on top of flex base, 5" thick 3000 psi concrete reinforced with #4 rebar at 18" o.c.e.w.:
  - a. One (1) pole vault runway with two (2) pole vault boxes and lids.
  - b. One (1) long jump runway with two (2) 6"x18" perimeter landing pit curbs consisting of 3000 psi concrete reinforced with #4 rebar. Landing area will consist of 18" sand on top of filter fabric with drainage.
  - c. Two (2) 10'x10' shot put pad with toe board.
  - d. Two (2) 10'x10' discus pad with ring and cage.
  - e. One (1) high jump pad.
4. At the running track and D-Zone Hellas will provide 2" of HMAC Type "D" asphaltic concrete paving on top of flex base.
5. **epiQ Tracks® Q3000** (Red) 'impermeable' polyurethane track surfacing system on the track oval, chutes, high jump, pole vault and long jump runways. Stripe track and events per U.I.L.

### **Two (2) Post Tension Tennis Courts Construction**

**Hellas** will provide and install:

1. One (1) 120' x 120' 5" thick 3,000 psi concrete, 2" thick bedding layer and vapor barrier.
2. Edwards net posts, nets, center anchors and straps.
3. TPS-5000® acrylic tennis surfacing system, two colors from standard color chart. Includes striping.
4. 10' high black vinyl chain link fence with 4' wide gates and windscreen.
5. LSI CourtBlade LED sports lighting system. Provide and install new sub-panel, breakers and connect to distribution panel.

### **Concession/Restroom Building**

**Hellas** will provide and install:

1. Construct 46'x 96'-6"x 12' pre-engineered metal building.
  - a. IBC 2021, 120 Mph Exp B.
  - b. Collateral load 5 psf, reducible.
2. 4:12 standing seam roofing with standard polyester finish.
  - a. 5' overhang all around the building.
  - b. Concealed fastener soffit panel at the eave extensions.
  - c. R-30 fiberglass insulation at the roof.
3. Construct reinforced concrete slab-on-grade and foundation as designed by structural engineer.
4. Exterior walls to be full height 8" colored or split-face CMU, two colors.



5. Interior walls to be painted CMU blocks.
6. Lay in ceilings at home and visitor lockers room only.
7. All concrete floors with clear sealer, base as needed or necessary.
8. ADA compliant HDPE toilet partitions with toilet paper dispensers and grab bars as required.
9. Commercial grade hollow metal doors and frames painted with commercial grade hardware.
10. Two (2) EA manual overhead doors at concession counters.
11. Plumbing per design and local plumbing code to meet the latest code requirements regarding the number of plumbing fixtures required for open-air bleachers for sports viewing. Gas connection not included.
12. Restroom toilets– commercial grade, low flow.
13. Two (2) frost-proof hose bibs located on the building.
14. One (1) hose bib in each restroom and concession for cleaning – locate under sinks.
15. HVAC and Electrical: System per final design and local building code.
  - a. GFI Plugs as required by code for all plugs in the concession area.
  - b. All fixtures to be LED.



### South San Antonio ISD - West Campus HS Budget Proposal

Area	Total		
Site - Demolition/Erosion Ctl/Site Concrete/Ramps/Road	\$ 981,551.00		
Baseball & Softball Fields	\$ 3,779,152.00		
Football Field & Track	\$ 3,375,557.00		
Tennis Courts	\$ 276,903.00		
Concession/Restroom/Field House Building	\$ 1,925,170.00		
	Subtotal	\$	10,338,333.00
Bonds	\$ 65,575.00		
Design Fees 2.5%	\$ 258,459.00		
Utilities Allowance	\$ 110,000.00		
Data/Fiber Optic Allowance	\$ 25,000.00		
Site Improvements Allowance	\$ 350,000.00		
Owner/Contractor Allowance	\$ 100,000.00		
	Subtotal	\$	909,034.00
		Total	<u>\$ 11,247,367.00</u>

#### Add Alternate Options

Football Field	
Colored End Zones	\$ 2,318.00
Track - Colored Exchange Zones	\$ 22,016.00
LED Screen at Scoreboard - Budget	\$ 112,728.00
Visitor Side Press Box - 8'x24' - W/Press box support structure	\$ 75,360.00
Home side - 24'x83' Press box with elevator in lieu of (2) 8'x31' - Budget	\$ 1,345,575.00
Baseball & Softball	
LED Screen at Scoreboard - Both Fields - Budget	\$ 135,592.00
Site - Landscaping turf with playground & shade structure	\$ 91,163.00

Exclusions (but not limited to):

1. Primary electrical transformer – see allowance.
2. Poor subgrade soils – Hellas will proof roll subgrade to check for subgrade soil stability. Any failing subgrade remediation will be negotiated between owner and contractor. **Hellas requires the owner to contract with a Geotechnical Engineer to perform a Geotechnical investigation of the site to determine the nature of the existing subgrade soils and make recommendations for any subgrade stabilization requirements.** – see allowance.
3. Any embankment or processing of imported soils.
4. Data/fiber service.
5. Water service - see allowance.
6. Sanitary sewer service – see allowance.
7. Power service – see allowance.
8. Any form of subgrade stabilization– see allowance.
9. Detention/retention pond.
10. Rock excavation.
11. All FFEs by the owner
12. Retaining walls.
13. Any concrete work outside the scope of this proposal.
14. Any asphalt paving outside the scope of this proposal.
15. Site security.
16. Any Allowances or Contingencies unless noted above.
17. Prevailing wages.
18. Sales Tax, owner to provide exception certificate prior to construction.
19. Owner shall provide ingress/egress for ALL personnel, equipment and materials; typical construction traffic shall be expected for the duration of this contract. Contractor NOT responsible for damage due to typical construction traffic ingress/egress to the construction site.

Notwithstanding anything to the contrary in any of the Contract documents, under no circumstances shall the Performance bonds, maintenance bonds or the obligations of the Surety be liable for any warranty obligations that exceed one (1) year from the date of substantial completion as defined in the Contract Documents.

Please contact this office should you have any questions regarding this proposal. **Hellas Construction, Inc.** looks forward to the opportunity of this project and is eager to work with you.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Benavides", is written over a light blue grid background.

Jeronimo Benavides  
Design Build Estimator/Project Manager