



Brownsville Independent School District

Agenda Category: General Function Board of Education Meeting: 06/24/2026

Item Title:	<u>Change Order #001 to Amend Owner/ Contractor</u>	<u>X</u>	Action
	<u>Agreement with Hellas Construction Inc.</u>	<u> </u>	Information
	<u>Sams Stadium Artificial Turf and Soccer Field</u>	<u> </u>	Discussion

BACKGROUND:

On May 20th 2025, the Board of Trustees approved Hellas Construction to provide services to Sams Stadium Artificial Turf and Soccer Field Project, administration is requesting Board approval of a deductive Change Order. The change order reflects a reduction of unused contingency and structural allowance funds from the original contract amount. Change Order No.1 reflects the impacted areas of the project.

Please see the attached:

- Change Order AIA Document G701-2017

FISCAL IMPLICATIONS:

Change Order Deduction (\$153,687.00)

RECOMMENDATION:

Recommend approval of the deductive Change Order #001 (Credit back to District) in the amount of \$153,687.00 for the Sams Stadium Artificial Turf and Soccer Field project, resulting in a revised contract amount of \$2,996,313.00 with no change to the contract time.

Ramiro Pena/ 
 Submitted by: Project/Facilities Manager

Ramiro Pena/ 
 Recommended by: Project/Facilities Manager

Rosario Pena/ 
 Approved by: Chief Financial Officer

Approved for Submission to Board of Education:


 Dr. Alda T. Benavidez, Interim Superintendent

**ALLOWANCE EXPENDITURE
AUTHORIZATION - (AEA)**



Project: **ARTIFICIAL TURF FOR FOOTBALL/SOCCER**
 BROWNSVILLE ISD
 RFP#: 25-082
 Project #: 25.02

Authorization No.: Two (02)
 Date: October 16, 2025

To: **HELLAS CONSTRUCTION, INC.**
 1200 West Parmer Lane
 Cedar Park, Texas 78613
 800-233-5714
 Attention: Santos Verdin

CONTINGENCY ALLOWANCE	
The Contractor is authorized to perform the following item(s) of work and to adjust the allowances sum accordingly, as indicated below. This is not a change order and does not increase nor decreases the contract amount.	
Description of Work:	
PR-04 CPR-004 Additional lighting for ticket booths	\$3,572.00
TOTAL:	\$3,572.00
AEA Will decrease the Contingency Allowance	\$3,572.00
Original Contingency Allowance Sum	\$70,000.00
Allowance Expenditures Prior to this Authorization	(\$52,259.00)
Allowance Balance Prior to this Authorization	\$122,259.00
Allowance Sum will be decreased by this Authorization	\$3,572.00
Allowance Balance to date	\$118,687.00

STRUCTURAL ALLOWANCE	
The Contractor is authorized to perform the following item(s) of work and to adjust the allowances sum accordingly, as indicated below. This is not a change order and does not increase nor decreases the contract amount.	
Description of Work:	
No expenditure this authorization	
TOTAL:	\$0.00
AEA Will decrease the Structural Allowance	\$0.00
Original STRUCTURAL Allowance Sum	\$35,000.00
Allowance Expenditures Prior to this Authorization	\$0.00
Allowance Balance Prior to this Authorization	\$35,000.00
Allowance Sum will be decreased by this Authorization	\$0.00
Allowance Balance to date	\$35,000.00

**ALLOWANCE EXPENDITURE
AUTHORIZATION - (AEA)**



Project: **ARTIFICIAL TURF FOR FOOTBALL/SOCCER**
 BROWNSVILLE ISD
 RFP#: 25-082

Authorization No.: **One (01)**
 Date: **July 7, 2025**

Project #: 25.02

To: **HELLAS CONSTRUCTION, INC.**
 1200 West Parmer Lane
 Cedar Park, Texas 78613
 800-233-5714

Attention: Santos Verdin

CONTINGENCY ALLOWANCE

The Contractor is authorized to perform the following item(s) of work and to adjust the allowances sum accordingly, as indicated below. This is not a change order and does not increase nor decreases the contract amount.

Description of Work:		
PR-01	CPR-001	Credit for evisions to masonry wainscot wall
		(\$20,259.00)
PR-03	CPR-003	Credit for revisions to permeable aggregate
		(\$32,000.00)

TOTAL: **(\$52,259.00)**

AEA Will decrease the Contingency Allowance (\$52,259.00)

Original Contingency Allowance Sum	\$70,000.00
Allowance Expenditures Prior to this Authorization	\$0.00
Allowance Balance Prior to this Authorization	\$70,000.00
Allowance Sum will be decreased by this Authorization	(\$52,259.00)
Allowance Balance to date	\$122,259.00

STRUCTURAL ALLOWANCE

The Contractor is authorized to perform the following item(s) of work and to adjust the allowances sum accordingly, as indicated below. This is not a change order and does not increase nor decreases the contract amount.

Description of Work:		
		No expenditure this authorization
		\$0.00
		TOTAL: \$0.00

AEA Will decrease the Structural Allowance \$0.00

Original STRUCTURAL Allowance Sum	\$35,000.00
Allowance Expenditures Prior to this Authorization	\$0.00
Allowance Balance Prior to this Authorization	\$35,000.00
Allowance Sum will be decreased by this Authorization	\$0.00
Allowance Balance to date	\$35,000.00


ALLOWANCES SUMMARY			
ALLOWANCE DESCRIPTION	ORIGINAL AMOUNT	AMOUNT USED	BALANCE
CONTINGENCY ALLOWANCE	\$70,000.00	(\$52,259.00)	\$122,259.00
STRUCTURAL ALLOWANCE	\$35,000.00	\$0.00	\$35,000.00
COMBINED ALLOWANCES	\$105,000.00	(\$52,259.00)	\$157,259.00

Accepted and agreed to by:

CONTRACTOR: Hellas Construction, Inc.
Santos Verdin, Regional VP


Signature _____ Date 7-8-2025

ARCHITECT: Gignac I Architects
Juan Mújica, Jr., Sr. PM


Signature _____ Date July 7, 2025

Accepted and agreed to on behalf of the City

OWNER: Manuel Hinojosa, FAIA
Director of Facilities


Signature _____ Date 5/21/2026

APPLICATION AND CERTIFICATE FOR PAYMENT

****PLEASE INDICATE THIS INVOICE NO. ON PAYMENT **** Page 1

To (OWNER): Brownsville ISD
 1912 Price Road
 Brownsville, TX 78521

From: Helias Construction, Inc.
 12000 W Parmer Ln
 Cedar Park, TX 78613

Project: BISS - Sams Memorial Stadium
 1 Boulevard of Champions
 Brownsville, TX 78520

Via (Architect): Gignac Architects, LLP
 3700 N. 10th Street, Suite 205
 McAllen, Texas 78501

Application No: 6
 Invoice No: 41917
 Period To: 5/19/2026

Architect's Project No: 25-082

Contract Date: 6/4/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

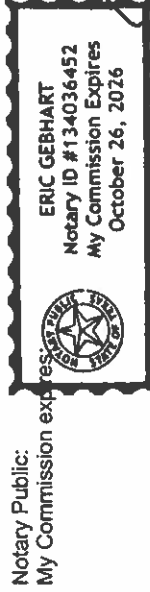
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	52,259.00	52,259.00
Approved this month	3,572.00	157,259.00
TOTALS	55,831.00	209,518.00
Net change by change orders	-153,687.00	

1. ORIGINAL CONTRACT SUM \$ 3,150,000.00
2. Net change by Change Orders \$ -153,687.00
3. CONTRACT SUM TO DATE (LINE 1+/-2) \$ 2,996,313.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet) \$ 2,996,313.00
5. RETAINAGE \$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5) \$ 2,996,313.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 2,843,103.95
8. SALES TAX \$ 0.00
9. CURRENT PAYMENT DUE \$ 153,209.05
10. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6) \$ 0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payment received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Helias Construction, Inc. Date: 5-19-26

State of: Texas County of: Guadalupe day of May, 2026
 Subscribed and sworn to before me this 19th



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED\$
 (Attach explanation if amount certified differs from the amount applied for.)

By: ARCHITECT Date: 5/21/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application Number: 6
 Application Date: 5/19/2026
 Period To: 5/19/2026
 Architect's Project No: 25-082

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK BILLED FROM PREV APPLICATION (D+E+F)	WORK BILLED THIS PERIOD	MATERIALS STORED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	BALANCE TO FINISH (C-G)	RETAINAGE
							% (G/C)	
001	General Conditions	157,500.00	157,500.00	0.00	0.00	157,500.00	100	0.00
002	Insurance	31,500.00	31,500.00	0.00	0.00	31,500.00	100	0.00
003	Mobilization	315,000.00	315,000.00	0.00	0.00	315,000.00	100	0.00
004	Bonds	23,959.00	23,959.00	0.00	0.00	23,959.00	100	0.00
005	Demolition	197,607.00	197,607.00	0.00	0.00	197,607.00	100	0.00
006	Excavation	22,838.00	22,838.00	0.00	0.00	22,838.00	100	0.00
007	Stabilization Material	116,550.00	116,550.00	0.00	0.00	116,550.00	100	0.00
008	Stabilization Labor	44,129.00	44,129.00	0.00	0.00	44,129.00	100	0.00
009	Site Drainage Material	8,865.00	8,865.00	0.00	0.00	8,865.00	100	0.00
010	Site Drainage Labor	2,904.00	2,904.00	0.00	0.00	2,904.00	100	0.00
011	Collector Drain Materials	27,163.00	27,163.00	0.00	0.00	27,163.00	100	0.00
012	Collector Drain Labor	9,055.00	9,055.00	0.00	0.00	9,055.00	100	0.00
013	Trench Drain Materials	76,742.00	76,742.00	0.00	0.00	76,742.00	100	0.00
014	Trench Drain Labor	25,581.00	25,581.00	0.00	0.00	25,581.00	100	0.00
015	Nailer Board Material	5,088.00	5,088.00	0.00	0.00	5,088.00	100	0.00
016	Nailer Board Labor	1,696.00	1,696.00	0.00	0.00	1,696.00	100	0.00
017	Liner Material	29,736.00	29,736.00	0.00	0.00	29,736.00	100	0.00
018	Liner Labor	9,912.00	9,912.00	0.00	0.00	9,912.00	100	0.00
019	Drain Stone Material	261,065.00	261,065.00	0.00	0.00	261,065.00	100	0.00

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application Number: 6
 Application Date: 5/19/2026
 Period To: 5/19/2026
 Architect's Project No: 25-082

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK BILLED FROM PREV APPLICATION (D+E+F)	WORK BILLED THIS PERIOD	MATERIALS STORED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
020	Drain Stone Labor	86,355.00	86,355.00	0.00	0.00	86,355.00	100	0.00	0.00
021	Goal Post Foundation Materials	3,777.00	3,777.00	0.00	0.00	3,777.00	100	0.00	0.00
022	Goal Post Foundation Labor	2,698.00	2,698.00	0.00	0.00	2,698.00	100	0.00	0.00
023	Goal Post & Soccer Goal Materials	27,559.00	27,559.00	0.00	0.00	27,559.00	100	0.00	0.00
024	Goal Post & Soccer Goal Labor	1,619.00	1,619.00	0.00	0.00	1,619.00	100	0.00	0.00
025	Flag Pole Material	21,580.00	21,580.00	0.00	0.00	21,580.00	100	0.00	0.00
026	Flag Pole Labor	3,809.00	3,809.00	0.00	0.00	3,809.00	100	0.00	0.00
027	Concrete Flatwork Materials	361,217.00	361,217.00	0.00	0.00	361,217.00	100	0.00	0.00
028	Concrete Flatwork Labor	123,799.00	123,799.00	0.00	0.00	123,799.00	100	0.00	0.00
029	Track Curb Material	47,717.00	47,717.00	0.00	0.00	47,717.00	100	0.00	0.00
030	Track Curb Labor	15,906.00	15,906.00	0.00	0.00	15,906.00	100	0.00	0.00
031	Exc. Pony Wall Foundation - Labor	4,480.00	4,480.00	0.00	0.00	4,480.00	100	0.00	0.00
032	Pony Wall Foundation Material	34,405.00	34,405.00	0.00	0.00	34,405.00	100	0.00	0.00
033	Pony Wall Foundatin Labor	8,960.00	8,960.00	0.00	0.00	8,960.00	100	0.00	0.00
034	Pony Wall CMU Material	13,440.00	13,440.00	0.00	0.00	13,440.00	100	0.00	0.00
035	Pony Wall CMU Labor	12,880.00	12,880.00	0.00	0.00	12,880.00	100	0.00	0.00
036	Pony Wall Brick Veneer Material	50,937.00	50,937.00	0.00	0.00	50,937.00	100	0.00	0.00
037	Pony Wall Brick Veneer Labor	25,312.00	25,312.00	0.00	0.00	25,312.00	100	0.00	0.00

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application Number: 6
 Application Date: 5/19/2026
 Period To: 5/19/2026
 Architect's Project No: 25-082

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK BILLED FROM PREV APPLICATION (D+E+F)	WORK BILLED THIS PERIOD	MATERIALS STORED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	BALANCE TO FINISH (C-G)	RETAINAGE
							% (G/C)	
038	Netting Material	74,486.00	74,486.00	0.00	0.00	74,486.00	100	0.00
039	Netting Labor	24,829.00	24,829.00	0.00	0.00	24,829.00	100	0.00
040	Fencing Material	41,899.00	41,899.00	0.00	0.00	41,899.00	100	0.00
041	Fencing Labor	13,967.00	13,967.00	0.00	0.00	13,967.00	100	0.00
042	Time Clock Material	6,500.00	6,500.00	0.00	0.00	6,500.00	100	0.00
043	Time Clock Labor	1,200.00	1,200.00	0.00	0.00	1,200.00	100	0.00
044	Light Pole Material	17,615.00	17,615.00	0.00	0.00	17,615.00	100	0.00
045	Light Pole Labor	8,872.00	8,872.00	0.00	0.00	8,872.00	100	0.00
046	Site Electrical Material	89,027.00	89,027.00	0.00	0.00	89,027.00	100	0.00
047	Site Electrical Labor	27,508.00	27,508.00	0.00	0.00	27,508.00	100	0.00
048	Turf Material (corrected description)	427,654.00	427,654.00	0.00	0.00	427,654.00	100	0.00
049	Turf Labor(corrected description)	98,103.00	98,103.00	0.00	0.00	98,103.00	100	0.00
050	Owners Allowance	0.00	0.00	0.00	0.00	0.00	***	0.00
051	AEA #1 - Credit for Stone	-32,000.00	-32,000.00	0.00	0.00	-32,000.00	100	0.00
052	AEA #1 - Credit for Pony Wall	-20,259.00	-20,259.00	0.00	0.00	-20,259.00	100	0.00
053	Additional Lighting for Ticket Booth	3,572.00	0.00	3,572.00	0.00	3,572.00	100	0.00
		2,996,313.00	2,992,741.00	3,572.00	0.00	2,996,313.00	100	0.00

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: BISD - Sams Memorial Stadium
1 Boulevard of Champions
Brownsville, TX 78520

On receipt by the undersigned of a check from Brownsville ISD in the sum of ONE HUNDRED FIFTY THREE THOUSAND TWO HUNDRED NINE DOLLARS AND 05 CENTS (153,209.05) payable to Hellas Construction, Inc., and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any Mechanic's Lien, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position, the undersigned has on the above referenced project to the following extent.

This release covers a progress payment for all labor, services, equipment and materials furnished to the project site or to Brownsville ISD through 5/19/2026 only and does not cover any retention, pending modifications and changes or items furnished after said date. Before any recipient of this document relies on it, that person should verify evidence of payment to the undersigned.

The undersigned warrants that he either has already paid or will use the monies he receives from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above referenced project up to the date of this waiver.

5/19/26

(Date)


(Signature)

Regional VP
(Title)

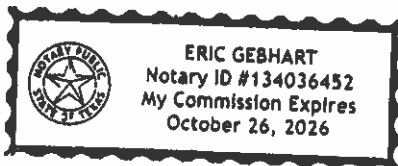
State of Texas

County of Guadalupe

Subscribed and sworn to before me by the said Santos Verdin, who further acknowledged to me that he/she is the person executing this CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT and that he/she is fully authorized to do so on behalf of _____, on this 19th day of May, 2026, to certify which witness my hand and seal of office.

Notary Public-State of Texas

My Commission Expires: _____

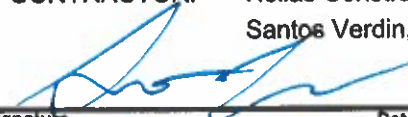




ALLOWANCES SUMMARY			
ALLOWANCE DESCRIPTION	ORIGINAL AMOUNT	AMOUNT USED	BALANCE
CONTINGENCY ALLOWANCE	\$70,000.00	(\$48,687.00)	\$118,687.00
STRUCTURAL ALLOWANCE	\$35,000.00	\$0.00	\$35,000.00
COMBINED ALLOWANCES	\$105,000.00	(\$48,687.00)	\$153,687.00


Accepted and agreed to by:

CONTRACTOR: Hellas Construction, Inc.
Santos Verdin, Regional VP



 Signature Date 5-19-26

ARCHITECT: Gignac I Architects
Juan Mújica, Jr., Managing Dir.



 Signature Date October 16, 2025

Accepted and agreed to on behalf of the City

OWNER: Alonso Guerrero, MSN, RN
Director of Health & Operations

 Signature Date



Brownsville Independent School District

Agenda Category: **Bids / Proposals** Board of Education Meeting: 05/20/2025

Item Title: CSP #25-082 Sams Stadium Artificial **X** **Action**
Turf Replacement **Information**
Discussion

BACKGROUND:

On May 15, 2025, BISD Purchasing Department received and opened bid packages from two (2) vendors for CSP #25-082 Sam's Stadium Artificial Turf Replacement. On May 15, 2022, the members of the ranking committee evaluated the two (2) qualified vendors and selected Hellas Construction of Austin Texas, which has received the highest-ranking scores and is recommended for the Construction Services. Administration recommends approving Hellas Construction at the above-mentioned project in the amount not to exceed \$3,150,000.00. The construction project is scheduled to achieve substantial completion One Hundred days (100) from the Notice to Proceed date. For reference, please find the attached documents as follows: 3.3-

- The average ranking scores for the two (2) competitive sealed proposals received
- The Bid Tabulation Sheet
- The bid opening report received from submitted vendors

FISCAL IMPLICATIONS:

Local Fund 197 – \$3,150,000.00

RECOMMENDATION:

Recommend awarding of CSP #25-082 Sams Stadium Artificial Turf Replacement, Hellas Construction of Austin, Texas, and to authorize the Administration to enter negotiations, and to execute the contract. Local Fund 197.

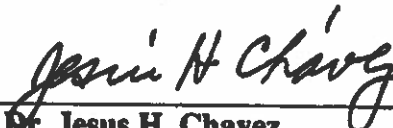
 
Manuel Hinojosa, FAIA / Rosario Peña

Submitted by: Construction / Purchasing Director


Alonso Guerrero /
Recommended by: Health & Operations/ Exec. Dir.


Mary D. Guerra
Approved by: Interim Chief Financial Officer

Approved for Submission to Board of Education:


Dr. Jesus H. Chavez
Superintendent

When Necessary, Additional Background May Follow This.