



ESTIMATE/BID AGREEMENT #2273.1
BUYBOARD #737-24

On this date, February 24, 2026, Ryan Sanders Sports Services, LLC, as Ryan Sanders Sports Turf Services, an independent contractor, with its primary place of business located at 3400 East Palm Valley Boulevard, Round Rock, Texas 78665 (“Contractor”), submits this estimate/bid agreement (this “Agreement”) to:

Owner: Pflugerville Parks and Rec (herein “Owner/Operator”)
Address: 400 Immanuel Rd.
Pflugerville, TX 78660
Contact: Shane Mize- Director
ShaneM@pflugervilletx.gov
(512) 990-6357

PROPRIETARY/CONFIDENTIAL INFORMATION – This Agreement and the commercial transaction it references replaces all other previously submitted estimates or bids and related information. The below information related to the scope of work or services to be provided by Contractor for Owner/Operator and the amounts to be paid by Owner/Operator to Contractor are confidential and proprietary. The transfer, copying and use of the descriptions and pricing by Owner/Operator with parties other than Owner/Operator or its employees may not be made without the expressed written consent of Contractor. All information in this proposal is subject to the terms and conditions described below.

SCOPE – Contractor shall provide the following groundskeeping and sports turf maintenance or services for 1849 Ranch Baseball and Softball Fields located at 16430 Cameron Rd, Pflugerville, TX 78660 (the “Project”):

3 Year Daily Maintenance Program:

- Exhibit A

Estimated completion time of the Project is Three (3) Years. The commencement and completion of the work described herein shall be subject to weather or grounds conditions and per the payment terms described below. Said completion of work shall include appropriate clean-up of materials resulting from Contractor’s work.

Owner/Operator will provide the following:

- Area to store equipment.
- Area to stage materials.
- Area for office duties.
- Area to dump spoils.
- Access to Irrigation.
- Access to Restrooms.

TERM OF AGREEMENT – The initial term of the contract is for three (3) years, effective from date of January 1, 2026 through December 31, 2028.

COST –

YEAR ONE (1) One Hundred Sixty-Five Thousand Dollars (\$165,000.00) per annum, payable on terms described herein and prorated as appropriate. (March 1, 2026-December 31, 2026)

YEAR TWO (2): One Hundred Sixty-Eight Thousand Three Hundred Dollars (\$168,300.00) per annum, payable on terms described herein and prorated as appropriate. (January 1, 2027- December 31, 2027)

YEAR THREE (3): One Hundred Seventy-One Thousand Six Hundred Sixty-Five Dollars (\$171,665.00) per annum, payable on terms described herein and prorated as appropriate. (January 1, 2028- December 31, 2028)

OPTION TO EXTEND – It is agreed that Owner may have the option to extend this contract for a period not to exceed three (3) years, one (1) year at a time, subject to the fixed annual escalation describe herein. Notice shall be given at least 60 days prior to termination/expiration. Contractor shall agree to extension within 30 days thereafter until such extension shall become effective. Various aspects of the contract may be altered prior to the extension upon written agreement of both parties.

OPT OUT – This contract shall be cancelled by either party for any reason upon 60 days written notification from one party to another.

Owner/operator must submit a copy of bona fide tax-exempt confirmation documentation upon the execution of this Agreement, if applicable. Per statues of the State of Texas, failure to provide sufficient tax-exempt confirmation may result in taxes being applied to monthly billing.

VALID FOR THIRTY (30) DAYS. Time is of the essence in this Agreement. Owner/operator understands the information contained herein may expires and or be revoked after 30 days from the above date unless executed into an Agreement by authorized signature below.

PAYMENT TERMS – Annual rate will be billed in Twelve (12) equal installments for each year, and shall be billed monthly and payable by the 15th of each month. The first installment is payable upon the execution of this Agreement. Owner’s right to rescind this Agreement shall terminate upon the receipt of the initial down payment. Owner understands work may be halted due to delays in payments. A finance charge equal to One Percent (1%) of the outstanding balance shall be applied to late payments or on resulting partial balances received after the due-date and a LIEN will be filed and pursued against the property, or against tenant’s rights if applicable, after twenty-four (24) hours. A Waiver of Lien Rights, either upon final payment or through progress payments, may be provided as an addendum to or herein this Agreement. Any resulting finance charges shall be applied and continue monthly until the balance is paid in full. Any collection fees or attorney fees related to the collection of past-due payments or defaults of this Agreement shall be borne by the Owner. **Checks may be payable to Ryan Sanders Sports Services, LLC.** Non-sufficient funds or declined credit cards will result in additional fees being charged.

FIRM SCOPE AND PRICING – Both parties agree that Costs are firm within the context of the Scope described herein for services. Only work specified within the descriptions herein is agreed to be completed by Contractor. Any work not indicated in the plans or specifications, that must be added, repaired, or replaced as a result of hidden, concealed, or changed conditions, or that is required for compliance with building codes or other regulations, shall result in a change order, and shall be paid for in full by the Owner, subject to the terms and conditions of this Agreement. Performance schedules shall be determined upon proper execution of this Agreement. All change orders and/or additional billable expenses or work, including agreed upon allowances, associated with variations to the Scope described herein (“Extras”) are to be determined and added to the Cost, including applicable taxes, as necessary and shall become part of this Agreement, under the same terms described herein. Contractor further agrees to give notice to Owner of all claims for Extras, for requests of extensions of time and for damages for delays or otherwise, promptly and in accordance herein this Agreement.

Contractor acknowledges and agrees that any change orders for Extras must be consented to in writing by Owner. An e-mail approval may serve as adequate confirmation of said approval, such approval becoming binding and therefore billable to Owner. Contractor makes no additional warranty, guarantee, or any other assurances, other than those provided by manufacturers, suppliers or vendors of products and/or services. Contractor shall furnish all labor, material, skill and equipment necessary or required to perform all the work in a workmanlike manner for the Project as described. Although it reserves at all times the right to utilize specialized methods, information, or equipment to perform its duties herein, Contractor shall use the degree of skill, efficiency, and knowledge that is possessed by those of ordinary competency and standing in its trade. Contractor shall make the final determination as to the quality of work done and Owner may not for any reason withhold payments based on its determination of quality of work. At no fault of, or in any way the liability of, the Contractor, Owner understands that the outdoor nature of the projects lends itself to exposure to conditions that diminish or deteriorate results, to include but not limited to adverse or inclement weather, subsequent wear and tear or use before proper curing, or improper upkeep or maintenance after work described herein is completed. Contractor shall not bear responsibility for such conditions or results.

SUPERVISORY EMPLOYEES – Owner acknowledges that Contractor has invested considerable amounts of time and money in training its supervisory employees in the systems, procedures, methods, forms, reports, formulas, computer programs, plans, techniques and other valuable information which is proprietary and unique to Contractor’s manner of conducting its business and that such information is available, on a confidential basis, to Contractor’s supervisory employees. Therefore, Owner agrees that supervisory employees of Contractor will neither be hired by Owner or any Affiliate of Owner for the term of this Agreement and one (1) year thereafter, nor will Owner permit supervisory employees of Contractor to be employed on Owner’s premises or on the premises of any Affiliate of Owner for a period of one (1) year subsequent to the termination of this Agreement (unless such employees were formerly employees of Owner), whether as an individual or as owner, partner, majority stockholder, director, officer or employee of a food service provider. For the purpose of this prohibition, “supervisory employees” shall be defined as those persons who have directly or indirectly performed management or professional services at the Locations at any time during the one (1) year period immediately preceding termination of the Agreement.

In addition, Owner agrees that if it violates the conditions set forth in the immediate preceding paragraph, then Owner shall pay to Contractor and Contractor shall accept as liquidated damages and not as a penalty for such breach, an amount equal to two (2) times the annual salary of the Contractor supervisory employee hired by or allowed to work for Owner in violation of the terms of this Agreement.

INDEMNIFICATION – The Owner shall defend, indemnify and hold the Contractor, its officers, officials, employees, subcontractors, and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the Contractor. To the fullest extent allowable by law, the Contractor shall defend, indemnify and hold the Owner, its officers, officials, employees and volunteers harmless from any and all claims, liens, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the Owner.

GOVERNING LAW – This Agreement shall not be modified except in writing signed by both Owner and Contractor and shall be construed and governed by the laws of the State of Texas.

~Signature Page Follows~

This Offer for services, under the terms and conditions described and in exchange for payments and terms defined herein this Agreement, is hereby submitted to Owner/Operator on behalf of Contractor by:



Garrett Reddehase, CPTM
As its President, Turf Operations

As an authorized representative with the legal capacity to do so, and with the intent to be legally bound by contract and therefore promising to pay Contractor for its services as described herein this Agreement, Offer is hereby acknowledged, immediately accepted and Approved for Owner/Operator by:

Signature

Name

Title

Date

EXHIBIT A - Bid #2273.1

SCOPE OF SERVICES: 1849 Ranch

- Mowing: Schedule will be adjusted as necessary and shall occur at a minimum of two (2) times a week, weather permitting. Height of cut will vary throughout the year.
- Irrigation & Maintenance: Set and monitored weekly in conjunction with City of Pflugerville watering regulations. Repairs (rotors and swing joints) will be made when necessary and regular maintenance of the irrigation systems will be performed (i.e. valve boxes kept visible and clean, sprinkler heads adjusted properly, programs monitored and adjusted as necessary, etc.). Any damages done by an entity other than Contractor will be treated as billable. Any renovations will be treated as billable. Irrigation methods shall include infrequent, deep watering tactics.
- Fertilization: Frequency, needs and type of fertilization will be determined by soil testing. Minimum nine (9) granular fertilizations per year.
- Aeration: Two (2) times per year
- Insect/Weed Control: Pre-emergent insect will be applied one (1) time per year. Pre-emergent weed control will be applied three (3) times per year.
- Weed Eating & Edging: To be performed once a week or as needed. All edges will be kept clean, neatly groomed to same level as grass.
- Top Dressing: Two (2) per year. In the event rocks or other foreign material is mixed with the sand, Contractor will make every attempt to remove the foreign material to ensure safety of the users of the field. Any additional top dressing will be treated as billable.
- Lip Work: Performed weekly and will require constant monitoring.
- Mound Work: Repairs as needed during regular use on both game and bullpen mounds.
- Warning Track: edging and weed control performed weekly to maintain a clean and groomed area.
- Painting: Field will be painted one (1) time per week for each season game along with marking the infield. Any additional painting will be treated as billable.
- Dirt Work: Daily dragging. Conditioner to be added to entire skinned area twice per year. Additionally, conditioner will be applied as necessary.
- Resodding: Resodding will be treated as billable.

Material and Equipment to be used with scope:

- Paint to be provided by Contractor with approval of Owner to ensure it meets expected standards. Paint colors required will be determined by Owner. Aerosol paint will be necessary for the laying out of stencils, plate and rubber painting at baseball field and any other needed instances.
- Contractor is to provide NR34 Conditioner, NR34 Red Mound Clay, and NR34 Field Chalk for practices and games for baseball and softball fields. Material provided with the agreement will include twelve (12) pallets of conditioner, six (6) pallets of mound clay, two (2) pallets of chalk (chalk or paint). Any additional or other conditioner, mound clay and chalk can be treated as a billable and ordered upon approval of Owner. Suitable storage shall be provided by Owner.
- All equipment brought in by Contractor shall be in presentable condition. Proper maintenance to the equipment is expected in order to provide quality results. Any damage done through equipment failure or operator negligence will be the sole expense of Contractor. Contractor will be responsible for providing all equipment and tools needed to perform duties within the scope. Additional projects that require special equipment rental will be billable with project.
- Any equipment owned by Owner used by Contractor is to be returned to Owner in original condition minus normal wear and tear. Any repairs needed to equipment being utilized by Contractor are to be covered by Contractor.
- Monthly logs of Services performed shall be submitted for review and tracking of Services. This shall include fertilizer and chemical logs. Soil analysis data, collected during Owner approved schedule, will be submitted with monthly logs.
- All maintenance to be performed per manufacturers suggested maintenance. The maintenance guide will be provided and their schedule will be followed.

Additional Events/Projects outside of Scope:

- All practices and games will be on a schedule provided by Owner to Contractor.
- Events outside of the schedule sports season being held on any fields will be assigned by project/event and will be an additional billable item.
- Landscaping non field areas outside of the mowing, weed-eating, edging and bush trimming will be evaluated on a project basis and will be an additional billable item.

Labor Services included in Scope:

- All staff will maintain a clean neat appearance and will be in uniform during working hours.