

AIA Type Document
Application and Certification for Payment

TO (OWNER): La Vernia ISD
 13600 US Highway 87 West
 La Vernia, TX 78121

PROJECT: La Vernia ISD Track Resurface
 315 Bluebonnet Road
 La Vernia, TX 78121

APPLICATION NO: 25-022 PA1 Revised
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
 _ OWNER
 _ ARCHITECT
 _ CONTRACTOR

FROM (CONTRACTOR): Paragon Sports Constructors
 5001 Saunders Rd
 Fort Worth, TX 76119

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO:

CONTRACT FOR: La Vernia Track Resurface

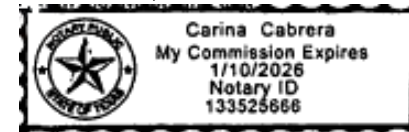
CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	\$	252,769.00
2. Net Change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	252,769.00
4. TOTAL COMPLETED AND STORED TO DATE	\$	252,769.00
5. RETAINAGE:		
a. <u>5.00</u> % of Completed Work	\$	12,638.45 \$60,000
b. <u>0.00</u> % of Stored Material	\$	0.00
Total retainage (Line 5a + 5b)	\$	\$60,000 12,638.45
6. TOTAL EARNED LESS RETAINAGE	\$	192,769.000 240,130.55
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	192,769.000 240,130.55
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	12,638.45 \$60,000

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 payments received from the owner, and that current payment shown herein is now due.



CONTRACTOR: Paragon Sports Constructors
 5001 Saunders Rd Fort Worth, TX 76119

By: Jeane Oakman Date: 12/8/2025
 Jeane Oakman / CFO

State of: TX
 County of: Tarrant
 Subscribed and Sworn to before me this 8th Day of December 2025

Notary Public: Carina Cabrera
 My Commission Expires : 1/10/2026

Paragon Sports, PA 01 dated 12/31/25
Partial Payment of \$ 179,769.00
Retain \$ 60,000.00
(pending completion of warranty and recoloring of track
Catherine Blackler, SPM - AGCM
May 11, 2026

AMOUNT CERTIFIED
 conditions and the data com-
 best of the Architect's
 d, the quality of the work
 entitled to payment of the
 initial all figures on this
 to the amount certified.)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

ARCHITECT:
 By: _____ Date: _____

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.

**AIA Type Document
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TO (OWNER): La Vernia ISD
13600 US Highway 87 West
La Vernia, TX 78121

PROJECT: La Vernia ISD Track Resurface
315 Bluebonnet Road
La Vernia , TX 78121

APPLICATION NO: 25-022 PA1
PERIOD TO: 12/31/2025

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Paragon Sports Constructors
5001 Saunders Rd
Fort Worth, TX 76119

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO:

CONTRACT FOR: La Vernia Track Resurface

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	Mobilization	12,638.00	0.00	12,638.00	0.00	12,638.00	100.00	0.00	631.95
2	Demo and Track Surface Removal	50,554.00	0.00	50,554.00	0.00	50,554.00	100.00	0.00	2,527.70
3	Track Materials	126,385.00	0.00	126,385.00	0.00	126,385.00	100.00	0.00	6,779.25
4	Track Resurface	63,192.00	0.00	63,192.00	0.00	63,192.00	100.00	0.00	1,159.60
REPORT TOTALS		\$252,769.00	\$0.00	\$252,769.00	\$0.00	\$252,769.00	100.00	\$0.00	12,638.45

Paragon Sports, PA 01 dated 12/31/25

Partial Payment of \$ 179,769.00

Retain \$ 60,000.00
(pending completion of warranty and recoloring of track)

Catherine Blackler, SPM - AGCM
May 11, 2026



April 28, 2026

La Vernia Independent School District
c/o Ms. Catherine Blackler, Senior Project Manager AG/CM
13600 US HWY 87 West
La Vernia, TX 78121

Ms. Blackler,

Please use this letter as confirmation that Paragon has agreed to replace the colors on the District's track, including correction of the blue and gray colors, by re-spraying the track with a polyurethane aliphatic colored spray. The new aliphatic spray will provide a durable color-fast coating for the track. The new spray colors are dark grey RAL 7011 for the main track color and blue RAL 5010 for the exchange zones. Prior to respraying the track with the new aliphatic spray, Paragon will address the warranty items, which will include addressing the high-spot in the base mat and the areas where the track has divots. Paragon will complete the repairs and re-spray of the aliphatic coating on or before July 30, 2026. Paragon will coordinate the schedule for the work with La Vernia ISD and agrees to fully cover the cost for the repairs and re-coating. In consideration for Paragon's prompt completion of this corrective work, the District agrees to release \$192,769.00 in payment to Paragon for Paragon's work on the Track Project. The remaining Contract Sum of \$60,000 will be paid within 30 days of completion of the remedial work and full acceptance by the District of the track resurface.

Best Regards,

A handwritten signature in blue ink, appearing to read 'W Chaffe', is written over a light blue horizontal line.

William Chaffe
President
Paragon Sports Constructors

Paragon Sports Constructors is a 100% employee-owned company

WEBSITE
paragon-sports.com

OFFICE ADDRESS
5001 Saunders Rd
Fort Worth, TX 76119

OFFICE NUMBER
817.916.5000

From: [Catherine Blackler](#)
To: "[Stacy Castillo](#)"
Cc: [Belinda Raindl](#); [Makayla Perrill](#)
Subject: RE: RE: LVISD: Track Top Color & Uneven Track Surfacing & striping
Date: Monday, May 4, 2026 12:14:00 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image013.png](#)
[image017.png](#)
[image018.png](#)

Stacy,

Thank you for the quick response.

From: Stacy Castillo <scastillo@wabsa.com>
Sent: Monday, May 4, 2026 12:12 PM
To: Catherine Blackler <cblackler@agcm.com>
Cc: Belinda Raindl <braindl@lvisd.org>; Makayla Perrill <mperrill@wabsa.com>
Subject: RE: RE: LVISD: Track Top Color & Uneven Track Surfacing & striping



External (scastillo@wabsa.com)



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Looks good to me!
Stacy



WALSH GALLEGOS
KYLE ROBINSON & DE LOS SANTOS P.C.

STACY TUER CASTILLO

ATTORNEY | SHAREHOLDER | LICENSED IN TX



210.979.6633



WalshGallegos.com

1020 NE Loop 410, Suite 450, San Antonio, Texas 78209

From: Catherine Blackler <cblackler@agcm.com>
Sent: Monday, May 4, 2026 10:57 AM
To: Stacy Castillo <scastillo@wabsa.com>

Cc: Belinda Raindl <braindl@lvisd.org>

Subject: FW: RE: LVISD: Track Top Color & Uneven Track Surfacing & striping

WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

Morning Stacy

Can you take a look at the attached letter from Paragon and let me know if this meets the expectations to release partial funding.



Catherine Blackler

Senior Project Manager

m: [\(210\) 649-9802](tel:(210)649-9802) | cblackler@agcm.com

From: William Chaffe <wchaffe@paragon-sports.com>

Sent: Tuesday, April 28, 2026 11:52 AM

To: Catherine Blackler <cblackler@agcm.com>; Donald Davis <ddavis@paragon-sports.com>

Cc: Dr. Cone <hcone@lvisd.org>; Belinda Raindl <braindl@lvisd.org>; Jacobo Morales <jmorales@agcm.com>; Michael Rogers <mrogers@agcm.com>; Walter Nu'u <wnuu@agcm.com>

Subject: RE: RE: LVISD: Track Top Color & Uneven Track Surfacing & striping

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Catherine,

Please find attached a letter confirming Paragon's commitment to repairing and re-spraying the running track as we have discussed. Please let us know if this is acceptable and when we would like to discuss a schedule for the work. We believe that pending weather, the repair and respray should not take more than 8-10 days to complete but we should probably plan a full 2 weeks.

Thanks,

William

WILLIAM CHAFFE

PRESIDENT
Paragon Sports Constructors
P: 817-916-5000

Laying The Groundwork For Athletic Success

From: Catherine Blackler <cblackler@agcm.com>

From: William Chaffe <wchaffe@paragon-sports.com>

Sent: Monday, April 20, 2026 4:49 PM

To: Catherine Blackler <cblackler@agcm.com>

Cc: hccone@lvisd.org; Jacobo Morales <jmorales@agcm.com>; Michael Rogers <mrogers@agcm.com>; Walter Nu'u <wnuu@agcm.com>; Donald Davis <ddavis@paragon-sports.com>

Subject: RE: RE: LVISD: Track Top Color & Uneven Track Surfacing & striping

GRAPHUS

Warning: The sender [@wchaffe@paragon-sports.com](mailto:wchaffe@paragon-sports.com) might be a spam sender.
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Catherine,

This email is a follow up of my email below and the discussions that we have had since then regarding the issues with the running track surface at LaVernia. As we discussed, we agreed to finish the track season on the existing surface and observe the color of the track as it continued to cure. Due to the district's continued dissatisfaction with the color(s) of the track, Pargon Sports Constructors has agreed to re-spray the track with a polyurethane aliphatic colored spray. It is my understanding that based on some color samples that were provided, the district has selected dark grey 7011 for the main track color and navy blue 5010 for the exchange zones. The new aliphatic spray should provide a durable color-fast coating for the track. Prior to respraying the track with the new aliphatic spray, Paragon will remove and replace the uneven/raised high-spot in the basemat in the west track radius. We will provide full submittals for the additional work and schedule around their school activities. All of the additional work will be performed at no additional cost to LaVernia ISD.

In order for Paragon to order the additional materials and schedule the work, we would request that the district release all but \$60,000 of our original Purchase Order Sum. Please let us know if this is acceptable.

Thanks,

William

WILLIAM CHAFFE

PRESIDENT
Paragon Sports Constructors

P: 817-916-5000

Laying The Groundwork For Athletic Success

From: William Chaffe

Sent: Wednesday, February 25, 2026 4:39 PM

To: Catherine Blackler <cblackler@agcm.com>

Cc: 'hccone@lvisd.org' <hccone@lvisd.org>; 'jmorales@agcm.com' <jmorales@agcm.com>; Michael

Rogers <mrogers@agcm.com>; 'wnuu@agcm.com' <wnuu@agcm.com>; Donald Davis <ddavis@paragon-sports.com>; William Chaffe <wchaffe@paragon-sports.com>

Subject: RE: LVISD: Track Top Color & Uneven Track Surfacing & striping

Catherine,

I wanted you and the La Vernia team to know that I am aware and have been following the various issues outlined below on the new track surface that we recently installed.

First, I am disappointed that we inadvertently sprayed several cars around the school while performing the work. Overspray is always a concern as the track material does not dry like paint but rather cures with humidity and temperature so stays “sticky” and can present problems in even light winds. We were obviously not cautious enough. We have been in contact with everyone whose cars were affected and I believe have resolved all but one of the “claims”.

Second, it appears that we have some issues on the track as outlined below. I cannot understand the uneven surface or the delamination (just have not seen that in a newly surfaced track) but we will thoroughly investigate those issues and come to a resolution. As it pertains to the color variation in the surface, we do see that from time to time, especially with grey colors as the track surface cures over time...but 76 days also seems like an adequate cure time for the color to stabilize. My understanding is that we are scheduling a meeting with our Conica Representative from Nashville to discuss and will come up with a resolution. I agree that the resolution to all of these issues should be viewed (and performed) in a comprehensive way as opposed to piecemeal.

Finally, we understand the trust that you place in our company when you hire us to construct or resurface your athletic facilities. I want you all to know that Paragon stands behind its work and we will address all your concerns with the track and provide a satisfactory remedy. In the meantime, please continue to use the track as we work through solutions and we will come up with a plan for a remedy that provides a track surface that we can all be proud of and that works for your schedule.

Apologies for the issues and inconvenience.

William



WILLIAM CHAFFE

PRESIDENT
wchaffe@paragon-sports.com

M: 214-649-3282
P: 817-916-5000

ADDRESS
5001 Saunders Road | Fort Worth, TX 76119

WEBSITE
www.paragon-sports.com

Laying The Groundwork For Athletic Success



From: Catherine Blackler <cblackler@agcm.com>

Sent: Monday, February 23, 2026 6:39:53 PM

To: Donald Davis <ddavis@paragon-sports.com>

Cc: Dr. Cone <hcone@lvisd.org>; Michael Rogers <mrogers@agcm.com>; Jacobo Morales <jmorales@agcm.com>; Walter Nu'u <wnuu@agcm.com>

Subject: RE: LVISD: Track Top Color & Uneven Track Surfacing & striping

Dear Donald,

Circling back to our conversation earlier, I wanted to summarize the status of the track.

A. Track Topcoat Color

Today, the District conducted an inspection of the track, and their position regarding the color remains unchanged. Despite the manufacturer's feedback on the anticipated curing and color stabilization, there has not been a significant change toward the specified RAL 7038 (Grey). When compared to the approved color chart, the surface continues to match more of a tan hue.

Our records indicate the top coating was completed on 12/09/25, placing us at 76 days as of today.

For your reference, attached are photos taken on:

- 01/20/26
- 02/23/26 at approximately 9:30 AM
- 02/23/26 at approximately 3:30 PM

B. Warranty Items

The District, AGCM, and Armando (Paragon) walked the track today to review the high point at the D-zone side.

The following observations were noted and will be submitted as warranty items with corresponding photos:

- High points at Lane 7 (two different areas)
- Fading striping
- Topcoat failing/delaminating

Prior to mobilizing to correct any defects, the District requested the topcoat color issue first be resolved.

Could you please let us know what the next steps are for resolving the color concerns?



Catherine Blackler

Senior Project Manager

m: [\(210\) 649-9802](tel:(210)649-9802) | cblackler@agcm.com

From: Catherine Blackler

Sent: Tuesday, January 20, 2026 2:11 PM

To: Donald Davis <ddavis@paragon-sports.com>

Cc: Dr. Cone <hccone@lvisd.org>; Michael Rogers <mrogers@agcm.com>; Jacobo Morales <jmorales@agcm.com>; Walter Nu'u <wnuu@agcm.com>

Subject: LVISD: Track Top Color & Uneven Track Surfacing

Donald,

The district has some concerns that the track color may not be what was originally approved. I've attached the color palette next to the installed track for reference. There's a noticeable difference. It appears to be more in line of the RAL 4003 palette. When you have a chance, could you take a look, research it a bit, and let me know what you find?

Also, while walking the track, we noticed an area with a high spot. It looks like the topcoat may be building up a bit in that area. I've attached a photo for reference.



Catherine Blackler

Senior Project Manager

Central Region

m: [\(210\) 649-9802](tel:(210)649-9802)

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