

## Agenda Item Details

Meeting	Oct 14, 2025 - Bryan City Council Special Meeting
Category	5. Regular Agenda - This agenda consists of items requiring individual consideration by Council.
Subject	A. Approval of the proposed Contact with Lone Star Recreation of Texas, LLC. for the purchase and installation of playground equipment for Travis Bryan Midtown Park in the amount of \$4,227,806.50.
Type	Action (Statutory)
Preferred Date	Oct 14, 2025
Absolute Date	Oct 14, 2025
Fiscal Impact	Yes
Dollar Amount	4,227,806.50
Budgeted	Yes
Budget Source	Bond Funds
Goals	<a href="#">Service</a> <a href="#">Infrastructure</a> <a href="#">Quality of Life</a>

### Summary:

Among other amenities, the August 2018 Program Statement (Masterplan) for the future Travis Bryan Midtown Park includes a playground. The Program Statement (or Masterplan) was the result of months of public input obtained by Burditt Land/Space, the City's consultant, for the initial design concept for Travis Bryan Midtown Park.

Over two (2) years ago, representatives of The Darwood Foundation, a foundation comprised of Doug and Kara French and Stylecraft Builders, Inc., approached the City with a partnership opportunity for a signature playground in Travis Bryan Midtown Park. Through discussions between The Darwood Foundation and the City, The Darwood Foundation donated \$2,000,000 for a signature playground. The City's contribution is \$2,500,000 for a total signature playground budget of \$4,500,000.

On May 22, 2023, a Request of Qualifications (RFQ) for the design and construction of a Signature Park Playground in Travis Bryan Midtown Park was released. The Agreement for Design Build Services was subsequently awarded to SpawGlass Construction Corporation, Inc. on September 5, 2023. After well over a year of schematic design, and numerous review of various layouts and amenities, the Agreement with SpawGlass Construction Corporation, Inc. was terminated by the City Council on April 22, 2025, as the City opted to pursue other options for the playground.

After careful consideration, including reviewing other options and consulting with Doug and Kara French, this Buyboard Purchase Agreement for a playground that encompasses 32,349 square feet of playground, pavilions, and sidewalks is proposed. Details are as follows:

- 125 different play components:
  - Fifty-eight (58) elevated play components,
  - Fifty (50) elevated components accessible by ramp,
  - Seventeen (17) ground level components,
- Twenty-three thousand four hundred twenty-five (23,425) square feet area of improved surfacing,
  - One thousand nine hundred five (1,905) square feet of artificial turf for berms,
  - Twenty-one thousand five hundred twenty (21,520) square feet of poured-in-place rubber shock-absorbing surface,
- Three (3) shaded pavilions with picnic tables,
- A total of 11,201 square feet of shade comprised of both the sail structures and pavilions.

The Lone Star Recreation, LLC proposal (attached) for the playground is \$4,227,806.50. The proposed scope from Lone Star Recreation covers sitework, labor, materials, play structures, and play structure installation. The contract with Lone Star Recreation does not include electrical or restrooms. Additional funding will be required to add to the remaining \$272,193.50 so a park restroom and lighting can be added to the playground. Staff intends to provide lighting and restrooms from different sources.

**Staff Analysis and Recommendation:**

Staff recommends the City Council approve the Contract with Lone Star Recreation of Texas, LLC. In the amount of \$4,227,806.50 for the purchase and installation of playground equipment for Travis Bryan Midtown Park.

**Options:**

1. Approve the purchase of the new playground.
2. Do not approve the purchase of the playground and provide direction to staff.
3. Provide direction to City staff for other alternatives.

**Attachments:**

1. Signed Contract
2. Renderings of proposed structures (draft form to be finalized with review from Doug and Kara French and others)

[Midtown Park Signature Playground Computer Renderings 9-16-2025.pdf \(7,929 KB\)](#)