



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: July 14, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Kraftsman, LLC dba Kraftsman Commercial Playgrounds & Water Parks, through the Buy Board Cooperative Purchasing Network Contract No. 781-25, for the acquisition of materials and construction of park improvements at Briercliff Park for the Parks and Recreation Department; providing for the expenditure of funds therefor; and providing an effective date (File 9021 – awarded to Kraftsman, LLC dba Kraftsman Commercial Playgrounds & Water Parks, in the not-to-exceed amount of \$1,400,711.00).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Strengthen Community and Quality of Life.

INFORMATION/BACKGROUND

The City of Denton Parks and Recreation Department owns a 9.62-acre developed parcel named Briercliff Park, located at 3200 State School Road, Denton, TX 76201. On May 17, 2022, City Council approved John R McAdams Company, Inc. for professional design services for the Briercliff Park Master Plan (Ordinance 22-986). The master plan project consisted of public engagement, needs assessment, conceptual designs, construction documents, and probable cost for the development.

The life cycle for a park master plan consists of the stages below. The project is currently in step 9.

1. Hire a consulting firm
2. Assessment & Rendering Creation
3. Community Engagement & Workshop Meetings
4. Board & Commissions Engagement
5. Final Adoption of Master Plan
6. Construction Document Creation
7. If applicable, Grant Writing/Application
8. Funding Allocation
9. Procurement Process/Construction
10. Grand Opening

From June to August 2022, McAdams, in coordination with Parks and Recreation staff, held a series of planning meetings and conducted a site analysis of the existing park. This work resulted in an

initial conceptual rendering used to gather community feedback. In addition, the Development Service Review Team (Planning, Engineering, Wastewater, Solid Waste, Fire, Transportation) reviewed the initial conceptual plan and provided input to McAdams.

Design development and construction documents continued through 2025 to prepare for project delivery. McAdams subcontracted Kraftsman, an aquatic engineering company, for the design and construction documents related to the sprayground components. Kraftsman was utilized for the Carl Young Sr. Sprayground project in Denton and is an approved Buy Board vendor, enabling cost-effective procurement and construction management for the Briercliff sprayground. The pump room components will align with the systems used throughout the other aquatic facilities for ease of replacing parts, operation, and maintenance.

The proposed contract for Kraftsman will be one of two contractor companies managing the overall construction of Briercliff Park. A separate sealed competitive bid will go out through Purchasing for the primary general contracting firm that will oversee the remainder of the park and coordinate any overlapping construction activities.

The City of Denton has been awarded a Local Parks Grant from the Texas Parks and Wildlife Department (TPWD) in the amount of \$750,000 for the renovation and development of Briercliff Park. All elements relating to the grant scope must be completed no later than September 30, 2027.

The acquisition of materials and construction of park improvements at Briercliff Park has a total estimated cost of \$1,400,711. This estimate includes a \$1,273,374 total base bid amount and a contingency of \$127,337. A contingency allowance, if any, is for the sole use of the City and will be subject to written authorization by the City's Project Manager and Program Manager.

Pricing obtained through the Buy Board Cooperative Purchasing Network has been competitively bid and meets the statutory requirements of Texas Local Government Code 271.102.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 1, 2005, City Council approved the interlocal agreement with the Buy Board Cooperative Purchasing Network (Ordinance 2005-034).

On May 17, 2022, City Council approved John R McAdams Company, Inc. for professional design services for the Briercliff Park Master Plan (Ordinance 22-986).

On January 9, 2023, Parks, Recreation and Beautification Board approved the design of Briercliff Park from John R McAdams Company, Inc. (5-0).

RECOMMENDATION

Award a contract with Kraftsman, LLC dba Kraftsman Commercial Playgrounds & Water Parks, for the acquisition of materials and construction of park improvements at Briercliff Park for the Parks and Recreation Department, for the amount of \$1,273,374 with an additional 10% contingency of \$127,337 in the not-to-exceed amount of \$1,400,711.

PRINCIPAL PLACE OF BUSINESS

Kraftsman, LLC dba Kraftsman Commercial Playgrounds & Water Parks
Spring, TX

ESTIMATED SCHEDULE OF PROJECT

This project will be started upon approval, with a completion date by December 31, 2027. This Buy Board contract expires on September 30, 2028.

FISCAL INFORMATION

These items and services will be funded from a combination of the following:

Funding Source	Amount	Project Number
Briercliff Park Improvements Park Project Fund	\$ 1,375,000.00	400358403
Briercliff Park Improvements Park Dedication Fund	\$ 25,711.00	400358915

Requisition #175769 has been entered into the Purchasing software system in the amount of \$1,273,374. The budgeted amount for this item is \$1,400,711.

EXHIBITS

- Exhibit 1: Agenda Information Sheet
- Exhibit 2: Ordinance and Contract

Respectfully submitted:
Lori Hewell, 940-349-7100
Purchasing Manager

For information concerning this acquisition, contact: Monica Martin, 940-349-8232.

Legal point of contact: Leah Bush at 940-349-8333.