



Meeting Name: Town Council Meeting
Meeting Date: September 24, 2025
Prepared By: Andrea Dobbins, Project/Risk Manager
Item Title: Kagan Park Discussion

DISCUSSION:

At the May 2023 Council meeting, the Town Council gave unanimous consensus to have staff work with Kompan, Inc., as the preferred vendor after selecting Kompan, Inc. from three companies when the replacement of the exercise equipment at Kagan Park was decided on in 2022. The Town Council requested Kompan, Inc. provide design options for the Kagan Park playground renovation project with a cost not to exceed \$225,000. (See attached meeting minutes.)

The Town's purchasing policy, Section XIII, F, allows for exceptions to the formal bid process. This section states:

“The Town may acquire or contract for non-real property, goods, or services without utilizing a sealed competitive method or the other purchasing methods prescribed herein where the Town Council determines by a majority affirmative vote that the sealed competitive method or the other procurement methods (i.e. obtaining written quotations) are not in the best interest of the Town, and that such acquisition without utilizing a sealed competitive method or the written quotations method will not result in the financial disadvantage of the Town. Such contracts shall be placed on the regular Town Council agenda.”

At the May 2024 Council meeting, staff made a presentation with options for new playground equipment and a discussion about ground cover. The presentation featured the results from the community wide survey presenting the four (4) different playground designs from Kompan, Inc. (See attached documentation.) No decision was made at the May 2024 meeting.

At the June 2024 Council meeting, the Town Council unanimously approved applying for a FRDAP grant in the amount of \$150,000. In July 2025, the Town was notified that the state did not approve the grant request.

(Please note: RMPK Funding has indicated that they will reapply for the FRDAP grant at no charge, if directed by the Town. The application deadline is September 30, 2025. A decision for funding would be made by the state July 2026 with executed agreements and commencement documentation taking about 6 months.)

There is currently \$225,000 budgeted for the Kagan Park playground renovation project. \$125,000 is from the One Cent Surtax fund and \$100,000 from restricted funds.

Kompan, Inc. has indicated that they will honor the pricing from January 2024 even though the company has implemented a 10% increase as of January 2025. The estimate for equipment installation and the turf went up by \$19,853.80. The reason for the increase is twofold. First, Safe 4 Play provided a quote to remove the playground equipment (which includes the concrete footers) and the rubber mulch ground cover. The increase also reflects an increase in material costs for the turf. The removal of the playground equipment poses undue liability to the Town; we do not have the ability to obtain the demolition permit required for the removal of the equipment since the Town is not a general contractor and it would be a drain on resources for the Public Works department with their heavy daily workload.

The new adjusted estimates for the playground renovation project total \$224,525.10, with the pricing being honored from 2024. The current budget of \$225,000 would cover the renovation which includes: new playground equipment; the demolition of the existing structure and the removal/disposal of the rubber mulch; all grading site work and drainage preparation; and the installation of the equipment and the turf. An additional 10% of contingency, \$22,452, from the One Cent Surtax fund, would be requested to cover any unforeseen events or conditions during construction.

RECOMMENDATION:

Staff requests that the Town Council consider the options as presented and direct staff how to proceed.

ATTACHMENTS:

Meeting minutes from May 31, 2023; May 22, 2024; June 26, 2024

Memo Kagan Park Ground Cover Discussion (May 22, 2024) with backup

Kagan Park Playground Survey- Town Manager Dyess

Kompan, Inc. Pricing (playground equipment) 09/03/2025

Safe 4 Play Pricing (demolition, site work preparation, installation) 09/07/2025