



# Gregory-Portland Independent School District

---

## BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: DR. ISMAEL GONZALEZ III

CC: BOARD OF TRUSTEES  
BRITTNEY SOLIZ SANDOVAL  
DEBORAH GARZA  
MICHAEL THIEME  
DR. MICHAEL NORRIS  
PENNY ARMSTRONG

DATE: Monday, February 23, 2026

SUBJECT: Discuss and Take Possible Action for CSP# 2526-05 East Cliff  
Elementary Playground Improvements

### PRIORITIES

PRIORITY 1: EXCEPTIONAL STUDENT PERFORMANCE

N/A

PRIORITY 2: HIGH PERFORMING AND ENGAGED WORKFORCE

N/A

PRIORITY 3: QUALITY SERVICE AND IMPACTFUL COMMUNITY ENGAGEMENT

N/A

PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

- 4.1 Annually improve operational processes
- 4.2 Maintain fiscal viability; stewardship; and improve staff knowledge of sustainable budgeting processes
- 4.3 Ensure strategic alignment of resources
- 4.4 Annually improve safety and security

### BACKGROUND INFORMATION:

Type: Action

Bond 2025 included an allocation of **\$2,500,000 for Elementary Playground Improvements** districtwide. During the original facilities assessment and planning process, East Cliff Elementary was identified as a priority campus for replacement due to the age and condition of its existing playground equipment.

The current playground at East Cliff Elementary exceeds 10 years in age and reflects normal wear and tear consistent with prolonged exposure to heavy daily use and coastal environmental conditions. According to guidance from the National Recreation and Park Association (NRPA) and the U.S. Consumer Product Safety Commission (CPSC), commercial playground equipment is typically evaluated for significant renovation or replacement at approximately 10–15 years, depending on usage, materials, maintenance, and environmental exposure. Industry best practices recommend proactive replacement planning to ensure continued compliance with evolving safety standards, accessibility requirements (ADA), and risk management considerations.

In response, the district engaged Lamar Womack & Associates (LWA) to assist in the design of new playground improvements for East Cliff Elementary. District and campus leadership collaborated closely throughout the design process to ensure the project reflects:

- Age-appropriate equipment aligned to elementary grade levels
- Compliance with current safety and accessibility standards
- Proper drainage and site grading considerations
- Budget alignment with Bond 2025 parameters
- Long-term durability and reduced maintenance needs

This agenda item authorizes the award of a contractor to construct the new playground improvements at East Cliff Elementary.

Additionally, the Competitive Sealed Proposal (CSP) included an owner's contingency allowance to address potential playground improvements at other elementary campuses. Any additional work will be prioritized based on a needs assessment conducted collaboratively between campus and district leadership to ensure all district playgrounds remain safe, developmentally appropriate, and conducive to student engagement and physical activity.

The district solicited Competitive Sealed Proposals in accordance with Texas Education Code § 44.031, based on design documents prepared by Lamar Womack & Associates (LWA). Sealed proposals were received by the district by 2:00 p.m. on February 19, 2026. Proposals were publicly opened and subsequently evaluated by a district committee using established procurement criteria to ensure best value to the district.

**RECOMMENDATION:**

Administration recommends that the Board approve the selection and award of a contract to the top-ranked general contractor for East Cliff Elementary Playground Improvements, as determined through the Competitive Sealed Proposal (CSP) process conducted in accordance with Texas Government Code Chapter 2269, Texas Education Code §44.031, and all applicable local board policies.

**FINANCIAL IMPACT AMOUNT AND FUNDING SOURCE (IF APPLICABLE):**

BOND 2025 Allocation: \$2,500,000

**BOARD RELATED POLICY:**

CH (LEGAL) (LOCAL)

CV (LEGAL) (LOCAL)

**ACTION ITEM SUGGESTED MOTION (if applicable):**

That the Board accept Administration’s recommendation and make a motion to approve and award a contract to \_\_\_\_\_, the top-ranked proposer for CSP# 2526-05 Construction of East Cliff Elementary Playground Improvements, including potential improvements at additional campuses as determined necessary. The proposer was selected through the Competitive Sealed Proposal (CSP) process and evaluated in accordance with Texas Government Code Chapter 2269, Texas Education Code §44.031, and all applicable local board policies.