

RESOLUTION NO. 23 OF 2026

A RESOLUTION ACCEPTING THE LOWEST RESPONSIVE AND RESPONSIBLE BID AND AWARDING A CONTRACT TO JCON, INC. FOR CONSTRUCTION OF A STREET DEPARTMENT EQUIPMENT SHED; AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT AND RELATED DOCUMENTS; AND FOR OTHER PURPOSES

WHEREAS, the City of Benton, Arkansas, duly advertised for sealed bids for the construction of a Street Department Equipment Shed to replace a structure damaged during the January 2025 ice storm; and

WHEREAS, bids were received, opened, and reviewed in accordance with applicable law and the City's purchasing requirements; and

WHEREAS, the City Council has reviewed the bid tabulation and finds that the bid submitted by JCon, Inc. in the amount of One Hundred Nine Thousand Four Hundred Fifty-One Dollars (\$109,451.00) is the lowest responsive and responsible bid for the project; and

WHEREAS, the City Council further finds that awarding the contract to JCon, Inc. is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:

SECTION 1. Acceptance of Bid and Award of Contract.

The City Council hereby accepts the bid submitted by JCon, Inc. and awards the contract for construction of the Street Department Equipment Shed to JCon, Inc. in the amount of One Hundred Nine Thousand Four Hundred Fifty-One Dollars (\$109,451.00), as the lowest responsive and responsible bidder.

SECTION 2. Authorization to Execute Contract and Related Documents.

The Mayor, or the Mayor's duly authorized representative, is hereby authorized and directed to execute, on behalf of the City of Benton, the construction contract and such related documents as are reasonably necessary to carry out the intent of this Resolution, including without limitation notices to proceed, change orders as permitted by the contract and applicable law, and related project administration documents.

SECTION 3. Payment Authority.

The Mayor, the Mayor's authorized designee, the Chief Financial Officer, and other appropriate City officials are authorized to process and pay approved pay applications, retainage, and properly authorized change orders in accordance with the contract documents and availability of appropriated funds.

SECTION 4. Contract Administration.

The Street Department and other appropriate City personnel are authorized to administer the project, verify performance, review payment applications, and coordinate completion of the work.

SECTION 5. Effective Date.

This Resolution shall be effective immediately upon its adoption.

PASSED AND APPROVED this 27th day of April, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk



Office of Administrative Services
 114 S. East Street
 Benton, AR 72015

Request for Proposals

| | |
|--|---|
| Bid Number: RFP 2026-04 | Buyer: Mandy Spicer, Chief Financial Officer |
| Commodity: Street Department Equipment Shed | Bid Opening Date: Monday, April 6, 2026 |
| Department: Streets & Drainage | Bid Opening Time: 10:15 am |
| Date Issued: Friday, March 20, 2026 | |

All proposals will be accepted until **Monday, April 6, 2026**. All proposals must be placed in a sealed package clearly marked on the outside "**City of Benton Street Department Equipment Shed RFP**" The envelope should be properly addressed to the City of Benton with the Proposer's name and address indicated outside on the sealed package. An unsigned proposal will be considered non-responsive.

| | |
|-------------------------|------------------------------|
| Mailing Address: | Bid Opening Location: |
| 410 River Street | 410 River Street |
| Benton, AR 72015 | Benton, AR 72015 |

JCON INC.
 Printed Name of Company

PO BOX 330 Bryant AR 72089 / 11607 Fern Creek Benton, AR 72019
 Company Address

501-794-1963 Telephone Number n/a Fax Number

bhenley@jconincorporated.com / ctillery@jconincorporated.com
 E-Mail Address

Brian Henley Printed Name of Authorized Signature 4/6/26 Date

[Signature] Authorized Signature 4/6/26 Date



Section 1 – General Information

Introduction: This Request for Proposal is issued by the City of Benton to build a equipment shed for the City of Benton Street department.

Background: The City of Benton is a municipal government organization. The City has multiple departments that are stationed at different locations within the city. The departments are as follows: Mayor/Elected Officials, City Clerk, City Attorney, Administrative Services, Police, Fire, Community Development, Marketing, Streets & Drainage, Animal Control, and Parks & Recreation.

Caution to Bidders:

1. Vendors **must** submit four (4) signed, original RFP responses and one (1) digital in PDF format on a flash drive, on or before the date specified on page one.
2. The City of Benton has the right to award this proposal to any Proposer regardless of proposal price. Proposals may not be withdrawn within 60 days after the proposals are opened. Proposal processes shall be in accordance with state law.
3. The City of Benton reserves the right to award a contract or reject any or all proposals and to waive any and all informalities associated with the proposal, if it is in the best interest of the City to do so. Bids may be rejected for one or more reasons not limited to the following:
 - a. Failure of the vendor to submit bid on or before the deadline established by this RFP.
 - b. Failure to sign the Official RFP Document.
 - c. Failure to complete the Official RFP Price Sheet.
 - d. Any wording by the vendor in their response to this RFP which conflicts with or takes exception to a requirement in the RFP.
 - e. Failure of any proposed goods or service to meet or exceed the specifications.

Equal Employment Opportunity Policy: The City of Benton does not discriminate because of race, sex (including pregnancy), religion, color, handicap, national origin, age, genetic information, or political affiliation and complies with the requirements of the Americans with Disability Act.



Delivery of Response Documents: It is the responsibility of vendors to submit bids at the place, on or before the date and time, set in the RFP solicitation documents. RFP documents received after the date and time designated for bid opening are considered late bids and shall not be considered.

General Terms and Conditions for Proposals

1. **Restrictive or Ambiguous Specifications:** It is the responsibility of the prospective Proposer to review the entire RFP packet and to notify the Purchasing Department if the specifications are formulated in a manner that would unnecessarily restrict competition. Any such protest or question regarding the specifications of proposal procedures must be received in the Purchasing Department not less than seventy-two (72) hours prior to the time set for proposal opening. These requirements also apply to specifications that are ambiguous.
2. **Taxes:** **Make sure to include all applicable taxes in your proposal.**
3. **Liabilities:** The Proposer shall hold the City of Benton, its officers, elected officials, agents, servants, and employees, harmless from liability of any nature or kind because of use of any copyrighted or un-copyrighted composition, secret, process, patented or unpatented invention, articles or appliances furnished or used under this proposal, and agrees to defend, at his own expense, any and all actions brought against the City of Benton because of the unauthorized use of such articles.
4. **Terms and Conditions:** In the event of a conflict between the proposal specifications and these terms and conditions, the specifications will govern.
5. **Warranties:** All warranty information must be furnished.
6. **Alternate Proposals:** Alternate proposals are not acceptable and will be rejected unless authorized by the invitation to proposal. Alternate proposals are defined as proposals that do not comply with the proposal terms, conditions, and specifications. Proposers may submit more than one proposal providing that all such proposals comply with proposal terms, conditions, and specifications.
7. **Public Access to Procurement Information:** All public records pertaining to purchasing shall be open for inspection during normal business hours. Information relating to the award of a particular contract shall be public only after evaluation of that proposal or proposal has been completed.
8. **Accidents:** The awarded Proposer(s) will report to THE CITY's designated representative any and all accidents involving any property damage or personal injury immediately following said accident or discovery of accident damage. THE CITY shall be indemnified and held harmless for each accident.



Definitions:

"Applicant" - Proposer

"City" or "City of Benton" – The City of Benton, Arkansas

"Hourly Labor Rate" - hourly rate without cost of materials per person

"Proposer" - the individual, firm, partnership, joint venture or corporation which submits a proposal to the City of Benton in response to this RFP.

"RFP" - Request for Proposals

Evaluation and Award: After complete evaluation of the proposals, the anticipated award will be posted to the City of Benton Procurement website.



Section 2 – Company Background/ Experience

Proposer should provide the following:

- Services the proposer specializes in, the primary markets served and the number of total employees.
- Number of years that the proposer has been in existence.

References: Vendor must furnish three (3) references for projects completed within the last five (5) years that best demonstrates the Proposer's experience with projects similar in scope to what is outlined in this proposal. The references should include the name of the business as well as contact name, phone number, and email address.

Insurance: Prior to award, the successful vendor shall furnish an approved Certificate of Insurance from a company or agent licensed in the State of Arkansas and must keep insurance in force throughout the contract period and any extensions. The insurance may not be modified without the City of Benton's approval.

The following is a list of liability limits for Worker's Compensation and Employee Fidelity Coverage and standard limits as outlined by vendor's insurance carrier.

1. Worker's Compensation and Employee Liability Policy

| | |
|-----------------------|---------------------------|
| Worker's Compensation | Statutory Limits |
| Employer's Liability | \$1,000,000 each accident |

2. Comprehensive General Liability Policy

Premises and Operation
Contractual Insurance
Personal Injury

Each item listed in section 2 must have:

| | |
|-----------------|--|
| Bodily Injury | \$500,000 each person \$500,000 each occurrence |
| Property Damage | \$2,000,000 each occurrence \$2,000,000 aggregate |

The Vendor shall assume all liability for any accidental or criminal occurrence.



Section 3 – Scope of Services

Scope of Services: The City of Benton is seeking proposals for a equipment shed to be installed at the City of Benton Street Department.

Equipment Shed General Requirements:

- The equipment shed shall be 35' wide + 240' long.
- Vendor shall include a graphical representation of their solution with their proposal which satisfies the specifications as noted below.
- The equipment shed shall contain a warranty for, at a minimum, a period of one (1) year for workmanship and materials from the date of completion.

Facility Specifications:

- Building Geometry
 - Width: 35'-0"
 - Length: 240'-0"
 - Eave Height: 14'-0"
 - Front Cantilever: 3'-0"
 - Rear Eave Overhang: 4"
- Structural System
 - 6x6 Pressure treated posts @ 12'-0" O.C.
 - Posts Embedded in 24" diameter x 24" deep concrete piers
 - 35' prefabricated wood trusses @ 12'0" O.C.
 - 2x6 knee braces @ each post (minimum 40" length)
 - Roof purlins: 2x6 dimensional lumber with bracket hangars at each connection
- Cladding
 - Roof: 26 gauge metal panels
 - Walls: 26 gauge metal panels (closed on 3 sides)
- Concrete Pad (rear wall)
 - 8'-0" Wide concrete pad along entire rear wall (240 linear feet)
 - Thickness: 6"
 - Reinforcement: #4 rebar @ 18" O.C. each way
- Subgrade Preparation
 - The City of Benton shall prepare and provide a properly graded and compacted subgrade prior to commencement of construction
 - Contractor assumes subgrade is suitable for construction unless otherwise noted.



- Design Loads (IBC 2021/ASCE 7-16)
 - Roof live load (TCLL): 20psf
 - Roof dead load (TCDL): 6 psf
 - Bottom chord dead load (BCDL): 4 psf
 - Wind Speed: 105 mph
 - Exposure: C
 - Risk Category: III
 - Enclosure Classification: Closed
 - Ground Snow Load (PG): 15 psf
 - Trusses Designed for Unbalanced snow loading
- Roof Truss Specifications
 - Truss Span: 35'-0"
 - Truss Spacing: 12'-0" O.C.
 - Design Standard: ANSI/TPI 1-2014
 - Building Code: IBC 2021
 - Wind Design: ASCE 7-16
 - Top Chord: 2x8 SP 2400f-2.0E (or better)
 - Bottom Chord: 2x8 SP 2400f-2.0E (or better)
 - Web members: 2x4 SP (min #2 grade unless noted otherwise)
 - Plate Type: WAVE/HS 18SS
 - Minimum Plate Area: 2.30 sq in per piece
 - Live Load Deflection: L:360
 - Total Load Deflection: L:240
 - Trusses to be installed per BCSI bracing requirements
- Electrical Allowance
 - Six (6) LED area lights installed along the length of the structure
 - Six (6) 120V duplex outlets installed along the structure
 - Lights and outlets mounted on trusses and 6x6 posts at alternating bays for the full 240' length
 - Light fixtures shall be equivalent to or equal to the light fixtures installed in the existing vehicle storage facility
 - Electrical service assumed to be provided to the easternmost corner of the structure
 - Contractor assumes adequate service capacity is available at the point of connection



Proposal Response Requirements:

The proposal shall include the following:

- **Cover Letter** – a letter of introduction, including the name and address of the Vendor submitting the proposal and then name, address, and phone number of the person(s) to contact who will be authorized to present and bind the Vendor to all commitments made in the response.
- **Approach to the Project** – Proposer should identify the project team, background, and all relevant experience. This includes any subcontractors the proposer plans on utilizing. Proposer provides in detail the implementation plan and schedule for all aspects of the project. Warranty of the system shall be explained in detail.
- **Background** – Proposer should provide the following:
 - Services the Proposer specializes in, the primary markets served
 - Number of years that the Proposer has been in existence
- **Implementation plan** - Proposer should provide in detail the implementation plan and schedule for all aspects of the project.
- **Pricing** - A successful bid shall provide all labor, material, equipment, delivery, installation, removal, disposal of old materials, taxes, and insurance to perform the scope of work.
- **Complete copy of RFP including appropriate signatures** – Provide a copy of the RFP with signatures certifying understanding and compliance with the total proposal package.

Bidders shall also meet with Street Department staff prior to submission of proposals. Specifications are available within this document as well as at the following location within regular business hours.

Benton Street Department
305 W Hazel Street
Benton, AR 72015

Tentative start date would be May 2026.

Bid questions due no later than, Friday, March 27, 2026, to

John Richey
Benton, AR
John.Richey@bentonar.org



Official RFP Price Sheet

All applicants must fill out the form below, along with the appropriate authorized signatures.

| | Price |
|--|---------------|
| Total Bid for Street Department Equipment Shed | \$ 109,451.00 |

Upon signing this form, the applicant is acknowledging that all information provided in this RFP is true and will provide documentation requested.

Price given above is the final to the City of Benton and includes all taxes, overhead and profit to the bidder. The City of Benton reserves the right to accept any or all part of bids, to reject any or all bids and to award to the bid deemed in the best interest to the City.

JCON INC.

Printed Name of Company

PO Box 330 Bryant, AR 72089 / 1167 Fern Creek Benton AR 72019

Company Address

501-794-1963

Telephone Number

n/a

Fax Number

bhenley@jconincorporated.com / ctalley@jconincorporated.com

E-Mail Address

Brian Henley

Printed Name of Authorized Signature

4/6/20

Date

Authorized Signature

4/6/20

Date



501-794-1963
501-454-7653
501-794-9097
bhenley@jconincorporated.com
P.O. Box 330 , Bryant, AR 72089

Attn: City of Benton
Re: Statement of Bidders Qualifications
Date: April 6, 2026

Please find the qualifications for JCon Inc. listed below:

Principals: Brian Henley - President
1167 Fern Creek
Benton, AR 72019

Business Address: P.O. Box 330
Bryant, AR 72089
Phone: 501-794-1963

Contractor License Number - 0051000426
General Contractor since 1995
T.I.N # - 710768093

Project References

1. City of North Little Rock – Louise Street Drainage
Contract value: approximately \$150k
Description of work: Drainage Improvements along Louise Street
David Cook, Chief Engineer 700 W 29th Street North Little Rock, AR 72114
501-371-8339
2. Benton Streetscapes South Street Ph. I & II (City of Benton)
Contract value: \$357,960 (Phase I) & \$214,412 (Phase II)
Description of work: Sidewalks, Curb & Gutter, Drainage, Street lights, handicap ramp
City of Benton 200 N. Main Street Benton, AR 72015
501-303-5670
3. City of NLR – Bishop Lindsey Streetscapes
Contract Value: \$415k
Description of work: Sidewalks, Curb and Gutter, Landscaping, Drainage
Half & Marlar – Brian Vines 5318 JFK Blvd. North Little Rock, AR 72116
4. City of Benton – Streets Department
Contract Value: Varied
Description of work: Various Sidewalks, Driveways, Curb & Gutter projects, etc. for the city.
John Ritchie, Director
City of Benton 501 W Hazel Street, Benton, AR 72015
501-776-5990