RESOLUTION NO. 70 OF 2026

A RESOLUTION ACCEPTING THE LOWEST RESPONSIVE PROPOSAL AND AWARDING A CONTRACT TO OLTMANS ROOFING FOR THE HOLLAND PARK ADULT SOFTBALL CONCESSION STAND ROOF REPLACEMENT; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE CONTRACT AND RELATED DOCUMENTS; AND FOR OTHER PURPOSES

WHEREAS, the City of Benton, Arkansas, a city of the first class, issued Request for Proposals No. 2026-12 on September 9, 2026, for the Holland Park Adult Softball Concession Stand Roof Replacement project, and received and publicly opened proposals on September 25, 2026; and

WHEREAS, Eight (8) proposals were received and were reviewed in accordance with the terms of Request for Proposals No. 2026-12 and the City's purchasing requirements; and

WHEREAS, Oltmans Roofing submitted a proposal in the amount of Twenty-Two Thousand One Hundred Seventy-Seven Dollars ($22,177.00); and

WHEREAS, the estimated cost of the project does not exceed Fifty Thousand Dollars ($50,000.00); the project is therefore not subject to the advertised-bidding requirements of Ark. Code Ann. § 22-9-203 or to the contractor's bond requirement of Ark. Code Ann. § 18-44-503(a), and the cost is below the competitive-bidding threshold of Ark. Code Ann. § 14-58-303(b)(1) for a city of the first class; and

WHEREAS, the City Council finds that the proposal submitted by Oltmans Roofing is the lowest responsive proposal received, that Oltmans Roofing is a responsible proposer, and that awarding the contract to Oltmans Roofing is in the best interest of the City; and

WHEREAS, Ark. Code Ann. § 14-54-302(b) provides that the execution of all contracts on behalf of a municipality shall be performed by the mayor and city clerk or recorder when authorized by a resolution in writing approved by a majority vote of the governing body present and participating.

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

SECTION 1. Acceptance of Proposal and Award of Contract.

The City Council hereby accepts the proposal submitted by Oltmans Roofing in the amount of Twenty-Two Thousand One Hundred Seventy-Seven Dollars ($22,177.00) for the Holland Park Adult Softball Concession Stand Roof Replacement project and hereby awards the contract to Oltmans Roofing, subject to the conditions stated in Section 3 of this Resolution.

SECTION 2. Authorization to Execute Contract.

The Mayor and the City Clerk are hereby authorized and directed to execute, on behalf of the City of Benton, a written contract with Oltmans Roofing for the Holland Park Adult Softball Concession Stand Roof Replacement project, in a form approved by the City Attorney, and to execute any other documents necessary or appropriate to carry out the purposes of this Resolution.

The Mayor is further authorized to approve payment to Oltmans Roofing in an amount not to exceed Twenty-Two Thousand One Hundred Seventy-Seven Dollars ($22,177.00), in accordance with the terms and conditions of the contract and subject to the availability and appropriation of funds. No change order, allowance, or other sum in excess of that amount shall be paid without further authorization by the City Council.

SECTION 3. Conditions Precedent to Execution.

Before the contract is executed, Oltmans Roofing shall deliver to the City (a) a certificate of insurance evidencing commercial general liability and workers' compensation coverage in the amounts required by the City, naming the City of Benton and its officials, officers, employees, and agents as additional insureds on the liability coverage; (b) evidence of any license required by law for the work; and (c) a written warranty covering materials and workmanship. The contract shall require Oltmans Roofing to indemnify the City, shall not require the City to indemnify Oltmans Roofing, and shall not waive or limit any immunity available to the City under Ark. Code Ann. § 21-9-301. The contract shall further provide that the amount stated in Section 1 is the complete price for the work, inclusive of removal and lawful disposal of the existing roofing materials, and that deck replacement or other extra work shall be performed only upon a written change order authorized as required by this Resolution.

SECTION 4. Effective Date.

This Resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED this 26th day of October, 2026.

Tom Farmer

Tom Farmer, Mayor

Cindy Stracener

Cindy Stracener, City Clerk

Office of Administrative Services
410 River Street
Benton, AR 72015

Request for Proposals

Bid Number: RFP 2026-12	**Buyer:** Mandy Spicer, Chief Financial Officer
Commodity: Adult Softball Concession Stand Roof Replacement	**Bid Opening Date:** Friday, September 25, 2026
Department: Benton Parks & Recreation	**Bid Opening Time:** 11:15 am
Date Issued: Wednesday, September 9, 2026	

All proposals will be accepted until **Friday, September 25, 2026**. All proposals must be placed in a sealed package clearly marked on the outside "**Adult Softball Concession Stand Roof Replacement 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

Oltmans Roofing
Printed Name of Company

1405 Salem Road Benton, AR 72019
Company Address

501-687-7663
Telephone Number

Fax Number

admin@oltmans.biz
E-Mail Address

Jeremiah Oltmans
Printed Name of Authorized Signature

9/23/26
Date

Authorized Signature

9/23/26
Date

Official RFP Price Sheet

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

Total Bid for Adult Softball Concession Stand Roof	Price $ 22,177.00

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.

Oltmans Roofing
Printed Name of Company

1405 Salem Road Benton, AR 72019
Company Address

501-687-7643
Telephone Number

Fax Number

admin@oltmans.biz
E-Mail Address

Jeremian Oltmans
Printed Name of Authorized Signature

9/23/26
Date

Authorized Signature

9/23/26
Date

Oltmans Roofing - Benton
1405 Salem Rd
Benton, AR 72019

Phone: (501) 687-7663

Company Representative
Chris Lawrenz
Phone: (501) 817-6172
Chris@oltmans.biz

Proposal

09/23/2026
Claim Information

Adult Softball Concession Stand - Roof
City of Benton
410 River Street
Benton, AR 72015-4206
(501) 249-9205

Job: Adult Softball Concession Stand - Roof

Roofing Section

-Remove and properly dispose of the existing roofing materials as required. Inspect the roof decking for visible damage and notify the homeowner of any deteriorated decking requiring replacement. ($50/Sheet) Deck replacement is not included unless specifically noted in this proposal.

-Install a premium synthetic underlayment over the roof deck to provide a secondary weather barrier. Install ice and water shield in all roof valleys and low-slope areas for added protection against water infiltration. Install all required drip edge, eave trim, and manufacturer-approved accessories.

-Furnish and install a new standing seam metal roofing system using concealed fastener metal panels, custom-fabricated trim, ridge cap, rake trim, valleys, transition flashings, pipe boots, and all required accessories. Panels and trim will be installed in accordance with manufacturer specifications and local building codes to provide a durable, long-lasting, weather-resistant roofing system.

-Install new flashing at all roof penetrations, walls, chimneys, skylights, and other transitions as applicable to ensure a watertight seal. Replace all plumbing vent flashings with new compatible pipe boots.
The roof will be installed using concealed fastening methods to provide a clean, modern appearance while minimizing exposed fasteners and reducing long-term maintenance.

-Upon completion, all roofing debris and materials will be removed from the property, magnetic nail cleanup will be performed, and the work area will be left in a clean condition.

-A final quality inspection will be completed to ensure the roofing system meets manufacturer specifications and Oltmans Roofing's workmanship standards.

-Manufacturer material warranties and Oltmans Roofing workmanship warranty will be provided upon completion in accordance with the selected roofing system.

TOTAL $22,177.00

Starting at **$259/month** with Acorn FINANCE · **APPLY**

BID TABULATION – RFP 2026-12: Adult Softball Concession Stand Roof Replacement

City of Benton, AR · Parks & Recreation · Buyer: Mandy Spicer, CFO · Issued 9/9/2026 · Bid opening Fri 9/25/2026, 11:15 AM · 410 River Street, Benton, AR 72015

Rank	Bidder	Location	Proposed Roof System	Total Bid ($)	$ Over Low Bid	Key Observations
1	**Oltmans Roofing**	**Benton, AR**	**Standing seam, concealed fastener, 24-ga (24-ga per information relayed to City; not in proposal)**	**$22,177.00**	**-**	**Lowest price, company background or warranty terms submitted. Ice/water shield limited to valleys & low slope; deck replacement excluded ($50/sheet). COI shows $100K employer's liability (RFP: $1M). 24-ga panel confirmed outside the bid documents.**
2	**Langford – Option 1 (R-Panel)**	Texarkana, TX	R-Panel (per price sheet notation)	$27,500.00	$5,323.00	Exposed-fastener R-Panel – confirm it meets 'same style roof' requirement. 5-yr workmanship warranty only (form watermarked SAMPLE). Past Performance list supplied separately; no formal 3-reference page.
3	**True Grit Construction**	Bradford, AR	Fortify Signature 200 precoated panel (profile not stated)	$31,786.00	$9,609.00	Signature lines blank on RFP p.1 and Price Sheet (RFP: unsigned proposal is non-responsive). Full scope acknowledgment, 10-yr workmanship + paint-film warranty. References are remodel/construction jobs, not roofing. No license/COI in packet.
4	**Metal Roof Pros**	Hot Springs, AR	Not stated for this job (company refs show standing seam)	$37,400.00	$15,223.00	Only three project names – no reference contacts; employee count omitted; no job-specific scope. License restricted to <$1.5M (project is under). COI: E.L. $100K; CGL expires 11/8/26.
5	**Langford – Option 2 (Standing Seam)**	Texarkana, TX	Standing seam (per price sheet notation)	$40,950.00	$18,773.00	Standing-seam option. Same documentation gaps as Option 1 (SAMPLE-watermarked 5-yr workmanship warranty, no manufacturer warranty, no formal reference page).
6	**Wagner General Contractors**	Kensett, AR (HQ: Bartlett, TN)	Not stated	$42,722.00	$20,545.00	General contractor (25 yrs, 60 employees) with 5% bid bond (not required) and COI that meets all RFP limits. But no scope, roof system or warranty submitted; references lack emails. Priced between Langford Opt 2 and Arkansas River Valley.
7	**Arkansas River Valley Roofing & Restoration**	North Little Rock, AR	MBCI 24-ga, 16" LokSeam standing seam	$46,500.00	$24,323.00	Most complete narrative: full scope, 24-ga standing seam, 3 references, warranties described. License and COI not in packet. Ties HD Roofing at the high bid.
7	**HD Roofing & Construction**	Conway, AR	Not stated	$46,500.00	$24,323.00	Price sheet, references (no emails) and COI only – no scope, roof system, warranty or company background. Ties Arkansas River Valley at $46,500.