

**RESOLUTION NO. 17 OF 2026**

**A RESOLUTION ACCEPTING THE LOWEST RESPONSIVE AND RESPONSIBLE BID FOR THE PICKLEBALL COURT EXPANSION AND RESURFACING AT TYNDALL PARK; 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 pickleball court expansion and resurfacing at Tyndall Park (the “Project”); and

**WHEREAS**, bids were received, opened, and reviewed in accordance with applicable law and City purchasing policies and procedures; and

**WHEREAS**, the City Council finds that the bid submitted by Wagner General Contractors in the amount of One Hundred Twenty-Two Thousand Four Hundred Fifty-Four Dollars (\$122,454.00) is the lowest responsive and responsible bid for the Project and that acceptance of that bid 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.**

The City Council hereby determines that the bid submitted by Wagner General Contractors in the amount of \$122,454.00 is the lowest responsive and responsible bid for the Project and approves acceptance of that bid for the pickleball court expansion and resurfacing at Tyndall Park.

**SECTION 2. Authorization to Execute Contract and Related Documents.**

The Mayor is hereby authorized and directed to execute, on behalf of the City of Benton, the construction contract and such related documents as are necessary to carry out the purposes of this Resolution, including required bonds, insurance documents, and notices to proceed, subject to the availability of appropriated funds and compliance with applicable law and City policy.

**SECTION 3. Payment Authority.**

The Mayor or the Mayor’s authorized designee, together with the Chief Financial Officer, is authorized to process payment for work properly performed in accordance with the contract documents, including approved pay applications and retainage, if applicable, subject to verification of performance and availability of appropriated funds.

**SECTION 4. Effective Date.**

This Resolution shall be effective immediately upon passage and approval.

PASSED AND APPROVED the 16<sup>th</sup> day of March, 2026.

  
\_\_\_\_\_  
Tom Farmer, Mayor

  
\_\_\_\_\_  
Cindy Stracener, City Clerk



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

# Request for Proposals

<b>Bid Number:</b> RFP 2026-01	<b>Buyer:</b> Mandy Spicer, Chief Financial Officer
<b>Commodity:</b> Pickleball Expansion & Resurfacing	<b>Bid Opening Date:</b> Friday, February 27, 2026.
<b>Department:</b> Benton Parks & Recreation	<b>Bid Opening Time:</b> 10:15 am
<b>Date Issued:</b> Thursday, February 12, 2026.	

All proposals will be accepted until **Friday, February 27, 2026**. All proposals must be placed in a sealed package clearly marked on the outside **“City of Benton Pickleball Expansion & Resurfacing 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.

<b>Mailing Address:</b>	<b>Bid Opening Location:</b>
410 River Street	410 River Street
Benton, AR 72015	Benton, AR 72015

Wagner General Contractors, Inc

Printed Name of Company

1601 W. Wilbur Mills Ave, Kensett, AR 72082

Company Address

501-203-0704

Telephone Number

N/A

Fax Number

amanda@wagnergeneral.com

E-Mail Address

Shelton Allen Wagner, Jr

Printed Name of Authorized Signature

2-27-2026

Date

Authorized Signature

2-27-2026

Date

PICKLEBALL EXPANSION AND RESURFACING

BID# RFP 2026-01

PROPOSAL FROM:

**WAGNER GENERAL CONTRACTORS, INC**

GENERAL COMMERCIAL CONTRACTOR

SHELTON ALLEN WAGNER, JR -PRESIDENT

ALICIA M. WAGNER-SECRETARY/TREASURER

AMANDA BURNS-CONSTRUCTION ADMIN

ADDRESS: 1601 WILBUR MILLS AVE

KENSETT, AR 72082

501-203-0704

[amanda@wagnergeneral.com](mailto:amanda@wagnergeneral.com)

Wagner General Contractors is a full-service general construction firm that has been in continuous operation since 2001. Since our inception, we have performed park and recreation construction projects as a core component of our business, delivering facilities that serve communities safely and reliably for the long term.

Our firm specializes in general construction with significant experience in heavy civil and recreational infrastructure. Over the past two decades, we have successfully completed projects for numerous municipalities throughout Arkansas, Mississippi, and Tennessee. These projects have included site development, athletic courts, park improvements, drainage infrastructure, concrete construction, and associated civil work.

Because of our extensive municipal experience, we understand the unique requirements of public projects, including budget stewardship, coordination with city staff, adherence to specifications, and minimizing disruption to active public spaces. Our longevity in the industry reflects our commitment to quality workmanship, schedule reliability, and strong client relationships.

Recreational construction has been part of our identity since 2001. From athletic surface installations to broader park infrastructure improvements, we approach each project with attention to durability, performance, and community impact. Our experience across multiple states and municipalities positions us to deliver recreational facilities that are built to serve the public for years to come.

Dear Selection Committee,

Wagner General Contractors is pleased to submit our proposal for the Tennis Court Overlay Project for the City of Benton. We appreciate the opportunity to partner with the City to enhance its recreational facilities and provide a durable, high-quality playing surface for the community.

Our team brings extensive experience in site improvements, athletic surface preparation, and construction within active public environments. We understand the importance of delivering a finished product that is structurally sound, visually appealing, and capable of long-term performance with minimal maintenance. Wagner General Contractors is committed to completing this project safely, efficiently, and in accordance with all specifications and scheduling requirements.

For this project, we will focus on:

- Proper surface preparation and repair to address existing deficiencies
- High-quality overlay installation designed for longevity and consistent playability
- Coordination with City representatives to minimize disruption to park operations
- Clear communication, schedule transparency, and proactive problem solving throughout construction

We are confident that our experience, attention to detail, and commitment to client satisfaction make us a strong partner for this project. Our goal is to provide the City of Benton with a finished tennis court surface that serves residents well for years to come.

Thank you for your consideration. We look forward to the opportunity to work with the City and would be glad to answer any questions or provide additional information as needed.

Sincerely,

Dakota Ellis  
Project Manager  
Wagner General Contractors

## **Pickleball Court Overlay and Reconfiguration – City of Benton**

Wagner General Contractors will deliver this project with a focus on proper surface performance, drainage, player safety, and long-term durability. The work includes removal of the existing rubberized court surface installed over a concrete base, court reorientation from east–west to north–south, extension of the slab with concrete and structural fill, installation of a new pickleball overlay system, and new fencing with provisions for positive water flow.

### **1. Pre-Construction Coordination and Layout**

We will coordinate with the City of Benton to confirm access, staging, and construction sequencing. Survey and layout will be performed to establish the new north–south court orientation, verify elevations, and confirm grading necessary to maintain proper drainage away from the playing surface.

### **2. Removal of Existing Rubberized Surface**

The existing rubberized court surfacing will be mechanically removed without damaging the underlying concrete slab. Removal operations will include:

- Careful separation of adhered surfacing materials
- Surface grinding and cleaning to remove residue and ensure bond readiness
- Proper disposal of removed materials

Following removal, the concrete base will be inspected for cracks, spalls, or settlement.

### **3. Concrete Base Preparation and Repairs**

The existing concrete slab will be prepared to receive the new overlay system. This will include:

- Crack repair and joint treatment as needed
- Surface profiling and cleaning to promote proper adhesion
- Minor leveling or patching to ensure a consistent playing surface

### **4. Court Extension and Reorientation (North–South Alignment)**

To accommodate the new orientation, the court will be extended at the back using a combination of structural fill and new concrete placement.

Work will include:

- Excavation and placement of properly compacted dirt fill to achieve required grades
- Installation of base material and compaction to prevent future settlement
- Forming and pouring new concrete slab tied into the existing slab where appropriate
- Finishing to ensure flush transitions and consistent slope across the entire court

This process will create a unified playing surface aligned north–south, improving playability by reducing sun glare for players.

## **5. Drainage and Water Flow Considerations**

Proper drainage will be incorporated throughout the project. The court will be sloped to promote positive water runoff, and fencing design will allow water to pass without trapping debris or creating ponding conditions. Grading adjustments around the court perimeter will ensure surrounding water is directed away from the playing surface.

## **6. Pickleball Overlay Installation**

Once the concrete base is properly prepared and cured, the pickleball court surfacing system will be installed in accordance with manufacturer recommendations. Installation will focus on:

- Uniform surface texture for consistent ball response
- Proper coating thickness and curing between applications
- Regulation pickleball striping and layout
- Slip-resistant, durable finish suitable for outdoor play

Weather conditions will be monitored to ensure optimal installation and curing performance.

## **7. Fencing Installation**

New fencing will be installed to define the court and enhance safety while maintaining drainage flow. Installation will include:

- Setting posts with proper alignment and depth
- Fence fabric installation with appropriate tension
- Bottom clearance or drainage accommodations to prevent water buildup
- Installation of gates and access points as required

## **8. Final Inspection and Project Closeout**

Upon completion, we will conduct a walkthrough with City representatives to verify compliance with project requirements. The site will be cleaned, excess materials removed, and the court prepared for use.

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This approach ensures a high-quality pickleball facility with proper orientation, drainage performance, and long-term durability. By carefully integrating new concrete work with the existing slab and installing a professional overlay system and fencing, Wagner General Contractors will deliver a court that provides safe and enjoyable play for the community.

# WAGNER GENERAL CONTRACTORS, INC

## PROJECT REFERENCES

### 1. Maumelle Pickleball Complex

110 Edgewood Drive

Maumelle, AR 72113

Owner: Mayor Caleb Norris (City of Maumelle)

[501-851-2500/mayor@maumelle.org](mailto:501-851-2500/mayor@maumelle.org)

### 2. Tennis Courts Improvements for Frayser Tennis Center

2907 N. Watkins

Memphis, TN 38127

Owner: City of Memphis

Lenita Winfrey-Purchasing

[901-636-6156/lenita.winfrey1memphistn.gov](mailto:901-636-6156/lenita.winfrey1memphistn.gov)

### 3. Warehouse Pickleball Courts

1601 W. Wilbur Mills Ave

Kensett, AR 72082

Owner: Shelton Allen Wagner, Jr

[501-203-0704/amanda@wagnergeneral.com](mailto:501-203-0704/amanda@wagnergeneral.com)

# OCCUPATION PRIVILEGE LICENSE

by  
CITY OF KENSSETT, ARKANSAS

No. 1388

THIS CERTIFIES THAT Wagner General Contractors Inc  
is authorized to pursue the business or occupation of Contractor

\_\_\_\_\_ with this city,  
to and including the 31 day of December, 2026, having paid the  
City Collector of said city the sum of five dollars DOLLARS Amt. \$ 50.00  
In Testimony Thereof, I have hereunto set my hand on this, 8 day of 29, 2025.

**DISPLAY THIS RECEIPT.**

Angel Hochstetler, Mayor

Not due again until Jan. 2027



# Official RFP Price Sheet

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

	Price
Total Bid for Pickleball Court Resurfacing	\$ 122,454

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.

Wagner General Contractors, Inc

Printed Name of Company

1601 W. Wilbur Mills Ave, Kensett, AR 72082

Company Address

501-203-0704

Telephone Number

N/A

Fax Number

amanda@wagnergeneral.com

E-Mail Address

Shelton Allen Wagner, Jr

Printed Name of Authorized Signature

2-27-2026

Date

Authorized Signature

2-27-2026

Date

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we Wagner General Contractors, Inc., 1601 W Wilbur Mills Ave., Kensett, AR 72082

as Principal, hereinafter called the Principal, and Great American Insurance Company

a corporation duly organized under the laws of the State of Ohio

as Surety, hereinafter called the Surety, are held and firmly bound unto Benton Parks and Rec c/o Mandy Spicer, CFO

as Obligee, hereinafter called the Obligee, in the sum of Five Percent of Amount Bid

Dollars(\$ 5% ),

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Pickle Ball Expansion and Resurfacing.

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 27th day of February, 2026.

[Handwritten signature] (Witness)



Hannah Glover

(Witness)

Hannah Glover

Wagner General Contractors, Inc.

[Handwritten signature] (Principal) (Seal)  
President (Title)

Shelton Allen Wagner, Jr., President

Great American Insurance Company

(Surety)  
[Handwritten signature] (Title)

Michael A. McDaniel, Attorney-in-Fact



**GREAT AMERICAN INSURANCE COMPANY®**

**Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740**

The number of persons authorized by this power of attorney is not more than **THREE**

No. 0 21420

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
MICHAEL A. MCDANIEL	ALL OF	ALL
RICHARD H. WHITLEY	MEMPHIS, TENNESSEE	\$100,000,000
JAMES S. BROWN		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this **27TH** day of **JUNE**, 2025

Attest

GREAT AMERICAN INSURANCE COMPANY



*Atty L C B*

Assistant Secretary

*[Signature]*

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

JOHN K. WEBSTER (877-377-2405)

On this **27TH** day of **JUNE**, 2025, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



**SUSAN A KOHORST**  
Notary Public  
State of Ohio  
My Comm. Expires  
May 18, 2030

*Susan A Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

**CERTIFICATION**

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this **27th** day of **February**, 2026



*Atty L C B*

Assistant Secretary





## Benton Parks Vendor Application

1. Legal name of organization, firm, individual or partnership submitting proposal:

Wagner General Contractors, Inc

2. Address of principal place of business:

1601 W. Wilbur Mills Ave, Kensett, AR 72082

3. The person on your staff who will be the primary contact for services:

Name: Amanda Burnsed Phone: 501-203-0704

4. Experience in field renovations/rehabilitation services (describe services you have offered and years of experience):

General Commercial Construction Services, we self perform demolition, concrete, clean up door/hardware installation, rough carpentry work.

5. Does your organization have a current Business License? If yes, please provide a copy with your submittal. Please be advised that bidders will be required to have a current Business License and will be required to obtain a City of Benton Privilege License.

Yes  No

6. Proposed services:

Describe the services proposed for the Department. Describe the type of features of the menu or products to be offered.

commercial contracting