



COMMISSIONERS COURT  
COMMUNICATION

COURT ORDER NUMBER 145283

PAGE 1 OF 7

DATE: 5/20/2025

**SUBJECT: BID NO. F2024184 - ANNUAL CONTRACT FOR HVAC CHILLER MAINTENANCE, REPAIR, AND PARTS REPLACEMENT - FACILITIES MANAGEMENT - SPAETH MACHINE SHOP, INC.**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court accept payment bond for Bid No. F2024184, Annual Contract for HVAC Chiller Maintenance, Repair, and Parts Replacement, for Facilities Management, with Spaeth Machine Shop, Inc. for \$45,072.63.

**BACKGROUND**

On October 15, 2024, the Commissioners Court, through Court Order #144099, awarded Bid No. F2024184, Annual Contract for HVAC Chiller Maintenance, Repair and Parts Replacement, Countywide, to the following vendors:

- Primary      A&G Services d/b/a A&G Piping, Inc.
- Bernhard MCC, LLC
- CEC Facilities Group, LLC
- Daikin Applied d/b/a Daikin Applied Americas, Inc.
- Spaeth Machine Shop, Inc.

Quote #TWR-250056 received from Spaeth Machine Shop, Inc. meets all specifications and is acceptable to Facilities Management. Spaeth Machine Shop, Inc. will provide all labor, materials, and equipment to replace one air-cooled chiller compressor.

A payment bond is part of the requirements in order for the contractors to begin work. The bond is required solely for the protection of all claimants supplying labor or furnishing materials used on the project.

**FISCAL IMPACT**

Funding in the amount of \$45,072.63 is available in account 100000-2025 General Fund/Various Cost Centers/532025 Air Conditioning Maintenance Contract.

SUBMITTED BY	Purchasing	PREPARED BY:	Julian Cano
		APPROVED BY:	Christopher Lax, CPSM, CPSD, CPCP

**MERCHANTS**  
**BONDING COMPANY**<sup>TM</sup>

MERCHANTS NATIONAL BONDING, INC. P.O. BOX 14498, DES MOINES, IOWA 50306-3498  
PHONE: (800) 678-8171 FAX: (515) 243-3854

**PAYMENT BOND**

**STATUTORY PAYMENT BOND PURSUANT TO CHAPTER  
2253 OF THE TEXAS GOVERNMENT CODE AS AMENDED**

(McGregor Act-Public Works)

(Penalty of this bond must be 100% of Contract amount)

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 101303963

That, Spaeth Machine Shop, Inc.

(hereinafter called the Principal), as Principal, and Merchants National Bonding, Inc., a corporation organized and existing under the laws of the State of Iowa, (hereinafter called the Surety), as Surety are held and firmly bound unto Tarrant County Auditor's Office

(hereinafter called the Obligee) in the amount of Forty Five Thousand Seven Hundred Two & 63/100

Dollars ( \$45,072.63 ),

for the payment whereof, the Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written contract with the Obligee, dated the 7th day of March, 2025, to Quote No. TWR-250056 for Tarrant County 350 Building -350 W Belknap St

Air Cooled Chiller Compressor Replacement

which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall pay all claimants supplying labor and material to him or a subcontractor in the prosecution of the work provided for in said contract, then, this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code as amended and all liabilities on this bond shall be determined in accordance with the provisions of said Chapter to the same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the Principal and Surety have signed and sealed this instrument this 7th day of April, 2025.

Witness (if Individual or Firm) or Attest (if Corporation)

Spaeth Machine Shop, Inc.

(Seal)

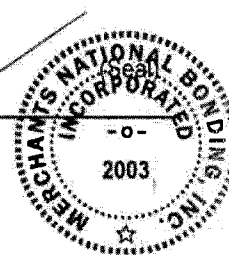
By: \_\_\_\_\_

Countersigned, if required:

N/A

Merchants National Bonding, Inc.

By: Tricia Batolong  
Tricia Batolong, Atty-in-Fact



**MERCHANTS**  
**BONDING COMPANY™**

MERCHANTS NATIONAL BONDING, INC. • P.O. BOX 14498 • DES MOINES, IOWA 50306-3498  
PHONE: (800) 678-8171 • FAX: (515) 243-3854

**ADDENDUM TO BOND**

This Addendum is in reference to the bond(s) to which it is attached.

Merchants National Bonding, Inc. ("Merchants") deems the digital or electronic image of Merchants' corporate seal below affixed to the bond(s) to the same extent as if a raised corporate seal was physically stamped or impressed upon the bond(s). The digital or electronic seal below shall have the same force and effect as though manually fixed to the bond(s).

All terms of the bond(s) remain the same.

Signed and effective March 23, 2020.

**MERCHANTS NATIONAL BONDING, INC.**



By: \_\_\_\_\_

*Larry Taylor*  
Larry Taylor, President

**MERCHANTS**  
**BONDING COMPANY**<sup>TM</sup>  
**POWER OF ATTORNEY**

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Aaron Endris; Ben D Smith; Brian E Lewis; Jeffrey P Pratt; Norma Camarillo; Theresa Miller; Tricia Balolong

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

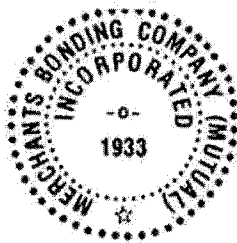
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

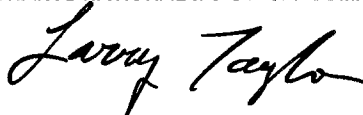
In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July, 2024.

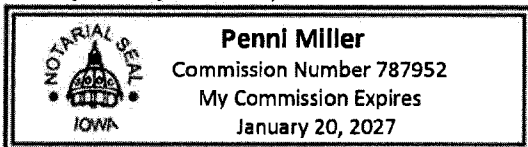


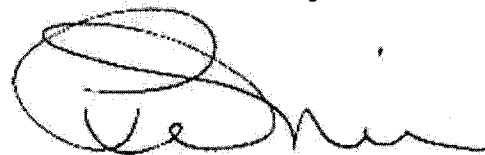
MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By   
President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 29th day of July, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

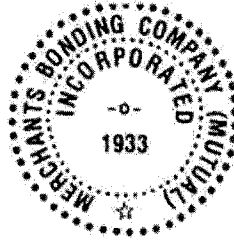


  
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 7th day of April, 2025.



  
Secretary



MERCHANTS BONDING COMPANY (MUTUAL) • MERCHANTS NATIONAL BONDING, INC.  
P.O. Box 14498 • DES MOINES, IOWA 50306-3498 • (800) 678-8171 • (515) 243-3854 FAX

**Please send all notices of claim on this bond to:**

Merchants Bonding Company (Mutual) / Merchants National Bonding, Inc.

P.O. Box 14498

Des Moines, Iowa 50306-3498

(515) 243-8171

(800) 678-8171

Physical Address: 6700 Westown Parkway, West Des Moines, Iowa 50266

**Spaeth Machine Shop, Inc**

2120 E. Grauwlyer Rd  
Irving, TX 75061

**QUOTE**

Quote Number: TWR-250056

Quote Date: Mar 5, 2025

Page: 1

Voice: 972-438-3804

Fax: 972-438-8210

<b>Quoted To:</b>
TARRANT COUNTY AUDITORS OFFICE 100 E. Weatherford St, #506 Fort Worth, TX 76196-0103

*Tarrant county 350 building  
350 W. Belknap Street  
Air cooled chiller compressor replacement  
FORT WORTH, TX 76196  
TARRANT*

Customer ID	Good Thru	Payment Terms	Sales Rep
8179448599	4/4/25	Net 30 Days	Thomas W. Riley

Quantity	Item	Description	Unit Price	Amount
1.00	FLEM	Per RFB- F2024184		
1.00	MECH	Furnish labor, equipment, & materials to:		
1.00		1) Mechanically & electrically isolate unit for service.		
1.00		2) Arrive on site		
1.00		3) Lockout/tagout circuit for repairs		
1.00		4) Recover old refrigerant out of compressor		
1.00		5) Remove old existing compressor utilizing A-frame		
1.00		6) Dispose of old compressor to epa standards		
1.00		7) Supply & install new compressor using A-frame & 4 wheel dolly		
1.00		8) Reconnect all electrical & copper fittings		
1.00		9) Pull vaccum & weigh refrigerant back in.		
1.00		10) Return unit back to normal operation.		
1.00	TM	Total Materials. Compressor, contactor, refrigerant & misc materials	28,106.40	28,106.40
88.00	TL	Total Journey man hours	175.00	15,400.00
		2- Journeyman 8 hrs day @ 4 days		
		3- Journeyman 8 hrs day @ 1 day		
1.00		Adder- Bond additional \$1,566.23 to final invoice	1,566.23	1,566.23
1.00	WORKS	All work to be performed DURING normal business hours, Mon - Fri, 8 AM - 5 PM.		
		Any work done outside of scope will be added to the invoice.		
1.00		- Shipping cost to be added to final invoice		

ACCEPTANCE SIGNATURE \_\_\_\_\_

PURCHASE ORDER NUMBER \_\_\_\_\_

Subtotal	45,072.63
Sales Tax	
<b>TOTAL</b>	<b>45,072.63</b>

\* REGULATED BY THE TEXAS DEPARTMENT OF LICENSING & REGULATION, AUSTIN, TEXAS, (800) 803-9202, (512) 463-6599 \*TACLA17847E.



## TAKINGS IMPACT ASSESSMENT CHECKLIST

Complete this form for any county action that involves the adoption of a regulation, policy, guideline, court resolution, or order.

Project/Regulation Name: Bid No. F2024184 - Annual Contract for HVAC Chiller Maintenance, Repair, and Parts Replacement - Facilities Management - Spaeth Machine Shop, Inc.

County Department: PURCHASING

Contact Person: Melissa Lee, C.P.M., A.P.P.

Phone Number for Contact Person: (817) 884-3245

Type of TIA Performed: SHORT TIA or FULL TIA. Circle one after answering the questions in Sections II and III below.

\*\*\*\*\*

### I. Stated Purpose

Attach to this checklist an explanation of the purpose of the regulation, policy, guideline, court resolution, or order.

\*\*\*\*\*

**Note: The remainder of this Takings Impact Assessment Checklist should be completed in consultation with the Criminal District Attorney's Office.**

### II. Potential Effect on Private Real Property

1. Does the county action require a physical invasion, occupation, or dedication of real property?

Yes \_\_\_\_\_ No √

2. Does the county action limit or restrict a real property right, even partially, or temporarily?

Yes \_\_\_\_\_ No √

If you answered yes to either question, go to Section III. If you answered no to both, STOP HERE and circle SHORT TIA at the top of the form.

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