



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER _____

PAGE 1 OF 11

DATE: 11/19/2024

SUBJECT: BID NO. 2022-210 - ANNUAL CONTRACT FOR MECHANICAL AND PLUMBING SERVICES - FACILITIES MANAGEMENT - FREER MECHANICAL CONTRACTORS, INC.

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court accept payment bond for Bid No. 2022-210, Annual Contract for Mechanical and Plumbing Services, Countywide, with Freer Mechanical Contractors, Inc. for \$63,406.25.

BACKGROUND

On September 27, 2022, the Commissioners Court, through Court Order #139280, awarded Bid No. 2022-210, Annual Contract for Mechanical and Plumbing Services, for Facilities Management, to the following vendors:

Primary	A&G Piping, Inc. Alpha Mechanical Contractors, LLC Assured Mechanical Solutions, LLC CEC Facilities Group CMP Commercial Construction, Inc. Daikin Applied Americas, Inc. Denali Construction Services, LP Entech Sales and Service, LLC Enviromatic Systems Services, Inc. Freer Mechanical Contractors, Inc.
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On July 11, 2023, the Commissioners Court, through Court Order #141221, approved the first renewal option.

On August 6, 2024, the Commissioners Court, through Court Order #143601, approved the second and final renewal option.

A payment bond is part of the requirement for the contractor to begin work. The bond is required solely for the protection of all claimants supplying labor or furnishing materials used on this project.

FISCAL IMPACT

Funding in the amount of \$63,406.25 is available in account 10000-2025 General Funds/3110901000 Reproduction Center/532011 Building Maintenance.

SUBMITTED BY	Purchasing	PREPARED BY:	Candace Kelly-Winston
		APPROVED BY:	Christopher Lax, CPSM, CPSD, CPCP

RIDER

Attached to and forming part of Bond No. **8054211**, effective **October 3, 2024**, on behalf of **Freer Mechanical Contractors, Inc.**, of **Fort Worth, TX**, in favor of the **Tarrant County**, and in the amount of **Fifty thousand five hundred fifty one and 36/100---** **(\$50,551.36)**.

It is understood and agreed that effective **October 30 2024**

The **Bond Amount** shall be changed from **Fifty thousand five hundred fifty one and 36/100 --- (\$50,551.36)**,

To

Sixty three thousand four hundred six and 25/100 --- (\$63,406.25).

All other terms and conditions to remain as originally written.

Signed, sealed and dated this **30th** day of **October**, **2024**.

Amerisure Mutual Insurance Company

By 

Tracy Tucker, Attorney-in-Fact



AMERISURE MUTUAL INSURANCE COMPANY
AMERISURE INSURANCE COMPANY
AMERISURE PARTNERS INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company are corporations duly organized under the laws of the State of Michigan (herein collectively the "Companies"), and that the Companies do hereby make, constitute and appoint:

TRACY TUCKER, STEVEN TUCKER, KEVIN J. DUNN, W. LAWRENCE BROWN

BENNETT BROWN AND ROBERTA H. ERB

of Tucker Agency, Ltd., its true and lawful Attorney(s)-in Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge, for and on its behalf and as its act and deed, bonds or others writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts or suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

ONE HUNDRED MILLION (\$100,000,000.00) DOLLARS

This Power of Attorney is granted and signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company at meetings duly called and held on February 17, 2022.

"RESOLVED, that any two of the President & Chief Executive Officer, the Chief Financial Officer & Treasurer, the Senior Vice President Surety, the Vice President Surety, or the General Counsel & Corporate Secretary be, and each or any of them hereby is authorized to execute, a Power of Attorney qualifying the attorney-in-fact named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that President & Chief Executive Officer, Chief Financial Officer & Treasurer or General Counsel & Corporate Secretary each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company;

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto electronically/digitally or by facsimile, and any such Power of Attorney or certificate bearing such electronic/digital or facsimile signatures or electronic/digital or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached;

FURTHER RESOLVED, that any work carried out by the attorney-in-fact pursuant to this resolution shall be valid and binding upon the Company."



By:

Michael A. Ito, Senior Vice President Surety

By:

Aaron Green, Vice President Surety



IN WITNESS WHEREOF, Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 26th day of April, 2023.

Amerisure Mutual Insurance Company
Amerisure Insurance Company
Amerisure Partners Insurance Company

State of Illinois
County of Kane

On this 26th day of April, 2023, before me, a Notary Public personally appeared Michael A. Ito, of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company and Aaron Green of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



M. Kenny, Notary Public

I, Christopher M. Spaude, the duly elected Chief Financial Officer & Treasurer of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company, do hereby certify and attest that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Companies, which remains in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 30th day of October, 2024.

Christopher M. Spaude, Chief Financial Officer & Treasurer

RIDER

Attached to and forming part of Bond No. **8054211**, effective **October 3, 2024**, on behalf of **Freer Mechanical Contractors, Inc.**, of **Fort Worth, TX**, in favor of the **Tarrant County**, and in the amount of **Thirty two thousand three hundred twenty five and 43/100--- (\$32,325.43)**.

It is understood and agreed that effective **October 28, 2024**

The **Bond Amount** shall be changed from **Thirty two thousand three hundred twenty five and 43/100 --- (\$32,325.43)**,


To

Fifty thousand five hundred fifty one and 36/100 --- (\$50,551.36).

All other terms and conditions to remain as originally written.

Signed, sealed and dated this **28th** day of **October**, 20**24**.

Amerisure Mutual Insurance Company

By 
Tracy Tucker, Attorney-in-Fact



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FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto electronically/digitally or by facsimile, and any such Power of Attorney or certificate bearing such electronic/digital or facsimile signatures or electronic/digital or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached;

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By:

Aaron Green, Vice President Surety



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County of Kane

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IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 28th day of October, 2024.

Christopher M. Spaude, Chief Financial Officer & Treasurer

**STATUTORY PAYMENT BOND PURSUANT TO CHAPTER 2253
OF THE TEXAS GOVERNMENT CODE AS AMENDED
BY THE 73RD TEXAS LEGISLATURE, 1993**

(PUBLIC WORKS)

KNOW ALL MEN BY THESE PRESENTS:

That, **Freer Mechanical Contractors, Inc.**, (hereinafter called the Principal), as Principal, and **Amerisure Mutual Insurance Company**, a corporation organized and existing under the laws of the State of **Michigan**, with their principal office in the City of **Farmington Hills, MI** (hereinafter called the Surety), as Surety, are held and firmly bound unto **Tarrant County**, (hereinafter called the Obligee) in the amount of **Thirty two thousand three hundred twenty five and 43/100** Dollars (**\$32,325.43**), for the payment whereof, the said 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 **3rd** day of **October**, 2024, for **600 S Sylvania Sewer Line 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 said 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 Texas Government Code as amended by Acts of the 73rd Legislature, 1993, and all liabilities on this bond to all such claimants shall be determined in accordance with the provisions of said Chapter to the same extent as if it were copied at length herein.

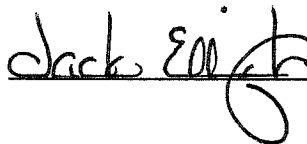
IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this **3rd** day of **October**, 2024.

Attest:



Freer Mechanical Contractors, Inc.

By:

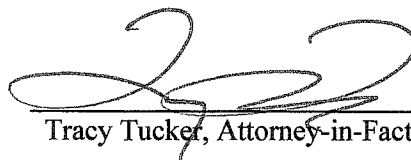


(SEAL)

Witness:



**Amerisure Mutual Insurance
Company**



Tracy Tucker, Attorney-in-Fact

(SEAL)



AMERISURE MUTUAL INSURANCE COMPANY
AMERISURE INSURANCE COMPANY
AMERISURE PARTNERS INSURANCE COMPANY

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DOUGLASS A. REED, BENNETT BROWN AND ROBERTA H. ERB

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County of Kane

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Christopher M. Spaude
Christopher M. Spaude, Chief Financial Officer & Treasurer



MECHANICAL CONTRACTORS, INC.

October 3, 2024

To: **Randy Corley**
Tarrant County

Re: **600 S. Sylvania Sewer Line Replacement**

Sub: **Proposal (Time and Material)**
RFB 2022 - 210

Freer Mechanical Contractors, Inc. will furnish material and labor per the following scope of work:

WORK TO INCLUDE:

- Saw Cut and Removal
Using electric wall saw cut 55' x 2' trench.
Use plastic to protect surroundings
Hand dig trench for sanitary line.
- Remove existing sewer line.
- Prepare existing sewer line for new connections.
- Install approx. 120' of new pvc pipe and fittings.
- Install (2) clean outs.
- Connect new sewer line to existing.
- Back fill with clean sand and compact.
- Install reinforcing steel and dowel into existing concrete.
- Place and finish 3500 PSI concrete match finish.
- Clean up daily
- Saw cutting and demo work will be performed on Overtime.

Journeyman OT hours (160 hrs. @ 96.58) is ...	\$ 15,452.80
Labor Total is ...	\$ 15,452.80
Material Total is ...	\$ 3,753.20
Sub ...	\$ 12,331.00
Bond Fee ...	\$ 788.43
TOTAL BID AMOUNT ...	\$ 32,325.43

WORK TO EXCLUDE (for clarification):

- Sales tax
- Bond Fees

We appreciate the opportunity to submit this quote. If you have any questions, please advise.

Sincerely,

Kevin Bottom

Project Manager



MECHANICAL CONTRACTORS, INC.

October 14, 2024

To: Randy Corley
Tarrant County

Re: 600 S. Sylvania Single Restroom Sewer Line Replacement

Sub: Proposal (Time and Material)
RFB 2022 - 210

Freer Mechanical Contractors, Inc. will furnish material and labor per the following scope of work:

WORK TO INCLUDE:

- Saw Cut and Removal
Using electric wall saw cut 27' x 2' trench.
Use plastic to protect surroundings
Hand dig trench for sanitary line.
- Remove existing sewer line.
- Prepare existing sewer line for new connections.
- Install approx. 30' of new pvc pipe and fittings.
- Connect new sewer line to existing.
- Back fill with clean sand and compact.
- Install reinforcing steel and dowel into existing concrete.
- Place and finish 3500 PSI concrete match finish.
- Clean up daily
- Saw cutting and demo work will be performed on Overtime.

Journeyman OT hours (80 hrs. @ 96.58) is ...	<u>\$ 7,726.40</u>
Labor Total is ...	<u>\$ 7,726.40</u>
Material Total is ...	<u>\$ 2,280.26</u>
Sub ...	<u>\$ 7,774.73</u>
Bond Fee ...	<u>\$ 444.54</u>
TOTAL BID AMOUNT ...	<u>\$ 18,225.93</u>

WORK TO EXCLUDE (for clarification):

- Sales tax

We appreciate the opportunity to submit this quote. If you have any questions, please advise.

Sincerely,

Kevin Bottom
Project Manager



MECHANICAL CONTRACTORS, INC.

October 28, 2024

To: Randy Corley
Tarrant County

Re: Phase 3
600 S. Sylvania Single Restroom Sewer Line Replacement

Sub: Proposal (Time and Material)
RFB 2022 - 210

Freer Mechanical Contractors, Inc. will furnish material and labor per the following scope of work:

WORK TO INCLUDE:

- Saw Cut and Removal
Using electric wall saw cut 10' x 2' trench.
Use plastic to protect surroundings
Hand dig trench for sanitary line.
- Remove existing sewer line.
- Prepare existing sewer line for new connections.
- Install approx. 10' of new pvc pipe and fittings.
- Connect new sewer line to existing.
- Back fill with clean sand and compact.
- Install reinforcing steel and dowel into existing concrete.
- Place and finish 3500 PSI concrete match finish.
- Clean up daily
- Saw cutting and demo work will be performed on Overtime.

Journeyman OT hours (52 hrs. @ 96.58) is ...	\$	5,022.16
Labor Total is ...	\$	5,022.16
Material Total is ...	\$	1,572.00
Sub ...	\$	5,947.20
Bond Fee ...	\$	313.53
TOTAL BID AMOUNT ...	\$	12,854.89

WORK TO EXCLUDE (for clarification):

- Sales tax

We appreciate the opportunity to submit this quote. If you have any questions, please advise.

Sincerely,

Kevin Bottom

Project Manager



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. 2022-210 - Annual Contract for Mechanical and Plumbing Services - Facilities Management - Freer Mechanical Contractors, 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.
