

THE PUNCH LIST

NEWS & INSIGHTS FOR SUBCONTRACTORS

SUBCONTRACTORS ASSOCIATION OF THE METROPLEX

JULY 2026



ASSOCIATION LEADERSHIP

President: Tommy Parker, Fox Electric
Vice President: Rob Petitti, INSURICA
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Secretary: Matthew Singel, Anderson Paving
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Director: Benny Aguilar, Aguilar Concrete Services
Director: Brad Chandler, Intex Electric
Director: Tom Crossland, SitePro Rentals
Legal Counsel: Sewall "Spike" Cutler, Cutler Smith, P.C.
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Events: Robert Petitti, Chairperson
Legislative: Ben Crowell, Chairperson
Membership: Benny Aguilar, Chairperson
Philanthropy: Vacant
Safety: Tommy Parker, Chairperson

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Subcontractors Association
of the Metroplex

MEMBERSHIP



GROW



EDUCATE



MENTOR



NETWORK

STRONGER TOGETHER. BUILDING TOMORROW.

MEMBERSHIP DIRECTORY

[CLICK HERE TO VIEW THE FULL DIRECTORY](#)

Access the most up-to-date member listing online anytime.

MEMBER SPOTLIGHT

Fox Electric: Employee Recognition

Fox Electric is extremely proud of the following employees who just graduated from IEC (Dallas and Fort Worth), the four-year electrical apprenticeship training program: they worked full-time while also attending school for FOUR YEARS!

Jacob Shahan
Zachary Bobenmoyer
Andrew Proctor
Curtis Ashcraft
Nicholas Epting
Anthony Renteria
Jose Torres-Loyola
Thomas Nelson
Andrew Edwards
Adrian Bravo

Anthony Majano
David Gomez Jr.
Ryan Thompson
David Romero
Jack Sanders
Jared Swilley
Jesus Caballero
Hunter Keating
Anthony Delgado
Christian Hernandez-Rosas

[IEC Dallas](#)



INDEPENDENT
ELECTRICAL
CONTRACTORS

[IEC Fort Worth](#)



\$342.5M
TOTAL LIEN VALUE FILED
Across North Texas



1,583
TOTAL LIENS FILED
Across North Texas



\$216,376
AVERAGE LIEN AMOUNT
Across North Texas



1,140
LIENS OVER \$10K
71.9% of all liens



**69% OF ALL LIENS FILED WERE
UNDER \$50,000**

Nearly 7 out of every 10 liens filed this year have been under \$50K, a reminder that protecting receivables matters just as much on smaller jobs as it does on major commercial projects.



COUNTY SNAPSHOT

DALLAS COUNTY



1,399
LIENS FILED

\$184.4M
TOTAL LIEN VALUE

\$131,829
AVERAGE LIEN AMOUNT

\$27.8M
LARGEST LIEN

TARRANT COUNTY



108
LIENS FILED

\$92.4M
TOTAL LIEN VALUE

\$855,324
AVERAGE LIEN AMOUNT

\$7.4M
LARGEST LIEN

COLLIN COUNTY



75
LIENS FILED

\$65.7M
TOTAL LIEN VALUE

\$876,133
AVERAGE LIEN AMOUNT

\$4.0M
LARGEST LIEN

MOST ACTIVE LIEN FILERS

COMPANIES FILING THE MOST LIENS

1	American Water Damage of DFW LLC	29
2	Maintenance Supply Solutions	24
3	Big D Lumber Company LLC	17
4	Polk Mechanical Company	11
5	Builders FirstSource Texas Installed Sales	11
6	Lonestar Electric Supply	10
7	360 Apartment Renovations	10

Ranked by total number of liens filed in North Texas.

BIGGEST PROJECTS GENERATING LIENS

BY LARGEST LIEN AMOUNT

RANK	PROJECT	LARGEST LIEN
1	Marriott Stemmons	\$27,828,310
2	5001 N President George Bush Hwy	\$24,000,000
3	Garages of America	\$13,500,000
4	2323 North Field Street	\$10,742,149
5	1330 South Jupiter Road	\$7,900,000
6	1800 Main Street	\$7,700,000
7	60 Springs Road	\$7,409,200

LARGEST LIEN BY COUNTY

DALLAS COUNTY



Marriott Stemmons
\$27,828,310

TARRANT COUNTY



60 Springs Road
\$7,409,200

COLLIN COUNTY



700 TA-5
\$3,964,000



LIEN WATCH

- ✓ Dallas County continues to account for nearly 90% of all lien filings.
- ✓ Collin and Tarrant counties continue to produce significantly larger average lien values.
- ✓ Large commercial developments continue driving the biggest lien activity while residential custom home projects dominate many Collin and Tarrant filings.
- ✓ Nearly seven in ten filings remain under \$50K, reinforcing that smaller receivables still deserve timely lien protection.

NORTH TEXAS AT A GLANCE

	DALLAS COUNTY	1,399 Liens \$184.4M
	TARRANT COUNTY	108 Liens \$92.4M
	COLLIN COUNTY	75 Liens \$65.7M



Timely lien protection. Stronger cash flow. A stronger construction industry.

SAM-DFW.ORG



Subcontractors Association
of the Metroplex

GROW.
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SUCCEED.

www.sam-dfw.org

SUBBIE SAM'S SAFETY CORNER

PRACTICAL TIPS. SAFER JOBSITES. STRONGER TEAMS.

SAFETY FIRST | EVERY JOB | EVERY TIME | EVERYONE



THIS MONTH'S TOPIC

SCAFFOLDING



KEY SAFETY TIPS FOR WORKING ON SCAFFOLDS

Scaffolds aren't improvised platforms, they're regulated systems that must meet strict safety standards every time they're used.

Scaffolds are heavily regulated under OSHA 29 CFR 1926 Subpart L for a reason. When used improperly, they become one of the most dangerous tools on the jobsite. Most scaffold incidents don't result from equipment failure because someone skipped an inspection, climbed without access, or assumed a tag meant "safe enough." A scaffold's safety is confirmed not when it's built, but every time it's climbed, loaded, or used.



WHAT WE'RE SEEING

- Scaffolds used without daily inspection or proper tagging
- Workers climbing frames or braces instead of ladders
- Platforms missing planks, with gaps or unsecured overlap
- Scaffold being moved while occupied
- Materials and debris left on platforms
- Setup continued during high wind or bad weather



UNDERSTANDING THE HAZARDS

Falls are the most common hazard, especially from platforms above 10 feet. OSHA requires fall protection (guardrails or PFAS) at this height.

Collapse can occur from:

- Overloading beyond rated limits
- Missing or substituted structural components
- Incomplete bracing or improper tie-ins



Scaffold safety depends on daily habits and attention to detail. Inspect it. Protect it. Respect it.



SAFETY STARTS WITH A PLAN

A few minutes of preparation can prevent a life-changing incident. Speak up, look out for your crew, and make safe choices, every step of the way.



UP NEXT: HEAT ILLNESS PREVENTION

High heat is one of the leading causes of preventable illness on jobsites. In our next Safety Corner, we'll cover how to recognize symptoms early, keep your crew hydrated, and build a heat safety plan that works.



LET'S WORK SAFE, TOGETHER.

Report hazards, share ideas, and support each other. That's how we build a stronger safety culture.



COMING NEXT MONTH

- Signs of heat stress
- Hydration & breaks that protect
- Heat safety plan checklist



SAFETY AT A GLANCE



Inspect
Scaffolds daily
before use.



Access
Use proper
access-ladders
or stair towers.



Protect
Use guardrails
or PFAS above
10 feet.



Respect
Do not exceed
rated load
capacity.



Verify
Check tags
only use scaffolds
marked "safe for use."



SAFETY STARTS WITH YOU.

A few minutes today can
prevent a life-changing incident.



Protecting
Your Business.
Powering
Your Success.

www.sam-dfw.org

SUBBIE SAMANTHA'S COMPLIANCE CORNER

Practical Guidance. Stronger Businesses. Greater Opportunities.



STAY COMPLIANT



REDUCE RISK



WIN MORE WORK



GROW STRONGER



THIS MONTH'S TOPIC

CERTIFICATE OF INSURANCE

WHY IT MATTERS:

A Certificate of Insurance (COI) is often required before you can start work on a project. It proves you have the necessary coverage—and that the right people are protected.

Missing or incorrect COIs can delay projects, jeopardize contracts, and put your business at risk.



BEST PRACTICE TIP

Review COI requirements as soon as you're bidding. Don't wait until the last minute!



WHAT IS A COI?

A Certificate of Insurance is a summary of your insurance coverage provided by your insurance agent or carrier. It shows the types and limits of coverage you have in place.



WHO NEEDS TO BE LISTED?

Most COIs require the project owner, general contractor, or other parties to be listed as Additional Insured. Always check the contract or request for insurance to confirm exactly how they need to be listed.



KEY THINGS TO CHECK

- **Insured Name:** Your business name must be correct.
- **Coverage Types:** Make sure all required coverages are listed.
- **Policy Limits:** Confirm limits meet or exceed requirements.
- **Effective Dates:** Ensure coverage is active for the project term.
- **Additional Insured:** Verify all required parties are included.



COMMON COI MISTAKES

- Expired or soon-to-expire certificates
- Missing additional insureds
- Incorrect policy numbers or limits
- Leaving out required coverages (e.g., umbrella, waiver of subrogation)
- Not matching the certificate to contract requirements



BOTTOM LINE

A correct COI shows you're a professional, builds trust, and keeps your projects moving forward. Stay proactive, stay compliant, and stay in the game!



COMPLIANCE CHECKLIST

- ✓ Request COI requirements early
- ✓ Confirm all required coverage types
- ✓ Verify policy limits meet requirements
- ✓ Ensure additional insureds are listed properly
- ✓ Check effective dates
- ✓ Review for accuracy before submitting
- ✓ Keep certificates organized and up to date

SAM

Subcontractors Association of the Metroplex



SUBBIE SAMANTHA SAYS:

"A little compliance today prevents big problems tomorrow."



KEEP LEARNING. KEEP GROWING.

Check out upcoming training and workshops to keep your business sharp.

[VIEW EVENTS](#)



COMPLIANCE ISN'T JUST A BOX TO CHECK—IT'S A BUSINESS ADVANTAGE.

Do it right. Stay protected. Win more work.



SEE WHAT YOU CAN'T FEEL.

Exclusive Preventative Imaging Discounts
for SAM Members

★ SAM MEMBER EXCLUSIVE ★

EXCLUSIVE VISIONARY WELLNESS & IMAGING PRICING SAVE HUNDREDS ON PREVENTATIVE SCREENING

SERVICE	RETAIL PRICE	SAM MEMBER PRICE	
Heart Scan	-\$135	\$99	SAVE \$36
Heart & Lung Scan	-\$385	\$249	SAVE \$136
Full Body CT Scan	\$1,250	\$750	SAVE \$500
Virtual Colonoscopy	\$1,250	\$750	SAVE \$500
Full Body + Virtual Colonoscopy	\$1,900	\$1,250	SAVE \$650
Carotid Ultrasound	-\$249	\$150	SAVE \$99
Thyroid Ultrasound	-\$249	\$150	SAVE \$99
Breast Ultrasound	-\$295	\$200	SAVE \$95
DVT Ultrasound	-\$249	\$150	SAVE \$99

Special SAM member pricing made possible through
Visionary Wellness & Imaging.

WORKING HARD SHOULDN'T MEAN IGNORING YOUR HEALTH.

Construction professionals spend their careers taking care of projects, schedules, customers and employees. Unfortunately, many put their own health at the bottom of the priority list.

Heart disease, lung abnormalities, vascular disease, thyroid issues and certain cancers often develop without obvious symptoms. By the time warning signs appear, treatment can be significantly more difficult.

That's why preventative imaging has become one of the fastest growing tools in proactive healthcare.

SILENT HEALTH RISKS PREVENTATIVE IMAGING CAN HELP DETECT

- ✓ Coronary artery disease
- ✓ Lung nodules & emphysema
- ✓ Aortic aneurysms
- ✓ Stroke risk
- ✓ Thyroid abnormalities
- ✓ Colon abnormalities
- ✓ Breast abnormalities
- ✓ Liver, kidney and abdominal concerns

WHY IT MATTERS TO CONSTRUCTION PROFESSIONALS



Long hours



Physically demanding work



Dust exposure



High stress



Limited time for doctor's appointments

Preventative CT scans and ultrasound screenings can help identify potential concerns before symptoms develop, giving patients and their physicians more information when it matters most.

(This information is adapted from Visionary Wellness & Imaging's educational submission regarding preventative imaging and workforce wellness.)

FEATURED SERVICES



HEART SCAN

Measures coronary artery calcium to help identify plaque buildup associated with heart disease.



HEART & LUNG SCAN

Screens for coronary artery disease while evaluating the lungs for nodules, emphysema and other chest findings.



FULL BODY CT SCAN

Provides a comprehensive evaluation of multiple organs and body systems including the heart, lungs, liver, kidneys, pancreas, bladder and more.



VIRTUAL COLONOSCOPY

A non-invasive alternative to traditional colonoscopy that screens for colon cancer without anesthesia.



CAROTID ULTRASOUND

Evaluates blood flow and plaque buildup that may increase stroke risk.



THYROID ULTRASOUND

Screens for thyroid enlargement and nodules.



BREAST ULTRASOUND

Advanced imaging that helps evaluate breast tissue for early abnormalities.



DVT ULTRASOUND

Screens for deep vein thrombosis to help detect blood clots in the legs.

⌚ Most results are available within 24-48 hours and include a follow-up consultation to review findings.

WHY VISIONARY WELLNESS & IMAGING?

- ✓ Board-certified radiology interpretation
- ✓ Convenient access for DFW contractors
- ✓ Advanced 128-slice CT technology
- ✓ Fast scheduling
- ✓ Comfortable, modern facility in Irving
- ✓ Results reviewed with each patient



EXCLUSIVE FOR SAM MEMBERS

INVEST IN THE MOST
IMPORTANT TOOL YOU OWN.

YOUR HEALTH.



VISIONARY
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3575 Story Rd. W, Suite 130
Irving, TX 75038
(214) 458-0999
visionarywellness.com



SCHEDULE YOUR SCREENING

Take a proactive step toward better health today.

MEETING HIGHLIGHTS



Great **PEOPLE**.
Great **CONVERSATIONS**.
Great **CONNECTIONS**.

INFORMATION. EDUCATION. NETWORKING. MARKET AWARENESS. FELLOWSHIP.

We provide commercial trade subcontractors with the **resources** to achieve their business goals and **stay informed**.



Moments from Our LATEST EVENTS

From **insightful presentations** to **meaningful connections**, each event is a reminder of the strength of our **SAM community**.



UPCOMING EVENTS

— MARK YOUR CALENDAR. GROW YOUR BUSINESS. —

EDUCATION • NETWORKING • COMMUNITY



UPCOMING EVENTS

Connect. Learn. Lead.



Seminar: Sales Tax in Construction

Thursday, July 9, 2026

11:30 AM – 3:00 PM

Join us for an in-depth seminar led by Connor McKinley of the Texas State Comptroller's Office on how sales tax rules apply to commercial construction. Registration Includes Lunch.



IEC Dallas

1931 Hereford Drive
Irving, TX 75038

(Classroom)



REGISTER HERE



Executive Breakfast: Responsibilities of Business Ownership

Thursday, August 6, 2026

7:30 – 9:00 AM

Join us for our second Executive Breakfast, where Jeffrey Brewster of M&G Financial will walk business owners and C-Suite executives through the tools and best practices for managing the full spectrum of responsibilities that come with running a company.

Registration Includes Buffet Breakfast & Validated Parking
*Business Casual Dress Code Strictly Enforced.



Park City Club

5956 Sherry Lane
Dallas, TX 75225

17th Floor, Private Room



REGISTER HERE



Lunch & Learn: OSHCON - Your FREE Safety Resource

Wednesday, August 12, 2026

11:30 AM – 1:30 PM

Barb Fox with OSHCON will show subcontractors how to use Texas' free, confidential consultation service to identify hazards, strengthen safety programs, and stay ahead of OSHA compliance without the risk of citations or penalties.

Registration Includes Lunch.



IEC Dallas

1931 Hereford Drive
Irving, TX 75038

(Classroom)



REGISTER HERE

 SEPTEMBER 1-2 |  SAN MARCOS

2026 TEXAS WORKERS' COMPENSATION CONFERENCE



**NAVIGATING THE PATH:
FROM BASICS TO MASTERY**

DWC is accepting presentation proposals for the **2026 Texas Workers' Compensation Conference**, taking place **September 1-2** in San Marcos.

This year's conference, "Navigating the Path: From Basics to Mastery," offers a dual-track format designed to support both newcomers to the field and seasoned professionals looking to deepen their expertise.



PRESENTATIONS SHOULD BE GEARED TOWARD:

- | | |
|---|--|
|  Adjusters |  Health care providers |
|  Attorneys |  HR professionals |
|  Case managers |  Insurance carriers |
|  Disability managers |  Medical office staff |
|  Employers |  Rehabilitation specialists |
|  Fraud investigators |  Risk managers |
| |  Safety professionals |



*For more information
visit:*

TDI WEBSITE



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Save Money. Protect Your Team. Strengthen Your Business.

★
EXCLUSIVE
MEMBER
BENEFIT

TCSG
TEXAS CONSTRUCTION
SAFETY GROUP

A PROGRAM OF
TexasMutual
WORKERS' COMPENSATION INSURANCE

Is Your Workers' Compensation Working as Hard as You Are?

Many SAM members qualify for substantial workers' compensation savings through the Texas Construction Safety Group (TCSG), the largest construction safety group at Texas Mutual.

More than 1,900 construction employers participate, taking advantage of premium discounts, dividends, industry-leading safety resources, and expert claims support.

% 12.4%

PREMIUM DISCOUNT

Group premium discount on workers' comp premiums.

\$4.4 BILLION

RETURNED TO EMPLOYERS

Texas Mutual has returned over \$4.4 billion in company dividends to Texas employers since 1999.

\$63 MILLION

PAID TO GROUP MEMBERS

Texas Construction Safety Group members have received \$63 million in extra group dividends since 2005.

1,900+

EMPLOYERS STRONG

The largest construction-related safety group at Texas Mutual Insurance Company.

EVEN MORE SAVINGS



SAM Members are automatically members of TCA.

INCLUDED MEMBER RESOURCES

- ✓ Industry-Specific Loss Prevention Services
- ✓ Texas Mutual Safety Resource Center
- ✓ Free Online Employee Training
- ✓ Bi-Weekly Bilingual Toolbox Talks
- ✓ Expert Claims Handling
- ✓ Medical Cost Containment Support

DO YOU QUALIFY?

Most SAM members do.

Your company may qualify if you:

- ✓ Work in construction or construction supply
- ✓ Have workers' compensation premiums over \$5,000
- ✓ Have been in business for more than one year
- ✓ Are a member of the Texas Construction Association (TCA)

ELIGIBLE TRADES INCLUDE



- Masonry
- Concrete
- Electrical
- Plumbing
- HVAC
- Roofing
- Flooring
- Steel Erection
- Excavation
- Asphalt & Paving
- Lumber Suppliers
- Ready Mix
- And virtually every other construction trade

KEEP YOUR CURRENT INSURANCE AGENT



GREAT.

You do NOT have to change insurance agents to participate. Keep your current agent while taking advantage of the Safety Group benefits.

WHY JOIN THE TEXAS CONSTRUCTION ASSOCIATION?

Your TCA membership opens the door to much more than workers' compensation savings.

- Legislative Advocacy
- Education & Professional Development
- Networking Opportunities
- Career Center Recruiting Tools
- Safety Service Vendors
- Office Depot Discounts
- Additional Member Savings Programs

READY TO LEARN MORE?

TEXAS CONSTRUCTION SAFETY GROUP



512-473-3773

Patrick at the TCA Office



SCAN TO
LEARN MORE

LEARN MORE ONLINE

- Texas Construction Safety Group
txconstructionwc.com
- Texas Construction Association
texasconstruction.org
- Texas Mutual Insurance Company
texasmutual.com

SAM

SUBCONTRACTORS ASSOCIATION
OF THE METROPLEX



HELPING TEXAS CONTRACTORS BUILD SAFER COMPANIES WHILE SAVING MONEY.