

THE PUNCH LIST

NEWS & INSIGHTS FOR SUBCONTRACTORS

SUBCONTRACTORS ASSOCIATION OF THE METROPLEX

AUGUST 2026

ASSOCIATION LEADERSHIP

President: Tommy Parker, Fox Electric
Vice President: Rob Petitti, INSURICA
Treasurer: Donna Nuernberg, Donna Nuernberg CPA
Secretary: Matthew Singel, Anderson Paving
Past President: Bryan Kindopp, Staley Steel
Director: Ben Crowell, Fritz Metals
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.
Executive Director: Carrie Buckley

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Education: Matthew Singel, Chairperson
Events: Robert Petitti, Chairperson
Legislative: Ben Crowell, Chairperson
Membership: Benny Aguilar, Chairperson
Philanthropy: Vacant
Safety: Tommy Parker, Chairperson



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A MESSAGE FROM THE PRESIDENT

★

Dear SAM Team,

I sit here writing this letter, with all sorts of thoughts running through my head, like: we are already a MONTH deep into Q3!, or gosh, it's really hot out there– are we being proactive enough on heat illness prevention? How hard the heat is on not only people but equipment, how many tires will blow out, how many vehicles will break down from this heat?

It's hard to believe that I'm already looking well into next year's planning, for business, personal, and SAM. Safety concerns, as it gets hotter and stays hot, accidents and injuries increase, tension builds, and tempers flare. Are we being observant and diligent in watching out for these things, and being proactive on prevention?

Life comes at us all so fast, and we feel all sorts of pressures and pulls; it can be overwhelming. That's where support can help: friends, mentors, trade partners, and fellow subcontractors being connected, working together, and sharing tips, thoughts, advice, support, and education can make such a difference in our lives and businesses.

That's what I love about SAM: you can find that in this organization through membership and involvement. I hope everyone stays safe and successful through summer. It may not seem like it, but fall will be here before you know it!

Sincerely,
Tommy Parker

President

TOMMY PARKER
PRESIDENT

Operations Manager
Fox Electric Ltd. (TECL 17176)
office # 817-461-2571 ext. 122
direct line # 817-792-4222
mobile device # 817-401-4965



*Friends, mentors, trade partners, and
fellow subcontractors being connected,
working together, and sharing tips,
thoughts, advice, support, and education
can make such a difference in our lives
and businesses.*

★



Serving the Metroplex Since 1960



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.

NEW MEMBERS





*Happy Belated
50th Birthday!*

**Member
SPOTLIGHT** 50

MELISSA LESCH
— PCL CONTRACT BONDING —

Happy belated 50th birthday to Melissa Lesch of PCL Contract Bonding! Melissa celebrated the big 5-0 on July 18 with an unforgettable party surrounded by family, friends, and colleagues.

Whether she's connecting with industry partners, supporting subcontractors, or sharing updates online, Melissa is always building relationships and cheering others on.

Her enthusiasm, professionalism, and commitment to the industry make her a valued part of our association.

From all of us, congratulations on this milestone birthday, Melissa! Here's to many more years of **success**, **friendship**, and making great **connections**.



Subcontractors Association of the Metroplex

Colonial Life®

The benefits of good hard work.™

NEW PARTNERSHIP — FOR SAM MEMBERS! —

SAM is excited to announce a new strategic partnership with Mikey Barnett and Corey Palmer with Mainspring Benefits to provide an exclusive voluntary benefits package through Colonial Life.

AS A SAM MEMBER YOU HAVE ACCESS TO:



SPECIAL MEMBER PRICING

Take advantage of exclusive large group rates available to all SAM members regardless of size.



EXCLUSIVE UNDERWRITING

All SAM members gain access to special underwriting meaning easier enrollment and guaranteed coverage for employees.



TAILORED PACKAGE

SAM members can pick and choose the plans best suited for their unique needs.



COMPLIMENTARY HR TECHNOLOGY

SAM members get access to Employee Navigator for benefits administration and HR Admin.



**Stronger Members.
Stronger Industry.**

FOR MORE INFORMATION

Corey Palmer: (909) 560-0786 or
corey.palmer@coloniallifesales.com

Mikey Barnett: mikey@mainspringbenefits.com

JANUARY–JUNE 2026

CONSTRUCTION LIEN ACTIVITY

A mid-year look at lien filings across
Dallas, Tarrant & Collin counties.



1,892
LIENS FILED
JAN–JUN 2026



\$407.6M
TOTAL DOLLAR VALUE
JAN–JUN 2026



72%
OF LIENS OVER \$10K
1,366 OF 1,892

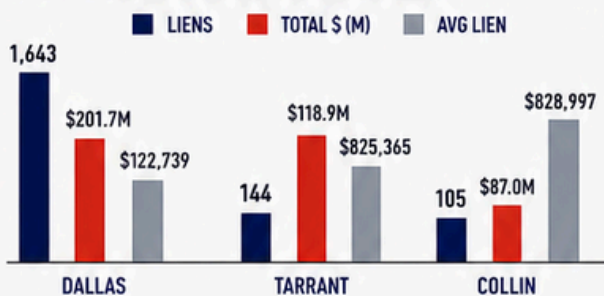


MEDIAN LIEN:
\$23,005



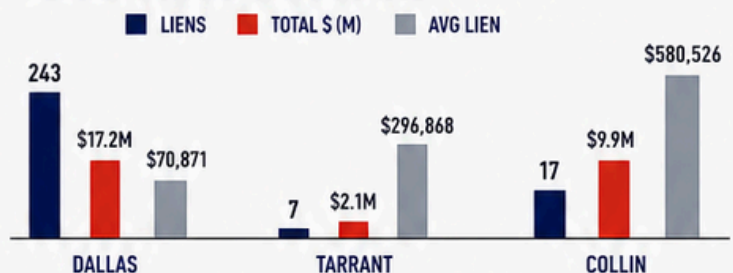
LIENS OVER \$10K:
1,366 OF 1,892 (72%)

YTD STATISTICS (JAN–JUN 2026)



ALL COUNTIES	LIENS	TOTAL \$	AVG LIEN
	1,892	\$407.6M	\$215,410

MTD STATISTICS — JUNE 2026



WORTH CALLING OUT:

June's Tarrant filings dropped off sharply — only 7 liens, well below its typical pace — while Dallas carried nearly all of June's volume by count (91% of the month's filings), even though its dollar total per lien stayed modest.

★ TOP 5 LARGEST LIENS IN JUNE 2026

- \$2.72M** Allied Electrical Group of Texas → PSL Live Oak LLC (Dallas)
- \$2.08M** J. Anthony Custom Homes → Francis Tessmaan & Chanelle O'Dwyer (Collin)
- \$1.75M** Infinite Roofing GC → Jawad & Molly Mansour (Collin)
- \$1.75M** Clark Custom Homes → Jawad & Molly Mansour (Collin)
- \$1.43M** Doice Homes → Naseen Uddin & Zareen Tasneem (Collin)

*Items 3 and 4 may represent related or separate filings.

★ TOP 10 LARGEST LIENS YTD THROUGH JUNE 2026

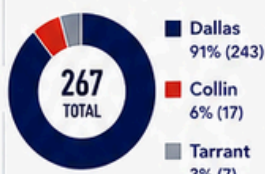
(All occurred in January and February)

- \$27.8M** DFW Mechanical Group → Ashford Market Center Jan, Dallas
- \$24.0M** DPR Construction → Evolve Biologics Feb, Dallas
- \$13.5M** Dallas County → Garages of America @ Garland Jan, Dallas
- \$10.7M** Prism Electric → Meadow Office Unit 1 Owner Jan, Dallas
- \$7.9M** Elleco Construction → CPF Jupiter JV Jan, Dallas
- \$7.7M** Wilson Recon DRT → FC Merc Complex Feb, Dallas
- \$7.4M** Ingean Construction → Randall Eisenman Apr, Tarrant
- \$6.2M** J.E. Dunn Construction → SMU Jan, Dallas
- \$4.7M** Providential Custom Homes → Voskuil Family Trust Jan, Tarrant
- \$4.6M** The Holmes Builders → Sky Blue Living Trust Feb, Tarrant

JUNE 2025 vs. JUNE 2026

METRIC	JUNE '25	JUNE '26	YOY CHANGE
Total Liens	266	267	+0.4%
Total \$	\$77.2M	\$29.2M	-62.2%
Avg Lien	\$290,333	\$109,246	-62.4%
Median Lien	\$25,195	\$21,961	-12.8%
Liens Over \$10K	216	185	-14.4%

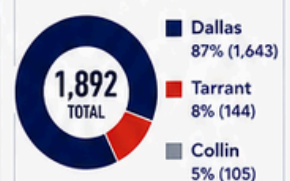
LIENS BY COUNTY JUNE 2026



JAN–JUNE 2025 vs. JAN–JUNE 2026 (YTD)

METRIC	2025	2026	YOY CHANGE
Total Liens	1,766	1,892	+7.1%
Total \$	\$438.2M	\$407.6M	-7.0%
Avg Lien	\$248,137	\$215,410	-13.2%
Median Lien	\$23,680	\$23,005	-2.9%
Liens Over \$10K	1,285	1,366	+6.3%

LIENS BY COUNTY JAN–JUN 2026



KEY TAKEAWAYS



MORE LIENS FILED

YTD lien filings are up 7% compared to last year, driven by increased activity in Dallas County.



SMALLER DOLLAR SIZE

Average lien size is down 13% YTD, resulting in a 7% decrease in total dollar volume.



COUNTY DIFFERENCES

Tarrant and Collin saw fewer filings and lower dollar volume compared to the same period last year.



Register
Here

ANNUAL CLAY SHOOT

Wednesday, October 14
11:30 a.m. - 4:00 p.m.

Elm Fork Shooting Sports
10751 Luna Rd.
Dallas, Texas 75220

Individual Shooter - \$250 * Shooting Team - \$1,000

100 Targets * Ammo (12 or 20 ga) * Team Golf Cart
Buffet Lunch * (2) Drink Tickets * Raffle Items
****Gun Raffle****

Sponsorships with Shooting Teams

Event Sponsor (\$2,000) * Station Sponsor (\$1,700)
NEW Ammo Bag Sponsor (\$2,000)

Sponsorships with (2) Shooters - \$800 ea.

Ammo Sponsor * Lunch Sponsor * Bar Sponsor

Sponsorships with No Shooters

Station Sponsor (\$400) * Snacks Sponsor (\$150) * Raffle Sponsor (\$100)

Non-Shooters - \$60

Volunteers - Free Attendance

Each includes Buffet Lunch & (2) Drink Tickets



SAM

Subcontractors Association of the Metroplex



SUBBIE SAM'S SAFETY CORNER



SAMANTHA'S COMPLIANCE CORNER

12 MONTHS OF SAFETY CAMPAIGN

THIS MONTH'S
TOPIC:

INCIDENT REPORTING



Incident reporting isn't just about accidents. It's about protecting people, preventing future incidents, and staying compliant. From the jobsite to the office, everyone plays a role in reporting what happens — and what almost happened.

SAFETY STARTS WITH A REPORT

Do you have the right process in place?

- ✓ Procedures in place for incident reporting?
- ✓ Is your team trained on this process?
- ✓ Are your forms up to date?
- ✓ Do you have document retention processes in place?
- ✓ Does your staff understand the importance of reporting ALL incidents, including:



NEAR
MISSES



PROPERTY
DAMAGE



EQUIPMENT
DAMAGE



MINOR
INJURIES



THEFT



ALTERCATIONS
& MORE

REPORT IT. RETAIN IT. PROTECT YOUR BUSINESS.

Proper reporting and retention aren't just good practice — they're the law.

- ✓ Use the correct incident reporting forms and capture all required details.
- ✓ Report incidents promptly and accurately.
- ✓ Maintain documentation in accordance with your retention policy.
- ✓ Store records securely and ensure they are easily accessible when needed.
- ✓ Review and update your retention policy regularly to stay compliant.



PLEASE COME JOIN US AT OUR UPCOMING SAM EVENTS, CLASSES, OR TRAINING SESSIONS – ALWAYS HAVE TIME TO DISCUSS SAFETY WITH FELLOW SUBCONTRACTORS!



STAY INFORMED.
STAY SAFE.
STAY COMPLIANT.

OTHER SAFETY RESOURCES



SMART SAFETY DEVICES

Learn how wearable tech and smart devices can help prevent injuries and save lives.

tdi.texas.gov/tips/safety/smart-devices.html



OSHA 10-HOUR CONSTRUCTION TRAINING

Build your foundation for a safer job site.

tdi.texas.gov/wc/safety/10hrconstclas.html



OSHA 30-HOUR CONSTRUCTION TRAINING

Take your safety knowledge to the next level.

tdi.texas.gov/wc/safety/30hrconstclas.html



TDI DWC FREE TRAINING VIDEOS

On-demand safety videos on a wide range of workplace topics.

tdi.texas.gov/wc/safety/videos.html

UPCOMING CLASSES (DALLAS / FORT WORTH)

OSHA 30 Hour Construction - Fort Worth - September 28-October 2

OSHA 10 Hour Construction - Fort Worth - October 20-21

FOR MORE INFORMATION:

tdi.texas.gov/wc/safety/trainers.html

REPORT TODAY. PREVENT TOMORROW. PROTECT EVERYONE.

Don't Describe the Work - State the Dollars!

A Small Detail in Texas Conditional Lien Waivers Can Become a Big Problem Later!

By Spike Cutler, Board-Certified Construction Lawyer - Cutler-Smith, P.C.

Texas subcontractors submit payment applications accompanied by statutory Conditional Waiver and Release Upon Progress Payment forms (you may recall the hard work the Texas Construction Association and its Subcontractor association members, including SAM, put into getting the statutory forms made law, thus avoiding unfair waivers many GCs sought to impose). Most subs focus on making sure the payment application is accurate, while giving little thought to the waiver itself – after all, it's a statutory form, so where's the risk?

That proved to be a mistake for one Texas subcontractor!

The recent decision from the Texas Sixth Court of Appeals, RCIS Enterprises, LLC v. Houser Fabrication, LLC, reminds us that construction disputes often turn on the quality and precision of the project documentation. Although RCIS did not start out as a lien-waiver case, it became one and the court's holding pounds home a broader principle: when lien waivers are ambiguous, courts are left to reconstruct the parties' intentions from incomplete or conflicting documentation. Good paperwork today can prevent a big loss tomorrow.

One practice deserves particular attention.

What Should the "Extent" of the Waiver Say?

Chapter 53 of the Texas Property Code establishes the statutory forms for conditional and unconditional lien waivers. See Tex. Prop. Code §§ 53.281–53.287.

One blank in the statutory Conditional Waiver asks for the "Extent" of the waiver. Many subcontractors complete that blank with a description of the work, such as "Electrical Work," "Structural Steel," "HVAC" or "Pay Application No. 7." In fact, many General Contractors try to force-fit the "Extent" description like this – and that could establish the seeds of a disaster. Why?

While those descriptions may identify the work involved, they do not identify the exact amount of the payment being conditionally released. As a matter of sound risk management, the only prudent practice is to identify the exact dollar amount of the payment being received in exchange for the release and waiver being granted, as in dollars and cents. For example: "Extent: \$148,625.42." That simple entry leaves no doubt about the amount being released upon receipt and collection of the payment – and if the amount paid is reduced by the GC, the Release isn't fully effective until that whole sum has been collected!

The Reduced-Payment Problem

Suppose your payment application seeks \$250,000, but the contractor approves only \$210,000, claiming backcharges, disputed work or a simple disagreement over the percentage of completion of the work (because, y'know, today's GC PMs claim to know your work better than you do).

If the waiver simply states "Electrical Work," what exactly has been conditionally released? The entire electrical scope? Everything completed during that billing period? Or only the \$210,000 actually paid? The RCIS court concluded that, even though the sub had applied for payment of \$121,500.00 and the GC paid only \$65,000.00, the waiver effectively barred recovery of any funds from that payment period or before! The sub effectively donated \$56,500.00 to the GC.

By contrast, if the waiver had stated, "Extent: \$121,500.00," when the GC paid less than the full amount applied-for, the waiver would not have been effective as a full waiver until \$121,500.00 had been received. And, of course, never deliver an Unconditional Waiver unless you've been paid in full for the period being released!

Don't Forget the Paper Trail

Whenever a payment is reduced, subcontractors should diligently document: the amount requested; the amount actually paid; the amount withheld; the reason given for the withholding; and that the subcontractor disputes the deduction.

Rather than modifying the statutory waiver itself, consider sending a separate letter or email reserving rights with respect to unpaid amounts, disputed backcharges, pending change orders, retainage, delay damages, or other unresolved claims. That approach preserves the integrity of the statutory form while creating a contemporaneous record of the subcontractor's position.

A Good Company Policy

One simple internal policy can substantially reduce risk: Every Conditional Waiver should identify the exact dollar amount of the payment actually being received. Descriptions of the work, trade scope, or pay application may be included as supplemental information, but they should never replace the dollar amount.

Construction disputes are often won—or lost—based on the quality of the project records. Spending an extra few seconds completing a statutory lien waiver with precision is an inexpensive form of risk management that may pay significant dividends if a payment dispute ever reaches the courtroom.

AiRCHAIr

LIVE TRAINING COHORT

**A SIX-WEEK AI RESKILLING COHORT,
NOW OPEN TO SAM MEMBERS**

In the fast-paced world of construction, it's common for key employees to wear multiple hats. Day-to-day tasks quickly consume your day, and the bigger picture starts to pile up right along with everything else.

That gap is what AiRCHAIr was built to close.

AiRCHAIr is a six-week AI reskilling cohort for professionals who don't want to get left behind by AI and don't have the spare hours to figure this out on their own.

It isn't a coding class. It isn't built for IT people. It's built on one idea: **most people are underusing AI because nobody ever showed them how to set it up as a working teammate, not a search engine that talks back.**

Over six sessions, participants build what we call a Personal Operating System: a structured file, written in plain language, that turns a general AI tool into something that actually knows the business.

Once it's built, it can draft a scope of work, track submittal deadlines, write the proposal that's been sitting in a folder for three weeks, or keep four job sites straight so the owner isn't holding it all in his head.



For a subcontractor running a small crew, that isn't a nice-to-have. **It's the closest thing to hiring an office manager without the overhead of hiring one.**



**FROM SOMEONE WHO'S
ALREADY SAT IN THE ROOM**

"I just built a skill and it is so frigging cool...I've set it up so it scans my calendar for anything that looks like a call with a prospect. It goes and researches that person and the company and puts a calendar invite in my calendar the day before, with the history of all our conversations. And I spent the last 30 minutes doing this while I was listening in the cohort."

— JEN, COHORT 2



WHAT YOU'LL BUILD YOUR PERSONAL OPERATING SYSTEM



DRAFT WITH CONFIDENCE

Create scopes of work, proposals, quotes, and reports in a fraction of the time.



STAY ORGANIZED

Track deadlines, submittals, and follow-ups across every job.



RUN MORE JOBS, LESS CHAOS

Keep projects, info, and people aligned—without the mental overload.



MAKE BETTER DECISIONS

Get the right info, organized and summarized, so you can act fast and lead with clarity.



BOOST PRODUCTIVITY

Work smarter, save hours every week, and focus on what actually grows your business.



JOIN THE NEXT COHORT

Learn more at:

www.airchair.ai

Cohorts stay small enough for real coaching, not a webinar.

If you're a SAM member wondering whether six weeks is worth it, ask Carrie. She's already sat in the room.



**BUILT FOR CONSTRUCTION.
DESIGNED FOR YOU.**

Practical AI training for the real world of subcontractors.



Subcontractors Association
of the Metroplex



HAVE A QUESTION?

Reach Duke Revard

✉ duke@airchair.ai

☎ (817) 988-9116

MEETING HIGHLIGHTS



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

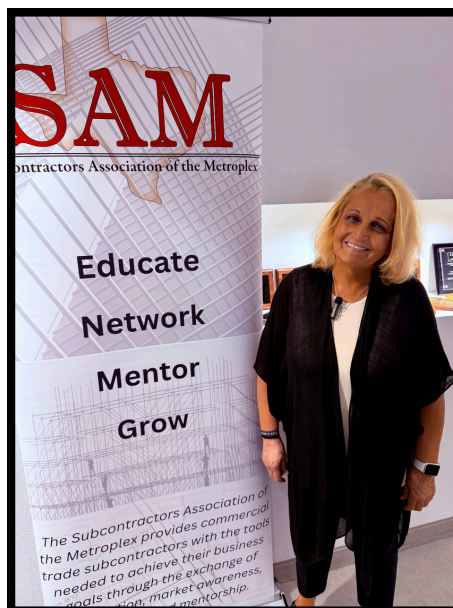
INFORMATION. EDUCATION. NETWORKING. MARKET AWARENESS. FELLOWSHIP.

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



[REGISTER HERE](#)

THURSDAY
AUGUST 6

7:30 - 9:30 A.M.

EXECUTIVE BREAKFAST

Park City Club

5956 Sherry Lane
17th Floor
Dallas

"Leaks and Pressures and Risks....Oh My!"

Presented by Jeffrey
Brewster, MG Financial
Breakfast Buffet

WEDNESDAY
AUGUST 12

11:30 A.M. - 1:30 P.M.

LUNCH & LEARN

IEC - DALLAS

1931 Hereford Drive
Irving

OSHCN

Presented by Barb Fox &
Jason Earl
OSHA
Includes Lunch

THURSDAY
SEPTEMBER 3

4:00 - 7:00 P.M.

GC MEET & GREET

DELUCCA GAUCHO
PIZZA & WINE

859 W. John Carpenter Fwy.
Las Colinas

Learn more about Rogers
O'Brien Construction &
Bob Moore Construction
Includes Heavy Apps &
(2) Cocktails

WEDNESDAY
SEPTEMBER 9

11:30 A.M. - 3:00 P.M.

SAM UNIVERSITY:
FINANCIAL LITERACY

IEC - DALLAS

1931 Hereford Drive
Irving

Financial Reporting for
Improved Bankability
Presented by Tim Pike,
The Bonadio Group & Rick
Kastner, Frost Bank
Includes Lunch

Save the Date!

DECEMBER 3

6:00 - 9:00 P.M.

SAM CHRISTMAS PARTY

FOGO DE CHAO

3080 Ranch Trail | Irving

*Celebrate the Holiday
Season with us!*





TRADES DAY

A DAY FOR CONSTRUCTION
CAREER EXPLORATION

INSPIRE.
EDUCATE.
BUILD THE FUTURE.

Trades Day connects students with the building blocks of a strong future.

Through hands-on activities, industry professionals, and career insights, students will explore the many opportunities in the construction trades.



TUESDAY,
SEPTEMBER 29, 2026



9:00 A.M. - 12:00 P.M.



**KEITH BELL
OPPORTUNITY CENTRAL**
680 Innovation Blvd.
Forney, TX 75126

Students will:



Explore in-demand construction careers



Experience hands-on demonstrations



Connect with industry professionals

Why it matters:

The construction industry offers rewarding careers, competitive wages, and the chance to build something that lasts.

LET'S BUILD TOMORROW-TOGETHER.

SPONSORSHIP DEADLINE SEPTEMBER 8



[CLICK HERE](#)
[For More Information](#)

Brought to you by:



SAM MEMBERS: STRONGER TOGETHER. BETTER BENEFITS.



BIG BENEFITS. REAL SAVINGS. BUILT FOR YOU.

TEXAS CONSTRUCTION SAFETY GROUP

TCA Endorsed Workers' Compensation Insurance Program
with Texas Mutual



TEXAS CONSTRUCTION
SAFETY GROUP

A TCA-Endorsed Workers' Comp Program

TexasMutual[®]
Insurance Company



LOWER PREMIUMS

Save on workers' compensation insurance through group purchasing power and premium discounts.



DIVIDEND ELIGIBLE

Eligible for both Texas Mutual's regular dividend and the Special TCS group dividend.



BUILT FOR CONSTRUCTION

Designed specifically to benefit companies in all construction trades.



LEARN MORE

Visit www.txconstructionwc.com

Our
#1 Member
Benefit!



TCA-WEX FUEL CARD & FLEET MANAGEMENT PROGRAM



SAVE ON FUEL

Start saving 5 cents on every gallon with the ExxonMobil fuel card powered by WEX.



BETTER CONTROL

Protect against unauthorized spending and give your drivers the convenience to fuel up anytime, anywhere.



FULL FLEET MANAGEMENT

From acquisition to operation to disposal, Leasing Associates provides full life vehicle management to reduce costs and increase efficiency.



TAKE CHARGE TODAY

Contact Patrick Finnegan at pfinnegan@texcon.org to learn more and start saving.



★ **ONE CARD.
TOTAL CONTROL.
REAL SAVINGS.**



LEARN MORE & TAKE ADVANTAGE TODAY!

www.texcon.org

 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

