



**TARRANT COUNTY PURCHASING DEPARTMENT**

**100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)**

**Melissa Lee, C.P.M., A.P.P.**  
**Purchasing Agent**

**Chris Lax, CPSM, CPSD, CPCP**  
**Assistant Purchasing Agent**

February 17, 2023

BNR Store 4, LLC dba Jabo's ACE Hardware  
Don Ritter, B2B Sales Manager  
1201 Precinct Line Road  
Hurst, TX 76053

Re: RFB No. 2022-102 – Annual Contract for Lawn and Small Engine Equipment, Parts, Repairs and Maintenance

Dear Mr. Ritter:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of May 7, 2022, through May 6, 2023. The effective dates for the first renewal option will run from May 7, 2023, through May 6, 2024.

Tarrant County Purchasing Department hereby extends an invitation to BNR Store 4, LLC dba Jabo's ACE Hardware to accept the first option for an additional one (1) year period as the primary vendor for Section 1 of this bid as awarded on April 26, 2022. BNR Store 4, LLC dba Jabo's ACE Hardware acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All prices must remain firm for the optional renewal period through May 6, 2024.

☒ Yes, BNR Store 4, LLC dba Jabo's ACE Hardware will accept the offer to extend the same contract pricing and discounts through May 6, 2024. Please include a current 1295 Form with your response.

☐ No, BNR Store 4, LLC dba Jabo's ACE Hardware will NOT accept the offer to extend the same contract pricing and discounts through May 6, 2024.

Are any other governmental entities currently utilizing this contract? ☐ Yes ☒ No

If yes, please return a listing of the participating entities with this letter.

Please email your signed response on or before Monday, March 6, 2023.

Respectfully signed,

*Rita C. Pauley*  
Rita C. Pauley, Senior Buyer  
Tarrant County Purchasing  
817-212-6829

*Don Ritter*  
Don Ritter, B2B Sales Manager  
BNR Store 4, LLC dba Jabo's ACE Hardware

*02/20/23*  
Date



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Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP  
Assistant Purchasing Agent

February 17, 2023

Leonard's Farm & Ranch Store, Inc.  
James Vaughn, President  
7321 Camp Bowie West Blvd.  
Fort Worth, TX 76116

Re: RFB No. 2022-102 – Annual Contract for Lawn and Small Engine Equipment, Parts, Repairs and Maintenance

Dear Mr. Vaughn:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of May 7, 2022, through May 6, 2023. The effective dates for the first renewal option will run from May 7, 2023, through May 6, 2024.

Tarrant County Purchasing Department hereby extends an invitation to Leonard's Farm & Ranch Store, Inc. to accept the first option for an additional one (1) year period as the secondary vendor for Section 1 of this bid as awarded on April 26, 2022. Leonard's Farm & Ranch Store, Inc. acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All prices must remain firm for the optional renewal period through May 6, 2024.

☒ Yes, Leonard's Farm & Ranch Store, Inc. will accept the offer to extend the same contract pricing and discounts through May 6, 2024. **Please include a current 1295 Form with your response.**

☐ No, Leonard's Farm & Ranch Store, Inc. will NOT accept the offer to extend the same contract pricing and discounts through May 6, 2024.

Are any other governmental entities currently utilizing this contract? ☐ Yes ☐ No  
If yes, please return a listing of the participating entities with this letter.

Please email your signed response on or before Monday, March 6, 2023.

Respectfully signed,

Rita C. Pauley, Senior Buyer  
Tarrant County Purchasing  
817-212-6829

James Vaughn, President  
Leonard's Farm & Ranch Store, Inc.

2-17-2023  
Date





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Melissa Lee, C.P.M., A.P.P.  
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP  
Assistant Purchasing Agent

March 17, 2023

Coufal-Prater Equipment, LLC dba United Ag & Turf  
Curtis Abel, Government Sales Manager  
Rhett Harris, Fort Worth Branch Manager  
7736 Central Park Drive  
Woodway, TX 76712  
469-243-7607

Re: RFB No. 2022-102 – Annual Contract for Lawn and Small Engine Equipment, Parts, Repairs and Maintenance

Dear Mr. Harris:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of May 7, 2022, through May 6, 2023. The effective dates for the first renewal option will run from May 7, 2023, through May 6, 2024.

Tarrant County Purchasing Department hereby extends an invitation to Coufal-Prater Equipment, LLC dba United Ag & Turf to accept the first option for an additional one (1) year period as the alternate vendor for Section 1 and the primary vendor for Section 2 of this bid as awarded on April 26, 2022. Coufal-Prater Equipment, LLC dba United Ag & Turf acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All prices must remain firm for the optional renewal period through May 6, 2024.

☒ Yes, Coufal-Prater Equipment, LLC dba United Ag & Turf will accept the offer to extend the same contract pricing and discounts through May 6, 2024. **Please include a current 1295 Form with your response.**

☐ No, Coufal-Prater Equipment, LLC dba United Ag & Turf will NOT accept the offer to extend the same contract pricing and discounts through May 6, 2024.

Are any other governmental entities currently utilizing this contract?  
If yes, please return a listing of the participating entities with this letter.

☐ Yes ☒ No

Please email your signed response on or before end of business day, **Friday, March 17, 2023.**

Respectfully signed

Rita C. Pauley, Senior Buyer  
Tarrant County Purchasing  
817-212-6829

Curtis Abel, Government Sales Manager  
Coufal-Prater Equipment, LLC dba United Ag & Turf  
[curtisabel@unitedagt.com](mailto:curtisabel@unitedagt.com)

3/17/23  
Date



7736 Central Park Drive  
Waco, TX 76712  
Phone: 254-732-0542  
Email: AP@unitedagt.com

3/14/2023

To whom it may concern,

United Ag & Turf has recently acquired the Austin Turf and Tractor Companies. The acquisition was completed on August 29, 2022. Please change accounts under the Austin Turf & Tractor name and make changes as follows.

Coufal-Prater Equipment LLC dba. United Ag & Turf  
7736 Central Park Dr.  
Woodway, TX 76712

The contract contact will remain with Rhett Harris, [Rhetttharis@unitedagt.com](mailto:Rhetttharis@unitedagt.com) or 214-630-3300

Please email quote and PO requests to [Government@unitedagt.com](mailto:Government@unitedagt.com)

United Ag & Turf will honor the pricing that Austin Turf and Tractor has on bid 2022-102.

Sincerely,

A handwritten signature in black ink, appearing to read "Curtis Abel".

Curtis Abel

Government Sales Manager





## Office of the Secretary of State

August 30, 2022

Attn: ERIC

CT Corporation System  
701 Brazos, Ste. 720  
Austin, TX 78701 USA

RE:

Coufal-Prater Equipment, LLC ( File Number: 802002535 )

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It has been our pleasure to approve and place on record the filing instrument effecting a merger. The appropriate evidence of filing is attached for your files. Payment of the filing fee is acknowledged by this letter.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555

Enclosure



## Office of the Secretary of State

### CERTIFICATE OF MERGER

The undersigned, as Secretary of State of Texas, hereby certifies that a filing instrument merging

TOM LOFTUS, INC.  
Domestic For-Profit Corporation  
[File Number: 125003500]

Into

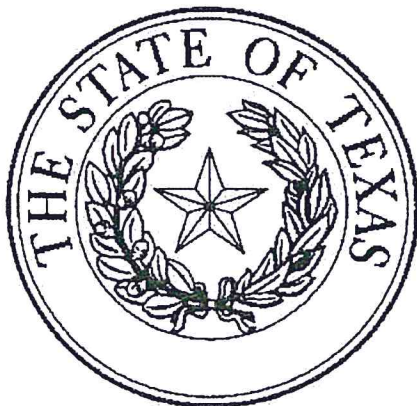
Coufal-Prater Equipment, LLC  
Domestic Limited Liability Company (LLC)  
[File Number: 802002535]

has been received in this office and has been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by the virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing the acceptance and filing of the merger on the date shown below.

Dated: 08/26/2022

Effective: Condition



A handwritten signature of John B. Scott, consisting of a stylized 'J' and 'S'.

John B. Scott  
Secretary of State



# Memorandum

**To:** Mike Amador, Willie Shephard, Chad Raines, or Joshua Palmer

**Dept:** Tarrant County Facilities Management

**From:** Rita C. Pauley, Sr. Buyer, Purchasing Department

**Date:** February 17, 2023

**Re:** Renewal of Bid 2022-102 Annual Contract for Lawn and Small Engine Equipment, Parts, Repairs, and Maintenance

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The above referenced contract will expire May 7, 2023. This contract included two (2) options to renew with the vendor for additional twelve (12) month terms. The first renewal term would commence May 7, 2023 and would expire May 6, 2024.

If you wish to exercise this option to renew and continue this contract with the vendor(s) listed below for twelve more months, please check the appropriate item and email this form back to me at by Friday, February 24, 2023.

BNR Store 4, LLC dba Jabo's Ace Hardware  
Leonard's Farm & Ranch Store, Inc.  
Tom Loftus, Inc. dba Austin Turf & Tractor

  x   Yes, I wish to continue the current contract with the above-mentioned vendor(s) for the first renewal term of the contract.

**Funds to support this contract will be provided by the following accounts:**

532051/various cost centeres/10000-2023

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       No, I do not wish to continue the current contract with the above-mentioned vendor for the following reason(s).

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SIGNATURE:       Joshua B. Palmer       DATE:       2/17/23

BID NO. 2022-102 ANNUAL CONTRACT FOR LAWN AND SMALL ENGINE EQUIPMENT, PARTS, REPAIRS, AND MAINTENANCE

ITEM NO.	DESCRIPTION	QTY.	Tom Loftus, Inc. dba Austin Turf and Tractor Haltom City, TX		BNR Store 4, LLC dba Jabo's ACE Hardware Hurst, TX	
			CO-OP:	Yes	CO-OP:	Yes
			HUB:	No	HUB:	No
			UNIT	EXTENDED	UNIT	EXTENDED

Section 1: Light Duty Equipment Preventative Maintenance and Repair

			Alternate		Primary			
1	Blower Preventative Maintenance Service	4	\$153.26	\$613.04	A	\$75.00	\$300.00	P
2	Chainsaw Preventative Maintenance Service	4	\$143.76	\$575.04	A	\$75.00	\$300.00	P
3	Edger Preventative Maintenance Service	4	\$143.76	\$575.04	A	\$75.00	\$300.00	P
4	Hedge Trimmer Preventative Maintenance Service	3	\$143.76	\$431.28	A	\$85.00	\$255.00	P
5	Leaf Vacuum Preventative Maintenance Service	3	\$143.76	\$431.28	A	\$75.00	\$225.00	P
6	Polesaw Preventative Maintenance Service	2	\$143.76	\$287.52	A	\$85.00	\$170.00	P
7	String Trimmer Preventative Maintenance Service	9	\$143.76	\$1,293.84	A	\$75.00	\$675.00	P
8	Walk Behind Mowers Preventative Maintenance Service	2	\$167.61	\$335.22	A	\$70.00	\$140.00	P
SUBTOTAL			\$4,542.26	A		\$2,365.00	P	



BID NO. 2022-102 ANNUAL CONTRACT FOR LAWN AND SMALL ENGINE EQUIPMENT, PARTS, REPAIRS, AND MAINTENANCE

Section 1: Hourly Rates

ITEM NO.	DESCRIPTION	QTY.	Alternate		Primary	
			Tom Loftus, Inc. dba Austin Turf and Tractor Haltom City, TX	CO-OP: HUB:	BNR Store 4, LLC dba Jabo's ACE Hardware Hurst, TX	EXTENDED
			UNIT	EXTENDED	UNIT	EXTENDED

Section I: Hourly Rates

1	Hourly Labor Rate Mon - Fri 8:00 am to 5:00 pm	20	\$120.00	\$2,400.00	A	\$62.50	\$1,250.00	P
2	Hourly Labor Rate Mon - Fri 5:01 pm to 7:59 am	1	\$135.00	\$135.00	A	\$62.50	\$62.50	P
3	Hourly Labor Rate Weekends & Vendor Holidays	1	\$150.00	\$150.00	A	\$62.50	\$62.50	P
4	Parts Mark-Up		0%		A	50%		P
5	Maximum Response Time for Standard Call		3-5 Days		A	3 Weeks		P
6	Maximum Response Time for Emergency Call		1-3 Days		A	2 Weeks		P
SUBTOTAL			\$2,685.00		A	\$1,375.00		P

BID NO. 2022-102 ANNUAL CONTRACT FOR LAWN AND SMALL ENGINE EQUIPMENT, PARTS, REPAIRS, AND MAINTENANCE

Section 2: Medium Duty Equipment Preventative Maintenance and Repair

ITEM NO.	DESCRIPTION	QTY.	Primary			
			UNIT	EXTENDED	UNIT	EXTENDED
			Primary			

1	Backhoe Preventative Maintenance Service	1	\$964.88	\$964.88	P	No Bid	No Bid
2	Riding Lawn Mower Preventative Maintenance Service	6	\$497.58	\$2,985.48	P	No Bid	No Bid
3	Tractor Equipment Preventative Maintenance Service	2	\$1,194.91	\$2,389.82		No Bid	No Bid
4	Utility Vehicle Preventative Maintenance Service	8	\$553.20	\$4,425.60	P	No Bid	No Bid
SUBTOTAL				\$10,765.78	P	No Bid	No Bid

Section 2: Hourly Rates

1	Hourly Labor Rate Mon - Fri 8:00 am to 5:00 pm	20	\$120.00	\$2,400.00	P	No Bid	No Bid
2	Hourly Labor Rate Mon - Fri 5:01 pm to 7:59 am	1	\$135.00	\$135.00	P	No Bid	No Bid
3	Hourly Labor Rate Weekends & Vendor Holidays	1	\$150.00	\$150.00	P	No Bid	No Bid
4	Parts Mark-Up		0%		P	No Bid	No Bid
5	Maximum Response Time for Standard Call		3-5 Days		P	No Bid	No Bid
6	Maximum Response Time for Emergency Call		1-3 Days		P	No Bid	No Bid
SUBTOTAL				\$2,685.00	P	No Bid	No Bid

BID NO. 2022-102 ANNUAL CONTRACT FOR LAWN AND SMALL ENGINE EQUIPMENT, PARTS, REPAIRS, AND MAINTENANCE

Tom Loftus, Inc. dba Austin Turf and Tractor Haltom City, TX		BNR Store 4, LLC dba Jabo's ACE Hardware Hurst, TX	
CO-OP:	Yes	CO-OP:	Yes
HUB:	No	HUB:	No

TOTAL SECTION 1: LIGHT DUTY	\$4,542.26	A	\$2,365.00	P
TOTAL SECTION 1: RATES	\$2,685.00	A	\$1,375.00	P
TOTAL SECTION 2: MEDIUM DUTY	\$10,765.78	P	No Bid	
TOTAL SECTION 2: RATES	\$2,685.00	P	No Bid	
TOTAL BID PRICE	\$20,678.04		\$3,740.00	



BID NO. 2022-102 ANNUAL CONTRACT FOR LAWN AND SMALL ENGINE EQUIPMENT, PARTS, REPAIRS, AND MAINTENANCE

ITEM NO.	DESCRIPTION	QTY.	Secondary		
			Leonard's Farm and Ranch Store, Inc. Fort Worth, TX		
			CO-OP:	Yes	
			HUB:	No	
			UNIT	EXTENDED	

Section 1: Light Duty Equipment Preventative Maintenance and Repair

1	Blower Preventative Maintenance Service	4	\$95.00	\$380.00	S
2	Chainsaw Preventative Maintenance Service	4	\$95.00	\$380.00	S
3	Edger Preventative Maintenance Service	4	\$95.00	\$380.00	S
4	Hedge Trimmer Preventative Maintenance Service	3	\$142.50	\$427.50	S
5	Leaf Vacuum Preventative Maintenance Service	3	\$166.25	\$498.75	S
6	Polesaw Preventative Maintenance Service	2	\$95.00	\$190.00	S
7	String Trimmer Preventative Maintenance Service	9	\$95.00	\$855.00	S
8	Walk Behind Mowers Preventative Maintenance Service	2	\$142.50	\$285.00	S
SUBTOTAL				\$3,396.25	S

BID NO. 2022-102 ANNUAL CONTRACT FOR LAWN AND SMALL ENGINE EQUIPMENT, PARTS, REPAIRS, AND MAINTENANCE

ITEM NO.	DESCRIPTION	QTY.	UNIT	EXTENDED
Section 1: Hourly Rates				
			Secondary	
			Leonard's Farm and Ranch Store, Inc. Fort Worth, TX	
			CO-OP: Yes	
			HUB: No	
1	Hourly Labor Rate Mon - Fri 8:00 am to 5:00 pm	20	\$95.00	\$1,900.00 S
2	Hourly Labor Rate Mon - Fri 5:01 pm to 7:59 am	1	\$142.50	\$142.50 S
3	Hourly Labor Rate Weekends & Vendor Holidays	1	\$190.00	\$190.00 S
4	Parts Mark-Up		30%	S
5	Maximum Response Time for Standard Call		5-7 Days	S
6	Maximum Response Time for Emergency Call		2-3 Days	S
SUBTOTAL				\$2,232.50 S

Section 2: Medium Duty Equipment Preventative Maintenance and Repair

ITEM NO.	DESCRIPTION	QTY.	UNIT	EXTENDED
1	Backhoe Preventative Maintenance Service	1	No Bid	No Bid
2	Riding Lawn Mower Preventative Maintenance Service	6	No Bid	No Bid
3	Tractor Equipment Preventative Maintenance Service	2	No Bid	No Bid
4	Utility Vehicle Preventative Maintenance Service	8	No Bid	No Bid
SUBTOTAL				No Bid

BID NO. 2022-102 ANNUAL CONTRACT FOR LAWN AND SMALL ENGINE EQUIPMENT, PARTS, REPAIRS, AND MAINTENANCE

Section 2: Hourly Rates

		Leonard's Farm and Ranch Store Fort Worth, TX		
		CO-OP:	Yes	
		HUB:	No	
1	Hourly Labor Rate Mon - Fri 8:00 am to 5:00 pm	20	No Bid	
2	Hourly Labor Rate Mon - Fri 5:01 pm to 7:59 am	1	No Bid	
3	Hourly Labor Rate Weekends & Vendor Holidays	1	No Bid	
4	Parts Mark-Up		No Bid	
5	Maximum Response Time for Standard Call		No Bid	
6	Maximum Response Time for Emergency Call			
SUBTOTAL			No Bid	
TOTAL SECTION 1: LIGHT DUTY			\$3,396.25	S
TOTAL SECTION 1: RATES			\$2,232.50	S
TOTAL SECTION 2: MEDIUM DUTY			No Bid	
TOTAL SECTION 2: RATES			No Bid	
TOTAL BID			\$5,628.75	S

Awards:

Section 1:

Primary: Jabo's Hardware, LLC

Secondary: Leonard's Farm & Ranch Store

Alternate: Tom Loftus, Inc. dba Austin Turf and Tractor

Section 2:

Primary: Tom Loftus, Inc. dba Austin Turf Tractor

Secondary: None

Alternate: None