

**KARNES COUNTY, TEXAS
REQUEST FOR PROPOSALS (RFP)
METAL STRUCTURE/FRAMING REMOVAL SERVICES
ARCHIVE RECORDS BUILDING
111 W. CALVERT
KARNES CITY, TX 78118**

Date: February 10, 2026

Proposal Due Date/Time: Monday March 9, 2026 at 10:00 a.m. (Central)

Deliver To:

Karnes County Auditor's Office

Attn: Tom Dupnick

119 N. Browne

Karnes City, Texas 78118

Sealed proposals will be received until the date and time shown above. Late proposals will be returned unopened.

1. INTRODUCTION

Karnes County, Texas ("County") is requesting sealed Proposals from qualified contractors to provide removal services for a County-owned metal frame structure located at:

111 W. CALVERT, KARNES CITY TEXAS 78118

The work includes complete removal of the identified metal framing/structures and related site restoration, as further described below.

Award will be made to the responsible contractor whose Proposal is determined to be most advantageous to the County, considering price and other evaluation factors set forth in this RFP.

This RFP does not commit the County to award a contract or pay any costs incurred in preparing a Proposal.

2. SCOPE OF WORK

The Contractor shall furnish all labor, supervision, equipment, tools, transportation, and incidentals necessary to:

1. Pre-Work / Site Preparation

- Attend a pre-construction meeting with the County and Architect.
- Visit and inspect the site prior to submitting a Proposal.
- Verify existing conditions, including access and proximity to other improvements.

- Coordinate with utility providers, as necessary, to disconnect or protect any utilities serving or near the structure.

2. Metal Structure Removal / Demolition

The structure to be removed generally consists of:

- Metal/steel framing located on an existing concrete slab.

Contractor shall:

- Safely dismantle and remove the entire metal framing;
- Remove and cap or make safe any abandoned conduits, piping, or attachments associated solely with the metal structure;
- Take all necessary precautions to protect adjacent structures, utilities, and property.

IMPORTANT – Slab to Remain:

- The existing concrete slab is to remain in place and is not part of this removal.
- Contractor shall:
 - Cut posts/columns flush with or slightly below the top of the slab;
 - Grind or otherwise make safe any remaining metal at the slab surface so there are no sharp edges or trip hazards;
 - Avoid cracking or damaging the slab to the extent reasonably practicable.

1. Debris Hauling and Disposal

- Load, haul, and legally dispose of all demolition debris at properly permitted facilities;
- Provide dump tickets/receipts upon request;
- Keep the site reasonably clean and free of loose debris during operations.

2. Environmental and Safety

- Comply with all applicable safety and environmental laws and regulations;
- Implement adequate dust, noise, and traffic control measures;
- Immediately notify the County of any suspected hazardous materials encountered and await direction before disturbing such materials further.

3. Site Restoration

- Remove all loose debris from the slab and surrounding area;
- Leave the slab and surrounding ground in a neat, broom-clean, and safe condition acceptable to the County.

4. Schedule

- Substantial completion of all work is required within 30 calendar days of Notice to Proceed.
- Contractor shall include a brief proposed schedule with the Proposal.

3. MINIMUM CONTRACTOR QUALIFICATIONS

Contractor must:

- Be duly authorized to perform demolition/structure removal work in Texas;
- Maintain, at a minimum, the following insurance coverage (or such other limits as the County may set in the final contract):
 - Commercial General Liability: \$1,000,000.00 per occurrence / \$2,000,000.00 aggregate;
 - Automobile Liability: \$1,000,000.00 combined single limit;
 - Workers' Compensation: statutory (or qualified alternative coverage as allowed by law);
- Agree to comply with all Karnes County terms and conditions contained in the final contract.

4. RFP SCHEDULE (TENTATIVE)

- RFP Issue Date: February 10, 2026
- Optional/Mandatory Pre-Proposal Site Visit: February 17, 2026 at 2 p.m.
 - Meeting location:
- Deadline for Written Questions: February 26, 2026 at 5:00 p.m.
- Proposal Due Date/Time: March 9, 2026 at 9:00 a.m.
- Evaluation / Recommendation: March 17, 2026
- Anticipated Commissioners Court Award: March 24, 2026

The County reserves the right to adjust these dates.

5. PROPOSAL FORMAT AND CONTENT

Submit 5 paper copies and one electronic copy on a USB in a sealed envelope clearly labeled:

“RFP – Metal Structure Removal – Karnes County, Texas, Archive Records Building, 111 W. Calvert, Karnes City, TX 78118”

Proposals must include:

5.1 Cover Letter

- Firm name, address, contact person, phone, and email;
- Statement of interest and confirmation that the firm will comply with the RFP;
- Signature of an authorized representative.

5.2 Firm Experience

- Brief company profile (years in business, services, office location(s));
- Description of at least 2–3 similar metal structure removal/demolition projects (with owner name, location, brief description, contract amount, completion date).

5.3 Key Personnel and Equipment

- Names and roles of the proposed project manager and site supervisor;
- Short resumes/highlights of relevant experience;
- List of major equipment available and proposed for this project (e.g., excavators, lifts, trucks).

5.4 Safety

- Summary of firm's safety program;
- Any OSHA citations or significant safety incidents in the last [3] years, with explanation.

5.5 Project Approach and Schedule

- Narrative explaining how the firm will:
 - Protect adjacent property and utilities;
 - Safely dismantle/remove the metal structure;
 - Handle debris hauling and disposal;
 - Address slab/footings (as applicable);
 - Restore the site;
- Proposed schedule with key milestones and total days to completion.

5.6 Cost Proposal

Provide a lump-sum price for the full scope of work, broken down at least as:

- Mobilization / Demobilization: \$_____
- Metal Structure Removal: \$_____
- Any Allowances or Contingencies (describe): \$_____

Total Lump-Sum Price: \$_____

List any assumptions or exclusions that affect pricing (e.g., "assumes no hazardous materials; assumes slab remains," etc.).

5.7 References

- At least 3 references for similar projects, with contact name, title, phone, and email.

5.8 Required Forms

Include completed and signed:

- Conflict of Interest Questionnaire (Texas Local Gov't Code Ch. 176), if applicable;
- Non-Collusion Affidavit;
- Debarment/Suspension Certification (if required);
- Felony Conviction Notification (if required by County);
- Any additional County forms attached to this RFP.

6. EVALUATION CRITERIA

Proposals will be evaluated according to, but not limited to, the following weighted factors:

1. Relevant Experience and Past Performance – 0–30 points
2. Qualifications of Personnel and Equipment – 0–20 points
3. Safety Record and Program – 0–15 points
4. Project Approach and Schedule – 0–15 points
5. Cost Proposal – 0–20 points

The County may request additional information, conduct interviews, and/or negotiate with one or more proposers. Final award is subject to approval by the Karnes County Commissioners Court.

7. QUESTIONS AND COMMUNICATIONS

All questions regarding this RFP must be submitted in writing by the deadline in Section 4 to:

Karnes County Auditor's Office
Attn: Tom Dupnick
119 N. Browne
Karnes City, Texas 78118

Except for this contact, proposers shall not discuss this RFP with other County officials or employees. Unauthorized contact may result in disqualification.

8. PUBLIC INFORMATION

Proposals are subject to the Texas Public Information Act (Tex. Gov't Code Ch. 552). Proposers should clearly mark any proprietary information, though the County cannot guarantee that such information will be withheld if disclosure is required by law.

9. PERFORMANCE BOND

The successful Proposer shall, within 10 calendar days after Notice of Award and prior to execution of the contract or issuance of a Notice to Proceed, furnish a Performance Bond in the full amount of the contract price, conditioned on the faithful performance of the work in accordance with the contract documents. The Performance Bond shall be:

- In an amount equal to 100% of the contract sum;
- Issued by a surety company authorized to do business in the State of Texas; and
- In a form acceptable to Karnes County and meeting the requirements of Texas Government Code Chapter 2253, as applicable.

10. GENERAL REQUIREMENTS FOR BONDS

- All sureties must be licensed in the State of Texas and listed as acceptable sureties on federal bonds in the current U.S. Treasury Circular 570 or otherwise approved by Karnes County.
- Bonds shall be executed on forms provided or approved by Karnes County and shall name Karnes County, Texas as obligee.
- Failure to furnish required bonds within the specified time may be grounds for rejection of the Proposal and the County may award the contract to the next most qualified Proposer or re-solicit, at its sole discretion.

11. RESERVATION OF RIGHTS

Karnes County reserves the right to:

- Reject any or all Proposals;
- Waive informalities or irregularities;

- Modify or cancel this RFP;
- Negotiate with any or all qualified proposers;
- Accept the Proposal deemed most advantageous to the County.