

Kiowa Tribe
Request for Proposal
Child Care Metal Storage Building



RFP KT-26-016-CC

REQUEST

The Director of the Kiowa Child Care Program is requesting proposal of quantity 2 each – 20' x 50' metal storage building for storage for the Kiowa Child Care Program to be placed at the School Age renovation project located at 1602 American Street, Anadarko, OK 73005. This will provide storage for the program for larger items as well as bulk storage of materials. It will support the whole program's needs for storage.

Proposals must be submitted to the Executive Director – Kiowa Education Agency (Toni Tsatoke) via email at ttsatoke@kiowatribe.org and Child Care Director -Jonna Beartrack at jbeartrack@kiowatribe.org, no later than September 8, 2026.

20" x 50' Metal Storage Building – Child Care Facility

1. Project Description

Provide all labor, materials, equipment, supervision, and incidental items necessary to furnish and construct a new **approximately 20' x 50" (1,000 square foot) metal storage building** for use as storage associated with a childcare facility.

The completed building shall be weather-tight, structurally sound, code-compliant, and suitable for storage of childcare equipment, supplies, furniture and related materials.

2. Site Preparation

- Prepare and grade the building site as required for construction.
- Remove minor vegetation, debris, and unsuitable surface materials within the construction area.
- Establish finished building development elevations and provide necessary grading for positive drainage away from the building.
- Compact the subgrade prior to concrete placement.
- Provide reasonable access for construction equipment and material delivery.
- Any major excavation, rock removal, unsuitable soil, retaining walls, or off-site soil disposal shall be considered additional work unless specifically included in the contract.

3. Concrete Foundation and Slab

- Furnish and install a reinforced concrete slab-on grade foundation suitable for the proposed metal building.
- Provide required excavation, base material, vapor barrier, reinforcement, formwork, and concrete.
- Provide a level finished floor suitable for storage use.
- Provide thickened edges, footings, anchors, or other structural requirements in accordance with the building manufacturer's engineered plans and applicable code.
- Slope exterior grades away from the building to prevent water intrusion.

- Saw-cut/control joints shall be provided as required.

4. Metal Building Structure

- Furnish and erect a pre-engineered metal building approximately 20' wide x 50' long.
- Structural steel framing shall be designed for applicable local building codes, wind loads, roof loads, and other required conditions.
- Provide all primary and secondary framing members, columns, rafters, purlins, girts, bracing, connections, fasteners, and structural accessories.
- Building shall be engineered and installed in accordance with the manufacturer's requirements.
- Provide all required structural anchorage to the concrete foundation.

5. Exterior Metal Panels and Roofing

- Furnish and install exterior metal wall panels with factory-apply finish,
- Furnish and install metal roof panels, trim, ridge components, closures, flashing, and sealants.
- Color to be selected by Owner from manufacturer's standard colors.
- Provide weather-tight roof and wall assemblies.
- Provide appropriate roof drainage, including gutters and downspouts where indicated.

6. Doors and Openings

Provide exterior access suitable for storage operations, including:

- One insulated entry door with lockset
- One overhead garage/storage door sized appropriately for movement of large childcare equipment and supplies.
- Provide door frames, thresholds, hardware, weather stripping, flashing, and sealants.
- Door locations and sizes shall be coordinated with the Owner prior to fabrication.

7. Insulation

- Provide insulation at exterior walls and roof as required by the owner and applicable energy/code requirements.
- Insulation system shall be suitable for the intended storage use and local climate.
- Provide vapor control and finished interior liner/panel system where required.

8. Electrical

Provide basic electrical service for storage-building use, including:

- Electrical service connection from existing source, if capacity is available.
- Interior LED lighting fixtures.

- Exterior security/light fixture at primary entrance.
- General-purpose electrical receptacles are distributed throughout the building.
- Dedicated circuits as required for approved equipment.
- Code-compliant switches, outlets, panels, breakers, conduit, wiring, and grounding.
- Electrical work shall be performed by properly license personnel where required.
- Final electrical service size and number of fixtures/receptacles shall be coordinated with the Owner.

TERO Requirements:

Section 3-201(a) of the 2025 Tribal Employment Rights Office Ordinance Act (KL-CY-2025-011), Indian Preference in Contracting, requires the Tribe and all Government Commercial Enterprises, when awarding contracts or subcontracts for supplies, services, labor and materials in an amount of \$5,000 or more where the majority of the work will occur within the jurisdiction of the Tribe, to give preference to Entities certified by the TERO Director as 51% or more Indian-owned.

Section 2-201(a), Employment Rights Fee, requires every Entity or department with a construction or professional services contract in the amount of \$1,000 or more to pay the Commission a TERO Fee of three percent (3%) of the total contract amount. The TERO Fee is built into the contractor's bid total and is due in full prior to commencement of work. For good cause shown, the TERO Director may authorize payment in installments over the course of the contract.

PROPOSAL PREPARATION

In order to expedite the review process, your proposal should include the following information:

1. **Contact information** (Name of proposer's firm, address, telephone and fax numbers, name of contact person, email, and date of submission).
2. **Engagement letter** (A summary stating the proposer's understanding of the work to be done and expected time commitment).
4. **Qualifications and Experience** (Describe company experience that is relevant to the proposed services, such as recent experience with other tribal governments, including a list of tribal governments served if any).
5. **References** (Include references for three tribal governments or enterprises served by the firm in the last three years).
6. **Project Organization and Management** (Expected timeline of services).

QUESTIONS

For questions on this RFP, please contact Jonna Beartrack at (405) 480-2668 or email jbeartrack@kiowatribe.org and Toni Tsatoke at (405) 648-0921 or email at ttsatoke@kiowaatribe.org.