

Attention Construction firms,

The Comanche Nation of Oklahoma is accepting Request for Proposals for the turnkey bid for the Native American Church (NAC) building, NAC teepee grounds pad and Equine facility.

**Address: 3798 NW Meers / Porter Hill Road Elgin, Oklahoma**

The stamped & sealed A&E plan and building erection plans for the sitework, footings, concrete slab foundation, and MEP must comply with the following adopted codes for the sitework, footings, concrete slab foundation, anchor bolts, building erection, sidewalks, and MEP for the following two buildings NAC and Equine:

1. International building code, 2018 edition
2. International Existing building code, 2018 edition
3. International Fire code, 2018 edition
4. International Fuel Gas code, 2018 edition
5. International Mechanical code, 2018 edition
6. International Plumbing code, 2018 edition
7. National Electric code, 2020 edition
8. INDACO Metal PEMP erecting plans (NAC & Equine)

This proposal is subject to the following Comanche Nation General Business License, Comanche Nation TERO license and permit fees, and the contract must comply with the Comanche Nation Standard Construction Terms and Conditions.

Native American Church (NAC) proposal requirements:

1. All sitework for the 55' x 56' PEMB structure from INDACO
2. All site work for parking area south of the NAC 70' x 100'
3. Dirt work, footings, and concrete slab foundation with anchor bolts, concrete slab sheeting ledge, concrete slab MEP rough in – must comply with A&E design, and METCO Geotech report – top of the concrete slab must be 12" above the existing grade
4. PEMB building erecting, insulating, sheeting, trim, and gutters & downspouts – INDACO erecting plans
5. Additional concrete work - All sidewalks around the building with a 4' clearance from the NAC building and walk area entering the building

NAC 30' x 30' Teepee grounds:

Sitework for 30' x 30' area east of the NAC for teepee grounds – must be 12" above existing grade

Equine Facility proposal requirements:

1. All sitework for 60' x 60' PEMB structure from INDACO
2. Concrete pillars for the PEMB columns must comply with the METCO Geotech report and INDACO erecting plans (4' to 8' deep below existing grade)
3. Dirt pad must be 6" above existing grade
4. PEMB building erecting, insulating, sheeting, trim, and gutters & downspouts – INDACO erecting plans

NOTE: The CIP program will complete the interior of the building: framing, HVAC install, electrical, plumbing, all other MEP top out, kitchen equipment, cabinets, countertops, ADA restrooms, drywall, painting, acoustical ceilings, flooring, ceramic tile, camera system, and fire alarm.

The CIP program will also be responsible for the water meter, electrical meter- all underground to rough in, sewer system to building, propane to building, and exterior of the building EIFS and brick work/stone work.

The CIP program will also build the metal structure for the picnic area 40' x 40' and trash/propane area (TBD)

When submitting the proposal please submit the price as followed:

<u>Example: Total cost for NAC, 30' x 30' Teepee grounds, and Equine</u>		<u>\$ 400,000.00</u>
NAC price		\$ 250,000.00
NAC 30' x 30' site pad for teepee grounds		\$ 25,000.00
Equine Facility		\$ 125,000.00

The site TOPO survey will be issued as soon as it is received from Landmark engineering.

**The Comanche Nation will evaluate the construction firm's capabilities based upon the factors described below:**

### **Factor 1: Professional Qualifications**

Professional qualifications necessary for the satisfactory performance of required services; provide key personnel, it is expected that the individuals identified as key personnel will be performing tasks under the resulting contract. Including, but not limited to: electrical, PEMB erecting, concrete, mechanical, plumbing, civil, structural, vent hoods, alarms, and fire suppression.

### **Factor 2: Capacity**

Capacity to accomplish current and past work in the required time, maintaining project schedules and project budgets. Control cost effectiveness and estimating accuracy.

### **Factor 3: Past Performance**

Past performance on contracts with government agencies (state, federal, or tribal) and/or private industry in terms of cost control, quality of work, and compliance with performance schedules. Be sure to include five (5) recent past performance projects with similar work.

### **Factor 4: Eligibility**

The extent to which the construction firm and potential subcontractors to be awarded have not been debarred, suspended, or ineligible.

### **Factor 5: Native American preference**

Provide a minimum of one (1) form of documentation showing the business is a Native American owned professional A&E firm. Preference will only be given to firms who provide current certification as a native owned Construction Firm.

### **Factor 6: Comanche Nation TERO certified/Comanche Nation Business license**

The construction firm has to be Comanche Nation TERO certified (TERO vendors license) and obtain a general business license from the Comanche Nation Tax commission before a bid can be submitted.

Request for proposals will be accepted from **December 10, 2025 until December 29, 2025** through sealed bids. The bids can be delivered to the **Comanche Nation Property & Procurement office** until 5PM on December 29 2025. – ATTN : Mr. ADAM RED ELK

The bids will be opened Tuesday December 30, 2025 at the Comanche Code Talkers room. Physical address 584 NW Bingo Road, Lawton, OK 73507.

All proposals will be subject to the Comanche Nation TERO tax fee of 2% -5% of total proposal price, and a 1% permit fee. For further assistance please contact Shannin Toles at (580) 595-3315

If you have any questions, please contact Louie McCarthy @ [lmccarthy@comanchenation.com](mailto:lmccarthy@comanchenation.com) or (580) 492- 3503.

Attachments:

1. NAC construction documents
2. METCO Geotech report
3. NAC – INDACO building erecting plans
4. EQUINE – INDACO building erecting plans
5. Comanche Nation Standard construction terms and conditions
6. CN General business license application
7. CN Tax commission TERO vendor license application