



**REQUEST FOR PROPOSAL**  
**Osage LLC.**  
**Skyway Range Command Center**

**OWNER: Osage LLC.**  
**Request for Proposal Due 04/14/2026 at 2:00 PM**

**Prepared By: Cardinal Building Solutions, LLC. (Owner's Representative)**  
**Matt Littleton**



**Submit Proposals To:**

**Owners Representative: [matt@cardinalbuildingsolutions.com](mailto:matt@cardinalbuildingsolutions.com)**

**Owner: [Kyatesfree@osagellc.com](mailto:Kyatesfree@osagellc.com)**

**Design Team: Cyntergy**

# REQUEST FOR PROPOSAL

## RFP – Osage LLC. – Skyway Range Command Center

### 1. Notice:

Notice is hereby given the Osage LLC., a subsidiary of the Osage Nation is requesting a sealed response to this Request for Proposal (RFP) for general contracting services for a new facility located at 36<sup>th</sup> Street North and Osage Drive in Tulsa, OK.

### 2. Project Description:

The Skyway36 Command Center project consists of the construction of a new two-story operational facility located at 36<sup>th</sup> Street North and Osage Drive in Osage County, Oklahoma. The facility is designed to support drone operations, monitoring, and collaborative workspace functions and includes program spaces such as a command center, conference room, co-working space, maker/resource space, telecommunications room, utility areas, lobby, restrooms, and associated support spaces. The building will incorporate modern electrical, mechanical, and life-safety systems to support technology-driven operations, including dedicated power distribution, telecommunications infrastructure, fire alarm monitoring, and integration with building mechanical systems. Site improvements include parking, ADA-compliant access, utilities, and related infrastructure necessary to support the new facility and its operations

### 3. Examination of Contract Documents and Site:

The interested firms should carefully examine the site and proposal documents to become fully informed of the conditions to be encountered and the character of the work performed. Failure or omission of any firm to examine any form, instrument or document shall in no way relieve the firm of any obligation in respect to their company's bid.

Base bid is to include all information shown in the Construction Documents as presented in the 100% Construction Documents signed and stamped by the Design Team. Bidder is to acknowledge all addendums associated with the bid process on the bid form.

### 4. Site Visit:

Site visit scheduled for March 31<sup>st</sup> at 2:00 PM. Site visit is mandatory. Site visit meeting will be held at the Project Site.

### 5. Preparation of Proposals:

Proposers who submit a proposal to this RFP are required to submit the documents within the architectural specifications.

### 6. Questions

All pre bid Request for Information are due to the Owner's Representative & Architect no later than April 1<sup>st</sup>, at 10:00 AM. Questions can be sent to [matt@cardinalbuildingsolutions.com](mailto:matt@cardinalbuildingsolutions.com). Questions will be responded to no later than April 8<sup>th</sup>, 2026.

### 7. Proprietary Data:

If a proposal includes any proprietary data or information the respondent does not want to disclose to the public, such data or information must be specifically identified by the responding vendor.

Proprietary information will be used by the Owner for the purposes of evaluating the vendors proposal.

**8. Deadline for Response:**

One (1) electronic response shall be received by the Owner by **April 14<sup>th</sup>, at 2:00 PM CST**. Subject line for the email notification should read: **“Sealed Bid: Osage LLC. Skyway Range – Command Center”**. RFP responses must be fully executed and notarized. All proposals will be opened and evaluated by the Owner. All proposals will be evaluated, and a formal notification issued by the Owner once all proposals are evaluated. Proposals received 72 hours prior to the bid opening will be rejected.

**9. Signature & Affidavit Requirements:**

The RFP response must be signed by an authorized official or agent of the bidding firm and all affidavits be fully executed and/or notarized as required before the proposal can be considered.

**10. Point of Contact:**

The Owner has obtained an Owner Representative for all construction projects. The Owner Representative for the solicitation and for the construction process will be Matt Littleton – Cardinal Building Solutions. All questions concerning the language of this RFP should be submitted by email to [matt@cardinalbuildingsolutions.com](mailto:matt@cardinalbuildingsolutions.com).

**11. Contract Award:**

After the proposals have been reviewed and evaluated, the Owner Representative may contact company representatives. The award of the contract will be subject to approval by the Owner. The Owner reserves the right, at its sole discretion, to award or reject a proposal for any reason or to modify this date.

**12. Owner Right to Reject and Modify:**

The Owner reserves the right to reject or negotiate at its sole discretion, any and all proposals resulting from this RFP. The Owner reserves the right to reject, as non-responsive, any response that does not contain the information requested in this RFP. The Owner also reserves the right to waive any irregularities, errors, or omissions in the RFP or responses received.

The Owner may make such investigation as deemed necessary to determine the ability of the bidder to perform the work, and the bidder shall furnish the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy the Owner that such bidder is properly qualified to carry out the obligations of the contract and to complete the work contemplated therein. Conditional bids will not be accepted.

**13. Qualifications of Bidder:**

Bidders are requested to list representative prior experiences on other construction projects and furnish references. Qualifications for the proposed project team will need to be submitted with this proposal to be considered and reviewed by the Owner.

**14. Notice of Special Conditions:**

Indian Preference – Please provide proof of Native American Ownership if applicable.

**15. Laws & Regulations:**

The offeror's attention is directed to the fact all the project is located on Trust Land of the Osage Nation.

**16. Registered Sex Offenders:**

No employees of the Contractor or Subcontractors registered on the Federal or State Sex Offender Registry are to be allowed on site during construction.

**17. No reimbursement:**

The Owner will not reimburse a vendor or other firm for the cost of preparing a response to the solicitation.

**18. Insurance Requirements:**

The Contractor shall procure and maintain, at its own expense, insurance coverage for the duration of the Project in accordance with the requirements set forth below. All insurance shall be written with companies licensed to do business in the State of Oklahoma and with an A.M. Best rating of A- or better.

Minimum Required Coverage

Commercial General Liability (CGL)

\$1,000,000 Each Occurrence

\$2,000,000 General Aggregate

\$2,000,000 Products/Completed Operations Aggregate

\$1,000,000 Personal and Advertising Injury

Coverage shall include:

Premises and Operations

Contractual Liability

Independent Contractors

Products/Completed Operations

Broad Form Property Damage

Automobile Liability

\$1,000,000 Combined Single Limit (CSL)

Applies to:

All owned vehicles

Non-owned vehicles

Hired vehicles

Workers' Compensation and Employer's Liability

Workers' Compensation: Statutory Limits (State of Oklahoma)

Employer's Liability:

\$1,000,000 Each Accident

\$1,000,000 Disease – Policy Limit

\$1,000,000 Disease – Each Employee

D. Umbrella / Excess Liability

\$2,000,000 per occurrence

\$2,000,000 aggregate

Coverage shall apply over General Liability, Auto Liability, and Employer's Liability.

Additional Insured Requirements

To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless the Owner and Owner's Representative from and against all claims, damages, losses, and expenses arising out of or resulting from the performance of the Work.

Failure to maintain required insurance shall be considered a material breach of contract and may result in suspension or termination of the Work.

**19. Time of Completion and Liquidated Damages:**

Bidder must agree to commence work on a date to be specified in a written "Notice to Proceed" of the Owner and to fully complete the construction within the specified calendars days within the specifications and the schedule requested. Bidder must agree to pay as liquidated damages, the sum of \$250.00 for each consecutive business day in which the project is incomplete over the presented construction end date or previously approved time extension.

Notwithstanding any other provisions of this contract, it is mutually understood that time extensions for changes in the work will depend on the extent, if any, by which the changes cause delay in the completion of the various elements of construction. A change order granting the time extension may provide the contract completion date will be extended only for those specific elements so delayed and the remaining contract completion dates for all other portions of the work will not be altered.

Project schedule is to be completed no later than July 27<sup>th</sup>, 2027. Project schedule is required with submission of the bid documents.

Contractor can work seven days a week during the construction period. There are no limits to the construction time. Contractor will be required to notify the Owner if there will be any disturbance to daily operations during the construction period.

**20. Drug Free Workplace and Tobacco Free Workplace:**

Any Contractor performing work for Osage Nation agrees to publish a statement notifying all employees, subcontractors, and other workers that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Contractor's workplace and specifying the actions that will be taken against violators of such prohibition.

Owner will consider lack of enforcement or lax enforcement of the statement by Contractor a default of the contract.

The Contractor further agrees to provide all persons engaged in performance of the contract with a copy of the statement.

A copy of bidder's Drug Free Workplace statement shall be included with the bid.

**21. Work Requirements:**

The Contractor shall notify the Project Inspector two (2) workdays prior to performing any work before 7 am, after 5 pm, or any Saturday, Sunday or Holiday in order that Owner may inspect any work should they choose. The Contractor is responsible for having a competent employee on-site while work is being performed. All work is to be inspected.

**22. Invoice Submission:**

The Contractor shall submit a pay application on the schedule described in this bid package specifications upon completion of work and after inspection. Digital copies will be sent to the Owner Representative and Architect on the 25<sup>th</sup> of each month for review and approval of payment. Final invoices must be submitted by the last day of each month to the Owner after review by the Owner Representative. Invoices will be approved and submitted for payment upon completion and acceptance of work by the Owner Representative & Architect; it is the responsibility of the Contractor to submit invoice per instructions.

The Contractor agrees to include the following information on each invoice:

- Contractor's name and invoice date.
- Contract number.
- Description, cost or price, and quantity of services rendered.

- Payment terms as agreed to in the contract.
- Other substantiating documentation or information as required by the contract.
- Name, title, phone number, and complete mailing address of responsible official to whom payment is to be sent.

All material invoices will be paid directly by the Owner using the Owner's tax-exemption for property being on Federal Trust Land.

The Owner may, at any time, request information necessary to determine the appropriateness of partial payment amounts.

**23. Construction Inspections:**

Contractor shall maintain an adequate inspection system and perform such inspection as will ensure the work performed under the contract conforms to contract requirements. Contractor will be responsible for all inspections and permits with the local authority having jurisdiction. All inspections will need to be documented and notification by the Contractor to the Owner Representative with at least 24-hour notification of all inspections. All work is subject to the Owner's inspections and testing at all places and at all reasonable times before acceptance to ensure strict compliance with the terms of the contract.

**24. Non-conforming Work:**

All work must be accepted by the authority having jurisdiction. Any non-conforming work will be corrected without charge to the Owner. The Contractor shall promptly segregate and remove rejected material from the premises. The Owner has the right to correct rejected work by contract or otherwise, replace or correct the work and charge the cost to the Contractor. The Owner can also terminate for default the Contractor's right to proceed.

**25. Acceptance:**

Unless otherwise specified in the contract, the Owner shall accept, as promptly as practicable after completion and inspection, all work required by the contract or that portion of the work the Owner determines can be accepted separately. Acceptance shall be final and conclusive except for latent defects, gross mistakes amounting to fraud, or the Owner's rights under any warranty or guarantee.

**26. Method of Award – Lowest Bid that Contains Most Reasonable Offer from the Qualified Bidder:**

After consideration of price and other factors, the contract will be awarded to the bidder whose bid is determined to be the lowest most responsive/reasonable offer in the best interest of the Owner to accept. Award shall be made under unrestricted solicitations to the lowest most responsive/reasonable bid from a qualified economic enterprise or organization within the maximum total contract price established for the specific project or activity being solicited. The Owner reserves the right to determine the format of any agreement resulting from this bid opportunity.

**NON-COLLUSIVE AFFIDAVIT**

State of \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_ being first duly sworn, deposed and says that he/she is a partner or officer of the firm of \_\_\_\_\_, the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person to fix the bid price of affiant or any other bidder, or to fix overhead, profit or cost element of said bid price, or that of any other bidder, or to secure any advantage against the Osage Nation, or any person interested in the proposed contract; and, that all statements in said proposal or bid are true.

Signed: \_\_\_\_\_

(Bidder, if the bid is an individual; Partner if the bid is a partnership; Officer, if the bid is a corporation)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Commission Number

BUSINESS RELATIONSHIPS AFFIDAVIT

STATE OF \_\_\_\_\_ ) §

§

COUNTY OF \_\_\_\_\_ ) §

\_\_\_\_\_, of lawful age, being first duly sworn, on oath says that (s)he is the agent authorized by the bidder to submit the attached bid. Affidavit further states that the nature of any partnership, joint venture, or other business relationship presently in effect or which existed within one (1) year prior to the date of this statement with the contractor, engineer, or other party to the project is as follows:

\_\_\_\_\_  
\_\_\_\_\_

Affidavit further states that any such business relationship presently in effect or which existed within one (1) year prior to the date of this statement between any officer or director of the bidding company and any officer or director of the contractor or engineering firm or other party to the project is as follows:

\_\_\_\_\_  
\_\_\_\_\_

Affidavit further states that the names of all persons having any such business relationships and the positions they hold with their respective companies or firms are as follows:

\_\_\_\_\_  
\_\_\_\_\_

(If none of the business relationships herein above mentioned exists, Affidavit should so state.)

\_\_\_\_\_

Affidavit's Signature: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

# **REQUEST FOR PROPOSAL**

## **RFP**

**Osage LLC.**

**Skyway Range Command Center**

Selection of the General Contractor will be evaluated using the following criteria:

1. Experience and Previous Projects similar size and scope of work
  2. Experience in Indian Country
  3. Fee Proposal
  4. Proposed Schedule
  5. Proof of Insurance & Bonding Capacity of 100% payment and 100% performance
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