



July 9, 2026

Attn: Mike Anderson, City of Lee's Summit
Deputy Director of Public Works and Operations
220 SE Green St.
Lee's Summit, MO 64063

Recommendation of Award

SE Taxilane Construction – Kansas City – Lee's Summit Regional Airport (LXT)
City Project No. P-293

Mr. Anderson,

We submit this letter to recommend the award of the construction contract for the above-referenced project to **Pyramid Contractors, Inc.** in the amount of **\$3,745,809.50** for the **Base Bid** of the **SE Taxilane Construction** project. The project was advertised publicly and competitively in accordance with FAA and State procurement requirements, the bid opening was held on July 2nd, 2026.

Pyramid Contractors, Inc. was the apparent low bidder with a total bid 16% below the engineer's estimate. All required forms were submitted with their bid, there were no mathematical errors, and **Pyramid Contractors, Inc.** is deemed fully qualified to execute this scope of work. Based on this analysis, we recommend award to **Pyramid Contractors, Inc.** as the lowest responsive and responsible bidder. We request FAA and State DOT concurrence with this recommendation in order to proceed with contract execution and issuance of the Notice to Proceed.

This project utilizes a variety of funding sources, and only the FAA eligible amount was considered for the basis of award, per FAA requirements. The FAA eligible amount for the SE Taxilane Construction project is \$956,528.50. The non-FAA eligible portion included in the Locally Funded portion totals \$2,789,280.50 and will be fully funded by the City of Lee's Summit.

Please do not hesitate to contact me at 816.681.8567 or andy.bodine@hdrinc.com if you require any additional documentation or clarification.

Sincerely,

Andy Bodine, PE, CM
Senior Aviation Project Manager
HDR

Attachments:
1. Bid Summary Tables
2. Bid Review Tabulation
3. Bid Review Summary



Bid Summary Tables

FAA Funding Portion – Basis of Award

Contractor	Base Bid (Federal Funding)	vs. Engineer's Estimate
HDR Engineering, Inc.	\$1,090,697.00	-
Pyramid Contractors, Inc	\$956,528.50	88%
Clarkson Construction Company	\$1,298,808.05	119%

Non-FAA Funding Portion

Contractor	Base Bid (Local Funding)	vs. Engineer's Estimate
HDR Engineering, Inc.	\$3,380,652.10	-
Pyramid Contractors, Inc	\$2,789,280.50	83%
Clarkson Construction Company	\$3,218,775.34	95%



Bid Review Tabulation

Kansas City Lee's Summit Regional Airport (LXT): SE Taxilane Construction (#10227185)

Owner: Lee's Summit MO, City of
 Solicitor: Lee's Summit MO, City of
 07/02/2026 02:00 PM CDT

Comparable Pricing

Notable Underrun

Notable Overrun

BID TAB REVIEW

Line Item	Item Code	Item Description	UoM	Quantity	Engineer Estimate		PYRAMID CONTRACTORS INC.		Clarkson Construction Company	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Locally Funded Project Items						\$3,380,652.10		\$2,789,280.50		\$3,218,775.34
2.01	2.01	MOBILIZATION	LS	1	\$250,000.00	\$250,000.00	\$175,000.00	\$175,000.00	\$181,000.00	\$181,000.00
2.02	2.02	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00
2.03	2.03	DEMOLITION (REMOVAL OF EQUIPMENT SHED AND ASSOCIATED EQUIPMENT)	LS	1	\$7,500.00	\$7,500.00	\$5,500.00	\$5,500.00	\$8,200.00	\$8,200.00
2.04	2.04	DEMOLITION (REMOVAL OF EXISTING SIDEWALK)	SY	77	\$12.00	\$924.00	\$30.00	\$2,310.00	\$22.00	\$1,694.00
2.05	2.05	DEMOLITION (REMOVAL OF EXISTING CURB AND GUTTER)	LF	168	\$16.00	\$2,688.00	\$9.00	\$1,512.00	\$16.00	\$2,688.00
2.06	2.06	DEMOLITION (REMOVAL OF EXISTING CONCRETE PAVEMENT)	SY	258	\$18.00	\$4,644.00	\$20.00	\$5,160.00	\$17.00	\$4,386.00
2.07	2.07	DEMOLITION (REMOVAL OF EXISTING ASPHALT PAVEMENT)	SY	289	\$16.00	\$4,624.00	\$18.00	\$5,202.00	\$12.00	\$3,468.00
2.08	2.08	DEMOLITION (REMOVAL OF EXISTING 18" RCP)	LF	232	\$95.00	\$22,040.00	\$32.00	\$7,424.00	\$35.00	\$8,120.00
2.09	2.09	DEMOLITION (REMOVAL OF EXISTING 24" RCP)	LF	255	\$110.00	\$28,050.00	\$40.00	\$10,200.00	\$63.00	\$16,065.00
2.1	2.10	DEMOLITION (REMOVAL OF EXISTING CHAIN LINK FENCE)	LF	760	\$13.00	\$9,880.00	\$15.00	\$11,400.00	\$9.00	\$6,840.00
2.11	2.11	DEMOLITION (REMOVAL OF EXISTING FIRE HYDRANT)	EA	1	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$1,160.00	\$1,160.00
2.12	2.12	EMBANKMENT (REPURPOSE ON-SITE)	CY	10800	\$14.00	\$151,200.00	\$21.00	\$226,800.00	\$30.00	\$324,000.00
2.13	2.13	WASTE (OFF-SITE REMOVAL)	CY	5800	\$15.00	\$87,000.00	\$22.00	\$127,600.00	\$42.00	\$243,600.00
2.14	2.14	SUBGRADE STABILIZATION (12" 6% CEMENT-TREATED SUBGRADE)	SY	4643	\$17.00	\$78,931.00	\$5.00	\$23,215.00	\$13.00	\$60,359.00
2.15	2.15	SUBGRADE STABILIZATION (CEMENT)	TON	190	\$250.00	\$47,500.00	\$215.00	\$40,850.00	\$274.00	\$52,060.00
2.16	2.16	AGGREGATE - 4" COMPACTED AGGREGATE BASE COURSE	SY	4332	\$13.00	\$56,316.00	\$11.00	\$47,652.00	\$14.00	\$60,648.00
2.17	2.17	AGGREGATE - 6" COMPACTED AGGREGATE BASE COURSE FOR CURB AND GUTTER	SY	312	\$15.00	\$4,680.00	\$25.00	\$7,800.00	\$77.00	\$24,024.00
2.18	2.18	PAVEMENT (8" PORTLAND CEMENT CONCRETE)	SY	3995	\$110.00	\$439,450.00	\$105.00	\$419,475.00	\$123.00	\$491,385.00
2.19	2.19	CONCRETE SIDEWALK	SY	30	\$80.00	\$2,400.00	\$85.00	\$2,550.00	\$195.00	\$5,850.00
2.2	2.20	CURB AND GUTTER (C-1 STRAIGHT CURB)	LF	63	\$30.00	\$1,890.00	\$50.00	\$3,150.00	\$97.00	\$6,111.00
2.21	2.21	CURB AND GUTTER (CG-1 CURB AND GUTTER)	LF	1400	\$45.00	\$63,000.00	\$32.00	\$44,800.00	\$86.00	\$120,400.00
2.22	2.22	CURB AND GUTTER (6" BACKFILL)	CY	20	\$30.00	\$600.00	\$45.00	\$900.00	\$25.00	\$500.00
2.23	2.23	ADA RAMPS (ALL TYPES)	EA	2	\$2,800.00	\$5,600.00	\$2,500.00	\$5,000.00	\$3,800.00	\$7,200.00
2.24	2.24	PAVEMENT MARKING (4" DOUBLE YELLOW CENTERLINE MARKINGS - WATERBORNE)	SF	514	\$4.25	\$2,184.50	\$5.25	\$2,698.50	\$5.25	\$2,698.50
2.25	2.25	PAVEMENT MARKING (2" WIDE WHITE STOP BAR MARKING - WATERBORNE)	EA	1	\$500.00	\$500.00	\$2,225.00	\$2,225.00	\$225.00	\$225.00
2.26	2.26	PAVEMENT MARKING (CROSSWALK MARKINGS - WATERBORNE)	LS	1	\$1,000.00	\$1,000.00	\$4,850.00	\$4,850.00	\$850.00	\$850.00
2.27	2.27	PERMANENT WATERBORNE YELLOW MARKINGS WITH REFLECTIVE MEDIA	SF	857	\$8.00	\$6,856.00	\$5.25	\$4,499.25	\$5.25	\$4,499.25
2.28	2.28	PERMANENT WATERBORNE BLACK MARKINGS WITHOUT REFLECTIVE MEDIA	SF	1547	\$6.00	\$9,282.00	\$4.25	\$6,574.75	\$5.45	\$8,431.15
2.29	2.29	SIGN POSTS (STOP SIGN WITH MOW PAD)	EA	1	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00
2.3	2.30	SIGNS (STOP SIGN)	EA	1	\$300.00	\$300.00	\$500.00	\$500.00	\$600.00	\$600.00
2.31	2.31	ELEVATED TAXIWAY EDGE MARKERS	EA	31	\$300.00	\$9,300.00	\$140.00	\$4,340.00	\$500.00	\$15,500.00
2.32	2.32	CABLE (2 AWG 1 CONDUCTOR)	LF	25	\$4.00	\$100.00	\$20.00	\$500.00	\$14.50	\$362.50
2.33	2.33	CABLE (10 AWG 1 CONDUCTOR, POLE AND BRACKET)	LF	648	\$1.45	\$939.60	\$3.00	\$1,944.00	\$2.85	\$1,846.80
2.34	2.34	CABLE (8 AWG 1 CONDUCTOR)	LF	4600	\$1.75	\$8,050.00	\$5.00	\$23,000.00	\$4.40	\$20,240.00
2.35	2.35	CABLE (8 AWG 1 CONDUCTOR, LOW-VOLTAGE)	LF	260	\$1.60	\$416.00	\$11.00	\$2,860.00	\$9.79	\$2,545.40
2.36	2.36	CABLE (2-STRANDS, SINGLE-MODE FIBER, IN ARMORED JACKET)	LF	450	\$4.00	\$1,800.00	\$5.00	\$2,250.00	\$4.65	\$2,092.50
2.37	2.37	CABLE (3 1/2, #2, 800V DIRECT BURY CABLE)	LF	305	\$8.00	\$2,440.00	\$42.00	\$12,810.00	\$38.59	\$11,769.95
2.38	2.38	CONDUIT (1 IN. HDPE, IN TRENCH)	LF	260	\$15.00	\$3,900.00	\$7.00	\$1,820.00	\$5.83	\$1,515.80
2.39	2.39	CONDUIT (2 IN. HDPE, IN TRENCH)	LF	1897	\$16.00	\$30,352.00	\$22.00	\$41,734.00	\$20.36	\$38,622.92
2.4	2.40	CONDUIT (3 IN. PVC, IN TRENCH)	LF	20	\$25.00	\$500.00	\$70.00	\$1,400.00	\$63.75	\$1,275.00
2.41	2.41	BASES (SCREW-IN FOR STREET LIGHT)	EA	9	\$500.00	\$4,500.00	\$1,925.00	\$17,325.00	\$1,830.33	\$16,472.97
2.42	2.42	BRACKET ARMS (STREET LIGHTS)	EA	9	\$2,000.00	\$18,000.00	\$245.47	\$2,205.00	\$227.47	\$2,047.23
2.43	2.43	BREAK-AWAY CONNECTOR (FUSED)	EA	18	\$75.00	\$1,350.00	\$200.00	\$3,600.00	\$138.45	\$2,492.10
2.44	2.44	BREAK-AWAY CONNECTOR (UNFUSED)	EA	9	\$70.00	\$630.00	\$175.00	\$1,575.00	\$144.17	\$1,297.53
2.45	2.45	LUMINAIRES (WITH LAMPS)	EA	9	\$750.00	\$6,750.00	\$500.00	\$4,500.00	\$465.82	\$4,192.38
2.46	2.46	POLES (STREET LIGHTS)	EA	9	\$3,500.00	\$31,500.00	\$6,000.00	\$54,000.00	\$5,353.96	\$48,165.64
2.47	2.47	POWER SUPPLY ASSEMBLY	EA	1	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$11,388.69	\$11,388.69
2.48	2.48	PULL BOXES (INCLUDING JUNCTION BOXES)	EA	4	\$3,400.00	\$13,600.00	\$4,010.00	\$16,040.00	\$3,844.34	\$15,377.36
2.49	2.49	SPLICE CAN, L-187, 30" DIAMETER, CLASS 1A	EA	1	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$3,180.00	\$3,180.00
2.5	2.50	RELOCATE RWY 11 PAPI POWER RACK	LS	1	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$40,500.00	\$40,500.00
2.51	2.51	EVERGY ALLOWANCE	LS	1	\$30,000.00	\$30,000.00	\$95,000.00	\$95,000.00	\$90,000.00	\$90,000.00
2.52	2.52	FENCE (8" BLACK VINYL CHAIN LINK FENCE WITH BARBED WIRE)	LF	745	\$67.00	\$49,915.00	\$85.00	\$63,325.00	\$82.40	\$61,388.00
2.53	2.53	FENCE (40' ELECTRIC BLACK VINYL BI-DIRECTIONAL ROLLING GATE SYSTEM)	LS	1	\$70,000.00	\$70,000.00	\$80,000.00	\$80,000.00	\$74,957.47	\$74,957.47
2.54	2.54	FENCE (TEMPORARY FENCING INSTALLATION AND REMOVAL)	LF	500	\$100.00	\$50,000.00	\$40.00	\$20,000.00	\$35.50	\$17,750.00
2.55	2.55	STORM SEWER PIPE (18" REINFORCED CONCRETE PIPE, CLASS IV)	LF	1601	\$260.00	\$416,260.00	\$110.00	\$176,110.00	\$100.50	\$160,905.50
2.56	2.56	STORM SEWER PIPE (24" REINFORCED CONCRETE PIPE, CLASS IV)	LF	274	\$280.00	\$76,720.00	\$145.00	\$39,730.00	\$110.00	\$30,140.00
2.57	2.57	STORM SEWER PIPE (30" REINFORCED CONCRETE PIPE, CLASS IV)	LF	809	\$340.00	\$275,060.00	\$185.00	\$149,665.00	\$228.00	\$184,452.00
2.58	2.58	STORM SEWER STRUCTURES (FIELD INLETS)	EA	2	\$8,000.00	\$16,000.00	\$9,500.00	\$19,000.00	\$10,853.00	\$21,706.00
2.59	2.59	STORM SEWER STRUCTURES (CURB INLETS)	EA	9	\$12,000.00	\$108,000.00	\$11,000.00	\$99,000.00	\$12,140.00	\$109,260.00
2.6	2.60	STORM SEWER STRUCTURES (TYPE S-1 GRATED INLETS)	EA	7	\$11,000.00	\$77,000.00	\$13,000.00	\$91,000.00	\$10,790.00	\$75,530.00
2.61	2.61	STORM SEWER STRUCTURES (MODIFICATIONS TO EXISTING BASIN OUTFALL STRUCTURE)	LS	1	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00	\$7,367.50	\$7,367.50
2.62	2.62	SANITARY SEWER PIPE (4" PVC)	LF	415	\$120.00	\$49,800.00	\$60.00	\$24,900.00	\$79.90	\$33,158.50
2.63	2.63	SANITARY SEWER PIPE (8" PVC)	LF	1074	\$150.00	\$161,100.00	\$75.00	\$80,550.00	\$109.50	\$117,603.00
2.64	2.64	SANITARY SEWER PIPE (JUNCTIONS)	EA	4	\$600.00	\$2,400.00	\$1,500.00	\$6,000.00	\$6,595.00	\$26,380.00
2.65	2.65	SANITARY SEWER STRUCTURES (MANHOLES)	EA	4	\$10,000.00	\$40,000.00	\$8,000.00	\$32,000.00	\$10,913.00	\$43,652.00
2.66	2.66	SANITARY SEWER SERVICE CONNECTION	EA	3	\$2,500.00	\$7,500.00	\$4,500.00	\$13,500.00	\$4,764.50	\$14,293.50
2.67	2.67	MANHOLE REBUILDING (SANITARY SEWER MANHOLE MODIFICATION)	EA	2	\$4,000.00	\$8,000.00	\$6,500.00	\$13,000.00	\$2,305.00	\$4,610.00
2.68	2.68	WATER LINE FITTINGS (TEES WITH THRUST BLOCKING)	EA	1	\$4,000.00	\$4,000.00	\$6,500.00	\$6,500.00	\$10,424.00	\$10,424.00
2.69	2.69	WATER LINE FITTINGS (TEES WITH THRUST BLOCKING AND CAP)	EA	1	\$4,200.00	\$4,200.00	\$2,500.00	\$2,500.00	\$9,886.00	\$9,886.00
2.7	2.70	WATER LINE FITTINGS (SOLID SLEEVE)	EA	1	\$1,000.00	\$1,000.00	\$6,500.00	\$6,500.00	\$1,790.00	\$1,790.00
2.71	2.71	WATER LINE FITTINGS (REDUCER - 10" TO 8")	EA	1	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$1,658.00	\$1,658.00
2.72	2.72	WATER LINE FITTINGS (BEND WITH THRUST BLOCKING)	EA	15	\$3,500.00	\$52,500.00	\$3,500.00	\$52,500.00	\$2,178.00	\$32,670.00
2.73	2.73	WATER LINE VALVES (AIR RELEASE VALVE ASSEMBLY)	EA	1	\$9,000.00	\$9,000.00	\$11,000.00	\$11,000.00	\$4,715.00	\$4,715.00
2.74	2.74	WATER LINE PIPE (8" C900 PVC WATER LINE)	LF	1670	\$200.00	\$334,000.00	\$105.00	\$175,350.00	\$78.30	\$130,761.00
2.75	2.75	WATER LINE VALVES	EA	4	\$4,750.00	\$19,000.00	\$4,500.00	\$18,000.00	\$3,172.50	\$12,690.00
2.76	2.76	FIRE HYDRANT ASSEMBLY	EA	2	\$8,000.00	\$16,000.00	\$12,000.00	\$24,000.00	\$9,888.50	\$19,377.00
2.77	2.77	EROSION CONTROL DEVICES (SILT FENCE INSTALLATION AND REMOVAL)	LF	2160	\$8.00	\$17,280.00	\$2.50	\$5,400.00	\$2.32	\$5,011.20
2.78	2.78	EROSION CONTROL DEVICES (INLET PROTECTION INSTALLATION AND REMOVAL)	EA	25	\$200.00	\$5,000.00	\$180.00	\$4,500.00	\$173.12	\$4,328.00
2.79	2.79	EROSION CONTROL DEVICES (SEWER CONTROL BLANKET)	SY	7500	\$2.50	\$18,750.00	\$2.00	\$15,000.00	\$1.58	\$11,850.00
Federally Funded						\$1,090,697.00		\$956,528.50		\$1,298,808.05
SP-1	SP-1	CONTRACTOR QUALITY CONTROL PROGRAM	LS	1	\$100,000.00	\$100,000.00	\$15,000.00	\$15,000.00	\$46,000.00	\$46,000.00
SP-2	SP-2	MOBILIZATION	LS	1	\$120,000.00	\$120,000.00	\$75,000.00	\$75,000.00	\$181,000.00	\$181,000.00
SP-3	SP-3	TEMPORARY BARRICADES	LS	1	\$5,000.00	\$5,0				



Bid Review Summary

This Bid Review Summary provides a brief overview of the two contractor bid's received in comparison to the engineer's estimate. Overall, the bid award recommendation is based upon the Federally Funded portion of the project, but a comparison of the Locally Funded portion has also been made.

Federal Funding Summary

Pyramid Contractors, Inc. came in 12% under the engineer's estimate. The pavement related items along with the seeding and mulching came in at similar prices. The main cause of the 12% discrepancy was the pricing of the CQCP and the Mobilization.

Clarkson Construction Company bid an amount 19% above the engineer's estimate. While their CQCP bid was lower than the engineer's estimate, the pavement related items came in almost 25% over the estimated amount.

Local Funding Summary

Pyramid Contractors, Inc. came in 17% under the engineer's estimate. Most of the impactful overruns in Pyramid's bid were related to earthwork and electrical items. These items tend to be more volatile in pricing and can vary widely from project to project. The most notable underruns involved the RCP storm pipes and the water main pipe. These prices are also varying from project to project, with local supply driving pricing at times.

Clarkson Construction Company submitted a bid 5% below the engineering estimate. The bid from Clarkson resembled Pyramid's pricing on in terms of what types of items were underruns and overruns; however, Clarkson was notably higher on paving related items and curbing. This resulted in the overall discrepancy between the two bids on the locally funded items.