

**FORM OF  
CONTRACT AGREEMENT  
City OF Lee's Summit, MO  
CITY PROJECT No.: 17932172  
PROJECT NAME: LXT General Aviation Terminal**

**THIS AGREEMENT**, made as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, is  
**BY AND BETWEEN**

the OWNER:                      Name:                      **CITY OF LEE'S SUMMIT, MO**  
   Address:                      **200 SE Green Street**  
   City/State/Zip Code:      **LEE'S SUMMIT, MO 64063**

And the CONTRACTOR:

Name:    CIVIC ELITE CONTRACTING, INC.  
Address:    4001 E. 143RD ST.  
City/State/Zip Code: GRANDVIEW, MO 64030

**WITNESSETH:**

WHEREAS it is the intent of the Owner to make improvements at **Lee's Summit Airport** generally described as follows;

**CITY PROJECT No.: 17932172**

**PROJECT NAME: LXT General Aviation Terminal**

hereinafter referred to as the Project.

NOW THEREFORE in consideration of the mutual covenants hereinafter set forth, OWNER and CONTRACTOR agree as follows:

**Article 1 – Work**

It is hereby mutually agreed that for and in consideration of the payments as provided for herein to the CONTRACTOR by the OWNER, CONTRACTOR shall faithfully furnish all necessary labor, equipment, and material and shall fully perform all necessary work to complete the Project in strict accordance with this Contract Agreement and the Contract Documents.

**Article 2 – Contract Documents**

CONTRACTOR agrees that the Contract Documents consist of the following: this Agreement, General Provisions, Supplementary Provisions, Specifications, Drawings, all issued addenda, Notice-to-Bidders, Instructions-to-Bidders, Proposal and associated attachments, Performance Bond, Payment Bond, Wage Rate Determination, Insurance certificates, documents incorporated by reference, documents incorporated by attachment, and all OWNER authorized change orders issued subsequent to the date of this agreement. All documents comprising the Contract Documents are complementary to one another and together establish the complete terms, conditions and obligations of the CONTRACTOR. All said Contract Documents are incorporated by reference into the Contract Agreement as if fully rewritten herein or attached thereto.

**Article 3 – Contract Price**

In consideration of the faithful performance and completion of the Work by the CONTRACTOR in accordance with the Contract Documents, OWNER shall pay the CONTRACTOR an amount equal to:

\$ \$9,512,672.65

(Amount in Numerals)

NINE MILLION FIVE HUNDRED TWELVE THOUSAND SIX  
(\$ ) HUNDRED SEVENTY-TWO DOLLARS AND SIXTY-FIVE CENTS

(Amount in Written Words)

subject to the following;

- a. Said amount is based on the schedule of prices and estimated quantities stated in CONTRACTOR'S Bid Proposal, which is attached to and made a part of this Agreement;
- b. Said amount is the aggregate sum of the result of the CONTRACTOR'S stated unit prices multiplied by the associated estimated quantities;
- c. CONTRACTOR and OWNER agree that said estimated quantities are not guaranteed and that the determination of actual quantities is to be made by the OWNER'S ENGINEER;
- d. Said amount is subject to modification for additions and deductions as provided for within the Contract General Provisions.

#### **Article 4 – Payment**

Upon the completion of the work and its acceptance by the OWNER, all sums due the CONTRACTOR by reason of faithful performance of the work, taking into consideration additions to or deductions from the Contract price by reason of alterations or modifications of the original Contract or by reason of "Extra Work" authorized under this Contract, will be paid to the CONTRACTOR by the OWNER after said completion and acceptance.

The acceptance of final payment by the CONTRACTOR shall be considered as a release in full of all claims against the OWNER, arising out of, or by reason of, the work completed and materials furnished under this Contract.

OWNER shall make progress payments to the CONTRACTOR in accordance with the terms set forth in the General Provisions. Progress payments shall be based on estimates prepared by the ENGINEER for the value of work performed and materials completed in place in accordance with the Contract Drawings and Specifications.

Progress payments are subject to retainage requirements as set forth in the General Provisions.

#### **Article 5 – Contract Time**

The CONTRACTOR agrees to commence work within ten (10) calendar days of the date specified in the OWNER'S Notice-to-Proceed. CONTRACTOR further agrees to complete said work within **Four hundred twenty-five (425) calendar days** of the commencement date stated within the Notice-to-Proceed.

It is expressly understood and agreed that the stated Contract Time is reasonable for the completion of the Work, taking all factors into consideration. Furthermore, extensions of the Contract Time may only be permitted by execution of a formal modification to this Contract Agreement in accordance with the General Provisions and as approved by the OWNER.

#### **Article 6 – Liquidated Damages**

The CONTRACTOR and OWNER understand and agree that time is of essence for completion of the Work and that the OWNER will suffer additional expense and financial loss if said Work is not completed within the authorized Contract Time. Furthermore, the CONTRACTOR and OWNER recognize and understand the difficulty, delay, and expense in establishing the exact amount of actual financial loss and additional expense. Accordingly, in place of requiring such proof, the CONTRACTOR expressly agrees to pay the OWNER as liquidated damages the non-penal sum of **\$3,000.00** per day for each calendar day required in excess of the authorized contract time for each phase.

Furthermore, the CONTRACTOR understands and agrees that;

- a. the OWNER has the right to deduct from any moneys due the CONTRACTOR, the amount of said liquidated damages;
- b. the OWNER has the right to recover the amount of said liquidated damages from the CONTRACTOR, SURETY or both.

#### **Article 7 – CONTRACTOR'S Representations**

The CONTRACTOR understands and agrees that all representations made by the CONTRACTOR within the Proposal Form shall apply under this Agreement as if fully rewritten herein.

#### **Article 8 – CONTRACTOR’S Certifications**

The CONTRACTOR understands and agrees that all certifications made by the CONTRACTOR within the Proposal shall apply under this Agreement as if fully rewritten herein. The CONTRACTOR further certifies the following;

**a. Certification of Eligibility (29 CFR Part 5.5)**

- i. By Entering into this contract, the CONTRACTOR certifies that neither he or she nor any person or firm who has an interest in the CONTRACTOR’S firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1);
- ii. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1);
- iii. The penalty for making false statements is prescribed in the U.S. Criminal Code 18 U.S.C.

**b. Certification of Non-Segregated Facilities (41 CFR Part 60-1.8)**

The federally-assisted construction CONTRACTOR certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Bidder agrees that a breach of this certification is a violation of the Equal Opportunity Clause in this contract.

As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, sex, or national origin because of written or oral policies or employee custom. The term does not include separate or single-user restrooms or necessary dressing or sleeping areas provided to assure privacy between the sexes. The Bidder agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity Clause and that it will retain such certifications in its files.

#### **Article 9 – Miscellaneous**

- a. CONTRACTOR understands that it shall be solely responsible for the means, methods, techniques, sequences and procedures of construction in connection with completion of the Work;
- b. CONTRACTOR understands and agrees that it shall not accomplish any work or furnish any materials that are not covered or authorized by the Contract Documents unless authorized in writing by the OWNER or ENGINEER;
- c. The rights of each party under this Agreement shall not be assigned or transferred to any other person, entity, firm or corporation without prior written consent of both parties;
- d. OWNER and CONTRACTOR each bind itself, their partners, successors, assigns and legal representatives to the other party in respect to all covenants, agreements, and obligations contained in the Contract Documents.

#### **Article 10 – OWNER’S Representative**

The OWNER’S Representative, herein referred to as ENGINEER, is defined as follows:

**Crawford, Murphy & Tilly, Inc.  
One Memorial Drive  
Gateway Tower, Suite 500  
St. Louis, MO 63102**

Said ENGINEER will act as the OWNER'S representative and shall assume all rights and authority assigned to the ENGINEER as stated within the Contract Documents in connection with the completion of the Project Work.  
IN WITNESS WHEREOF, OWNER and CONTRACTOR have executed five (5) copies of this Agreement on the day and year first noted herein.

**OWNER**

**CONTRACTOR**

Name: CITY OF LEE'S SUMMIT

Name: CIVIC ELITE CONTRACTING, INC.

Address: 220 SE GREEN ST.

Address: 4001 E. 143RD ST.

LEE'S SUMMIT, MO 64063

GRANDVIEW, MO 64030

By: \_\_\_\_\_

By:  \_\_\_\_\_

*Signature*

*Signature*

President

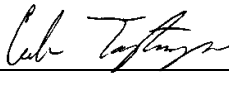
*Title of Representative*

*Title of Representative*

ATTEST:

ATTEST

By: \_\_\_\_\_

By:  \_\_\_\_\_

*Signature*

*Signature*

Sr. Estimator

*Title*

*Title*

## LXT - General Aviation Terminal

Owner: Lee's Summit MO, City of

Solicitor: Lee's Summit MO, City of

06/09/2025 02:00 PM CDT

					Civic Elite Contracting	
Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension
1	C-101-5.1	TEMPORARY TRAFFIC CONTROL	LS	1	\$4,200.00	\$4,200.00
2	C-105-5.1	MOBILIZATION	LS	1	\$414,553.00	\$414,553.00
3	C-102-5.1	INLET PROTECTION	EA	11	\$263.00	\$2,893.00
4	C-102-5.2	12 FILTER SOCK	LF	1213	\$10.00	\$12,130.00
5	P-101-5.2	REMOVAL OF CHAIN LINK FENCE	LF	118	\$13.00	\$1,534.00
6	C-101-5.3	REMOVAL OF CONCRETE CURB AND GUTTER	LF	98	\$16.00	\$1,568.00
7	C-101-5.4	RELOCATION OF LIGHT POLE	EA1	1	\$7,875.00	\$7,875.00
8	P-152-5.1	EXCAVATION AGGREGATE OR SOIL MATERIAL	CY	5153	\$29.25	\$150,725.25
9	C-155-5.1	12 6% CEMENT TREATED SUBGRADE	SY	5226	\$10.00	\$52,260.00
10	C-155-5.2	CEMENT (SOIL STABILIZATION)	TON	182	\$184.00	\$33,488.00
11	P-209-5.1	4 COMPACTED AGGREGATE BASE COURSE	SY	5490	\$11.00	\$60,390.00
12	P-501-8.1	8 PORTLAND CEMENT CONCRETE SIDEWALK	SY	491	\$54.00	\$26,514.00
13	P-501-8.2	8 PORTLAND CEMENT CONCRETE PAVEMENT	SY	4440	\$92.00	\$408,480.00
14	P-501-8.3	4 PORTLAND CEMENT CONCRETE SIDEWALK	SY	261	\$73.00	\$19,053.00
15	P-620-5.1	2 WIDE WHITE STOP BAR MARKING THERMOPLASTIC	LF	36	\$23.00	\$828.00
16	P-620-5.2	4 YELLOW PARKING STALL WATERBORNE MARKINGS	LF	2718	\$3.00	\$8,154.00
17	D-701-5.1	4 NON PERFORATED ROOF DRAIN	LF	178	\$30.00	\$5,340.00
18	D-701-5.2	6 NON-PERFORATED ROOF DRAIN	LF	27	\$36.00	\$972.00
19	D-701-5.3	8 NON-PERFORATED ROOF DRAIN	LF	27	\$43.00	\$1,161.00
20	D-701-5.4	10 NON-PERFORATED ROOF DRAIN	EA	258	\$60.00	\$15,480.00
21	D-701-5.5	ROOF DRAIN INLET CONNECTION	EA	1	\$2,415.00	\$2,415.00
22	D-752-5.1	TYPE CG-1 CONCRETE CURB AND GUTTER	LF	1231	\$33.00	\$40,623.00
23	D-752-5.2	ROLLING CURB	LF	44	\$33.00	\$1,452.00
24	D-752-5.3	TYPE CG-1 CONCRETE CURB AND GUTTER (MODIFIED)	LF	146	\$33.00	\$4,818.00
25	T-901-5.1	SEEDING	AC	1.6	\$5,489.00	\$8,782.40
26	T-908-5.1	MULCHING	AC	1.6	\$12,440.00	\$19,904.00
27	T-904-5.1	SODDING	AC	0.2	\$6,900.00	\$1,380.00
28	SP-1-5.1	2 WATER METER	EA	1	\$2,200.00	\$2,200.00
29	SP-2-5.1	2 DOMESTIC WATER LINE	LF	14	\$160.00	\$2,240.00
30	SP-2-5.2	6 FIRE SPRINKLER LINE	LF	24	\$60.00	\$1,440.00
31	SP-2-5.3	8 C900 DR18 WATER LINE	LF	58	\$150.00	\$8,700.00
32	SP-2-5.4	2.5 COPPER WATER LINE INSTALLATION	LF	19	\$27.00	\$513.00
33	SP-2-5.5	8 WATER LINE INSTALLATION	LF	130	\$183.00	\$23,790.00
34	SP-2-5.6	WATER LINE VALVES	EA	3	\$1,300.00	\$3,900.00
35	SP-2-5.7	WATER LINE BENDS WITH THRUST BLOCKING	EA	3	\$525.00	\$1,575.00
36	SP-3-5.1	4 PVC SANITARY SEWER	LF	240	\$90.00	\$21,600.00
37	SP-3-5.2	SANITARY SEWER MANHOLES	EA	2	\$6,300.00	\$12,600.00
38	SP-3-5.3	SANITARY SEWER CONNECTION	EA	1	\$7,000.00	\$7,000.00
39	SP-4-5.1	8 CONCRETE BOLLARD	EA	8	\$2,345.00	\$18,760.00
40	SP-4-5.2	TRUNCATED DOME	SF	169	\$37.00	\$6,253.00
41	SP-4-5.3	CONCRETE PARKING BUMPER	EA	5	\$130.00	\$650.00
42	SP-4-5.4	ADA ACCESIBLE BOLLARD MOUNTED PARKING SIGN	EA	5	\$2,365.00	\$11,825.00
43	SP-5-5.1	THERMOPLASTIC ADA ACCESSIBLE PARKING SYMBOL MARKINGS	EA	5	\$512.00	\$2,560.00
44	SP-5-5.2	THERMOPLASTIC TRAFFIC FLOW ARROWS	EA	14	\$342.00	\$4,788.00
45	SP-5-5.3	THERMOPLASTIC WHITE 24 CROSSWALK MARKINGS	LF	72	\$22.00	\$1,584.00
46	SP-6-5.1	NO PARKING SIGN WITH CANOPY COLUMN BASE	EA	4	\$2,362.00	\$9,448.00
47	SP-7-5.1	STOP SIGN	EA	2	\$513.00	\$1,026.00
48	SP-8-5.1	PEDESTRIAN CROSSWALK SIGN	EA	2	\$513.00	\$1,026.00
49	SP-9-5.1	UTILITY ELECTRIC	LS	1	\$15,000.00	\$15,000.00
50	SP-10-5.1	UTILITY GAS	LS	1	\$15,000.00	\$15,000.00
51	SP-13-5.1	GENERAL AVAITION BUILDING COMPLETE	LS	1	\$8,008,147.00	\$8,008,147.00
52	SP-14-5.1	IRRIGATION SYSTEM	LS	1	\$24,075.00	\$24,075.00
<b>Base Bid Total</b>						<b>\$9,512,672.65</b>