PROJECT REVIEW

CHARTER MEADOW COMMONS HOA

60 Charter Meadow Lane, Southington, CT 06489

Review ID PF-CT-060-001 | Review cutoff October 1, 2026 | Prepared October 29, 2026 | Owner brief OB-01 Rev 1

Executive readout

The three prices do not represent the same scope.
Northline's $279,040 proposal is the closest documented match to the October 1, 2026 common bid basis for all ten buildings, but its finish substitutions and incomplete contract / credential evidence still require resolution.
Cedarstone's $187,110 and Dale's $173,500 are based on earlier, reduced or materially different work. Do not treat their lower totals as savings or compare them as equivalent bids.

Review lens	Summary
Closest to current scope	Northline A-01 — $279,040; all ten buildings and stated Rev 1 quantities are priced. Owner-planning carry is $325,000, not an approved budget.
Not comparable as submitted	Cedarstone B-01 — $187,110 base; limited to B01-B08 for repair work, prices several lower quantities, and excludes 600 SF concrete from base. Permit fees are by HOA.
Budget estimate only	Dale C-01 — $173,500; uses earlier sheet quantities and substitutes materially different methods, including skim patching, surface sealer and walkway grinding.

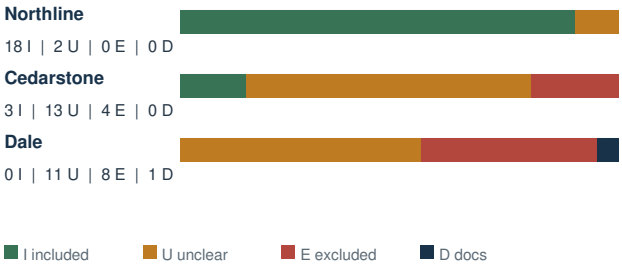
SUBMITTED BASE PRICE

Different scope bases; not normalized



20 SELECTED CHECKLIST ITEMS

Status mix as written in each offer



Proposal comparison

Headline totals reflect the offers as received at the October 1, 2026 review cutoff. They are not normalized prices.

Offer	Base price	Target timing	Stated pricing basis	Scope / commercial note
A-01 Northline	$279,040	Apr 12, 2027 12 weeks	OB-01 Rev 1; all 8 Rev 1 drawing sheets; PH-01; Addendum 01; Q-01	Closest current-scope match. Includes 16 openings, 300 SF sheathing provision, $6,000 fee allowance and 600 SF concrete panels.
B-01 Cedarstone	$187,110	May 3, 2027 10 weeks	September 14 concept / Rev 0 quantities; no addendum acknowledgment	Repair phase limited to B01-B08. Concrete is a $15,750 alternate; fees and permit administration are by HOA. Spring material price is not capped.
C-01 Dale	$173,500	Weather / crew dependent 6-8 weeks	September 14 earlier sheet; estimate only	No detailed schedule of values or current addendum acknowledgment. Taxes, permits and inspections are excluded; substantial work uses different methods.

Why the totals cannot be ranked

- Current request: ten buildings (B01-B10), 60 units, with A601 controlling Rev 1 quantities; addendum replaces the earlier eight-building pilot basis.
- Cedarstone's base scope is explicitly limited to eight buildings / 48 units for repair work and carries smaller quantities for several items. Its concrete alternate and owner-paid permit costs do not price the remaining scope gaps.
- Dale's estimate is based on the earlier sheet. It prices different methods and units, omits measurable details for multiple line items, and leaves additional areas and costs open.
- The $325,000 figure is described in OB-01 as a preliminary construction planning carry. It is not documented funding, a cost estimate, a reserve study or approval to spend.

Bidder-specific items to resolve

Offer	Key qualification
Northline	Base carries stock white trim although the owner requests off-white; exact siding match depends on stock. Two-year workmanship warranty. A-01 leaves detailed termination and dispute terms for a later contract. Insurance and registration evidence are promised, not attached.
Cedarstone	Resolve the omitted two buildings, revised quantities, new step flashing and integrated kick-outs. Confirm a current firm price and spring escalation exposure. Five-year workmanship term is stated, but forms/certificates are not attached.
Dale	Request a complete Rev 1 re-bid with quantities, methods, unit pricing, permit responsibilities, tax, written warranty, closeout and payment terms. The estimate asks for 50% down and has no labor warranty / record package.

Price validity stated at cutoff: Northline 60 days from Sep 21 (offer held for award by Nov 20 under its stated conditions); Cedarstone 30 days from Sep 22; Dale 20 days from Sep 23. Cedarstone says spring material pricing will be reconfirmed; Dale allows material price increases.

Priority finding register

These findings identify uncertainty that affects scope, responsibility, cost, quality, schedule or required documentation.

Priority	Finding	Evidence-based action / source
HIGH	F-01 Non-equivalent bids	Issue a single written Rev 1 clarification and require all bidders to price B01-B10, A601 net quantities, required methods, alternates and the same exclusions. A-01 is the only offer that states all eight Rev 1 sheets, Addendum 01 and Q-01 as its basis. (OB-01; DR-01/A601; AD-01; A-01 to C-01)
HIGH	F-02 Roof-wall water control	The scenario includes a reported damp wall and overflow, but no measured investigation or controlled flow test. Cedarstone reuses existing step flashing and surface-mounts kick-outs; Dale leaves flashing in place and proposes roof cement at existing boots. These do not match the stated new flashing / integrated drainage-plane intent. Confirm details and hold points before production. (AD-01; OB-01; DR-01/A501)
HIGH	F-03 Concealed conditions	Sixteen controlled openings and 300 SF provisional nonstructural sheathing are the common basis. Only Northline prices both at stated quantities. Cedarstone includes eight openings / 150 SF; Dale gives a $3,500 wood allowance without a measurable unit rate. Establish documentation, authorization and unit rates for overages before concealment. (OB-01; AD-01; A-01 to C-01)
HIGH	F-04 Pavement / walkway methods	The request is 4,000 SF full-depth asphalt repair, 6,000 LF crack sealing and 600 SF panel replacement. Dale offers 2,500 SF skim patches, 6,000 SF sealer and grinding; Cedarstone carries 2,500 SF full-depth and makes concrete an alternate. Verify quantities, section assumptions, drainage, subgrade and access design before award. (OB-01; DR-01/A502; AD-01)
HIGH	F-05 Authority, credentials and contract	No executed agreement, verified HOA authority/funding record, insurance certificates, endorsements, registration evidence or permit determination was supplied. Proposal statements are not verification. Obtain governance/authority, insurance and credential documents and negotiate a signed contract with precedence, change control, termination and dispute terms. (OB-01; AD-01; A-01 to C-01)
HIGH	F-06 Cost exposure and permits	Northline includes a $6,000 provisional fee allowance and contractor coordination; Cedarstone and Dale assign permits/fees to the HOA. None is an official fee estimate. Confirm permit and inspection requirements, funding source, included taxes, escalation, provisional quantity credits and excess work rates. Do not infer that the unused portion of the $325,000 planning carry is available contingency. (OB-01; AD-01; A-01 to C-01)
MED	F-07 Selections and compatibility	Owner requests beige siding and off-white trim samples. Northline includes standard white trim; exact match is not assured. Cedarstone describes profile approval; Dale assumes matching stock / standard white PVC. Approve labeled samples, define acceptable variation and agree any adjustment before order. (OB-01; A-01 to C-01)
MED	F-08 Occupied work and closeout	Confirm two-building maximum, 72-hour notices, protected entries / emergency access, weather protection, seasonal limits, cleanup and resident routing in the final contract. Require building-specific punch, repair-location markups, warranty documents, permit closeout as applicable, payment/lien records and allowance reconciliation. (OB-01; DR-01/G001; A-01 to C-01)

Interpretation: “High” describes decision importance in this mock package, not a verified physical hazard or a finding of defective work.

Checklist coverage snapshot

The Master Review Checklist V1 contains 360 questions across 18 modules. The table below applies only relevant items to this exterior repair procurement. It is a summary for proposal comparison, not a completed 360-item inspection or certification.

Bidder keys: N Northline; C Cedarstone; D Dale. Status colors identify I included, E excluded, U unclear/short, and D documentation needed. NA not addressed; NR not relevant. Status reflects written offers only, not verification or approval.

Checklist item	N	C	D	Basis / exception
All 10 buildings / Rev 1 basis	I	U	U	Cedarstone limits repair phase to B01-B08; Dale prices earlier sheet.
3,000 SF shingle repair	I	U	U	Cedarstone and Dale use 2,400 SF.
60 new pipe boot assemblies	I	U	E	Cedarstone 48; Dale roof cement around existing boots.
360 LF new step flashing	I	E	E	Cedarstone reseals 240 LF reused flashing; Dale keeps existing.
24 integrated kick-outs	I	E	E	Cedarstone surface-mounts; Dale says no wall opening for diverters.
2,640 LF gutter clean / flush	I	I	U	Dale says clean and fix trouble spots; quantity/method not stated.
480 LF gutter replacement / rehang	I	U	U	Cedarstone: 400 LF; Dale: unspecified trouble spots.
20 safe-discharge runouts	I	U	U	Cedarstone: 10; Dale defers which downpipes need extensions.
2,000 SF siding / local WRB	I	U	U	Cedarstone: 1,600 SF; Dale: approx. 1,500 SF.
480 LF trim / fascia	U	U	U	Northline white stock trim; others do not confirm quantity / exact color match.
3,600 LF designated joints	I	U	U	Cedarstone: 3,000 LF; Dale: caulk “where needed”.
16 openings / documented restoration	I	U	U	Cedarstone: 8; Dale provides no opening quantity.
300 SF sheathing provision / rates	I	U	D	Northline includes 300 SF; Cedarstone 150 SF; Dale wood allowance lacks unit rate.
4,000 SF full-depth asphalt repairs	I	U	E	Cedarstone: 2,500 SF; Dale skim-patches 2,500 SF.
6,000 LF crack sealing	I	I	E	Dale quotes 6,000 SF parking sealer, a different unit/method.
600 SF concrete panel replacement	I	E	E	Cedarstone offers as alternate; Dale proposes grinding raised edges.
1,500 SF disturbed-area restoration	I	I	U	Dale’s final cleanup does not specify restoration quantity.
$6,000 fee carry / coordination	I	E	E	Cedarstone and Dale place permits / fees on owner.
Resident phasing / access controls	I	U	U	Northline states two buildings and 72-hour notice; others are less specific.
Warranty / closeout records	U	U	E	Northline and Cedarstone describe deliverables but final forms are pending; Dale excludes written labor warranty / records.

Recommended path to a commitment

ALIGN SCOPE — Rev 1 basis → **REPRICE** — Comparable offers → **VERIFY** — Site + documents → **CONTRACT** — Written approval

Step	Action
1 Establish the common basis	Issue a written clarification confirming all ten buildings, current documents / revisions, A601 quantities, required flashing and paving methods, scope boundaries, resident requirements and all addenda. Request signed acknowledgments.
2 Obtain revised, comparable offers	Require separate base and alternates, all taxes / disposal / equipment / overhead, included and excluded work, fixed price validity / escalation, allowance credit rules, unit rates and schedule assumptions. Ask bidders to identify every exception line by line.
3 Close technical and cost unknowns	Complete authorized site verification, targeted openings, condition mapping and suitable pavement / grade checks. Approve repair details and mockups. Establish stop-work / referral triggers for structural, fire-rated, hazardous-material or extensive decay conditions.
4 Confirm governance and pre-award documents	Verify HOA authority, common-element responsibility and funding approvals. Obtain applicable permits/inspection determination, contractor registrations, insurance certificates / endorsements, warranty forms, product data and subcontractor details.
5 Execute a complete agreement	Attach the final scope and precedence schedule; define unit-price measurement, written change approval, schedule and weather extensions, payment milestones / retainage, owner acceptance, punch-list closeout, lien documents, termination and dispute procedures. Do not treat an unsigned proposal as authorization.

Source register and review method

Source	Use in this review
OB-01 Rev 1	Owner brief dated Sep 18, 2026; scope, methods, exclusions, occupied-site controls and owner decisions.
DR-01 Rev 1	Eight schematic sheets dated Sep 18; A601 quantity control. Schematic geometry is not surveyed.
PH-01 / AD-01	Synthetic condition images; Addendum 01 and simulated correspondence / resident reports. Not actual observations.
A-01 / B-01 / C-01	Unsigned fictional proposals dated Sep 21, Sep 22 and Sep 23, 2026; each was reviewed with its own qualifications.
Checklist V1	PickFacts Master Review Checklist; relevant contract, documents, envelope, site-completion and closeout items applied.
Service context	PickFacts website v26 (pickfacts-review-v26.s9jmvgcfvf.workers.dev; consulted Oct 29, 2026) and supplied illustrative sample report; used to frame service scope and limits.

Scope and limitations

This is a records-based comparison through October 1, 2026. No property inspection, measurement, destructive testing, code analysis, cost estimating, engineering, legal advice, permit review, contractor research, reference check or insurance/credential verification was performed. All technical conditions, quantities, business entities, persons and prices are fictional per the source package. The report does not select a contractor, authorize work, establish a budget or replace professional review and a negotiated contract.

Prepared by PICKFACTS | Illustrative review | Review cutoff: October 1, 2026

What PickFacts adds

The v26 site describes independent construction bid review for associations, property managers and homeowners: proposal scope and exclusions, plan review, allowance / cost exposure, bid leveling, contractor research and written findings with questions to resolve before signing. This report applies that model to the supplied records. Contractor background research was not performed because all bidder entities and records are expressly fictional.

Service boundary: document review and interpretation only. It does not certify legal status, code compliance, construction quality, physical condition, measured quantities or contractor qualifications.