Pickfacts Review

Charter Meadow Commons HOA

60 Charter Meadow Lane, Southington, CT 06489

60 units **10 buildings** Review cutoff: October 1, 2026

THE DECISION IN ONE MINUTE

Align the scope before choosing a bid.

Northline is the closest documented match. Cedarstone and Dale cover less work or different methods, so their lower totals cannot be treated as savings.

A-01

Northline

$279,040

Closest to current scope

All ten buildings; finish choices and contract evidence still need resolution.

B-01

Cedarstone

$187,110

Reduced scope

Eight-building repair phase; smaller quantities; concrete outside the base price.

C-01

Dale

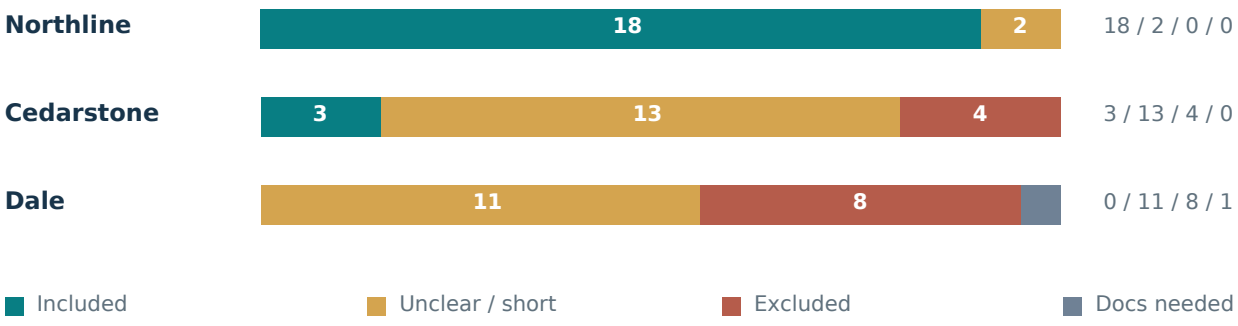
$173,500

Earlier-scope estimate

Different repair methods and incomplete quantities; requires a full Rev 1 re-bid.

SCOPE COVERAGE AT A GLANCE

20 selected items in each written offer. Counts are not quality scores.



Planning carry: $325,000. This is an owner-planning figure, not an approved budget or documented contingency.

What each offer actually covers

Submitted base prices are shown as received. No normalized or adjusted bid totals have been calculated.

A-01 / NORTHLINE

$279,040

April 12, 2027 start / 12 weeks

Basis: OB-01 Rev 1, all eight Rev 1 sheets, PH-01, Addendum 01 and Q-01. All ten buildings and stated quantities.

Includes: 16 openings, 300 SF provisional sheathing, 600 SF concrete and a $6,000 fee allowance with contractor coordination.

Resolve: Stock white trim versus off-white request; siding match; two-year workmanship warranty; insurance / registration evidence and final termination / dispute terms.

B-01 / CEDARSTONE

$187,110

May 3, 2027 start / 10 weeks

Basis: September 14 concept / Rev 0 quantities. Repair work limited to B01-B08 (48 units); no addendum acknowledgment.

Outside base: 600 SF concrete is a $15,750 alternate. HOA handles permit administration and fees. Remaining scope gaps are not priced by this alternate.

Resolve: Two omitted buildings, smaller quantities, new step flashing and integrated kick-outs. Spring material price is not capped. Five-year workmanship term; forms / certificates pending.

C-01 / DALE

$173,500

Weather / crew dependent / 6-8 weeks

Basis: September 14 earlier sheet; estimate only. No detailed schedule of values or current addendum acknowledgment.

Different methods: Skim patches, surface sealer and walkway grinding. Taxes, permits and inspections excluded; no written labor warranty / record package.

Resolve: Full Rev 1 re-bid, measured quantities, unit rates, permits, tax, closeout and payment terms. Requests 50% down; permits material price increases.

PRICE VALIDITY IS PART OF THE COMPARISON

As stated at the original cutoff: Northline, 60 days from Sep 21 (award by Nov 20 under stated conditions); Cedarstone, 30 days from Sep 22, with spring materials reconfirmed; Dale, 20 days from Sep 23. Obtain current written pricing before award.

Eight issues to close before award

High means decision importance in this fictional package; it does not establish a physical hazard or defective work.

F-01 / HIGH

Align all three bids

Only Northline states the full current basis. Require B01-B10, A601 net quantities, common methods, alternates and exclusions.

OB-01; DR-01/A601; AD-01; A-01 to C-01

F-02 / HIGH

Confirm water-control details

Reported damp wall and overflow remain untested. Cedarstone reuses / surface-mounts flashing; Dale retains flashing and uses roof cement at boots. Confirm details, investigation and hold points.

OB-01; AD-01; DR-01/A501

F-03 / HIGH

Control concealed work

Use 16 documented openings and 300 SF provisional sheathing. Cedarstone carries 8 / 150 SF; Dale has a $3,500 wood allowance without a measurable unit rate. Agree overage rates and written approval.

OB-01; AD-01; A-01 to C-01

F-04 / HIGH

Match pavement methods

Common basis: 4,000 SF full-depth asphalt, 6,000 LF crack seal and 600 SF concrete panels. Reduced quantities, sealer, skim patches and grinding are not equivalent. Verify subgrade, drainage and access.

OB-01; DR-01/A502; AD-01

F-05 / HIGH

Verify authority and credentials

No signed agreement, verified HOA authority / funding, insurance evidence, registration evidence or permit determination was supplied. Obtain records and complete contract terms before commitment.

OB-01; AD-01; A-01 to C-01

F-06 / HIGH

Define cost and permit exposure

Northline carries $6,000 for fees; others assign permits / fees to the HOA. Confirm requirements, taxes, escalation, allowance credits and excess-work rates. The planning carry is not available contingency.

OB-01; AD-01; A-01 to C-01

F-07 / MEDIUM

Approve finish samples

Resolve beige siding and off-white trim against stock-product assumptions. Approve labeled samples, acceptable variation and any price adjustment before ordering.

OB-01; A-01 to C-01

F-08 / MEDIUM

Protect residents and close out

Confirm two-building phasing, 72-hour notice, safe entries, emergency access, weather protection and cleanup. Require building-level punch lists, markups, warranties, permits, lien / payment records and allowance reconciliation.

OB-01; DR-01/G001; A-01 to C-01

A shared checklist reveals the gaps

20 selected procurement items. Status reflects written offers only; it is not verification, approval or a contractor rating.

I INCLUDED **U** UNCLEAR / SHORT **E** EXCLUDED **D** DOCS NEEDED

CURRENT SCOPE / QUANTITY	N	C	D	KEY EXCEPTION
All 10 buildings / Rev 1	I	U	U	C: 8 buildings; D: earlier basis
3,000 SF shingle repair	I	U	U	C / D: 2,400 SF
60 new pipe boots	I	U	E	C: 48; D: cement at old boots
360 LF new step flashing	I	E	E	C / D: retain existing
24 integrated kick-outs	I	E	E	C: surface-mount; D: no opening
2,640 LF gutter clean / flush	I	I	U	D: quantity / method unstated
480 LF gutter replace / rehang	I	U	U	C: 400 LF; D: unspecified
20 safe-discharge runouts	I	U	U	C: 10; D: selection deferred
2,000 SF siding / local WRB	I	U	U	C: 1,600 SF; D: ~1,500 SF
480 LF trim / fascia	U	U	U	Color / quantity not confirmed
3,600 LF designated joints	I	U	U	C: 3,000 LF; D: as needed
16 openings + restoration	I	U	U	C: 8; D: no opening quantity
300 SF sheathing + unit rates	I	U	D	C: 150 SF; D: no unit rate
4,000 SF full-depth asphalt	I	U	E	C: 2,500 SF; D: skim patches
6,000 LF crack sealing	I	I	E	D: 6,000 SF surface sealer
600 SF concrete replacement	I	E	E	C: alternate; D: grinding
1,500 SF disturbed-area repair	I	I	U	D: restoration quantity unstated
$6,000 fee carry / coordination	I	E	E	C / D: owner responsibility
Resident phasing / safe access	I	U	U	C / D: less specific
Warranty / closeout records	U	U	E	N / C: pending; D: excluded

N Northline **C** Cedarstone **D** Dale | SF = square feet; LF = linear feet; WRB = water-resistive barrier.

Selected from the 360-question, 18-module Master Review Checklist V1. This comparison is not a completed 360-item inspection or certification. The letter D in a status cell means documentation needed.

From review to a clear commitment

PickFacts organizes scope differences, cost exposure and questions to resolve before signing.

01

Set one scope

Confirm all ten buildings, Rev 1 documents, A601 quantities, required methods and resident controls. Obtain signed addendum acknowledgments.

02

Request comparable pricing

Separate base / alternates, exclusions, taxes and fees. Define validity, escalation, allowance credits, unit rates and schedule assumptions.

03

Close technical unknowns

Arrange authorized site checks, openings and pavement / grade review. Approve details and mockups; define stop-work and professional-referral triggers.

04

Verify pre-award records

Confirm HOA authority, common-element responsibility and funding approvals. Obtain permit determination, registrations, insurance, warranty and subcontractor records.

05

Execute the agreement

Attach final scope and document precedence. Set written change approval, measurement, payment / retainage, weather extensions, acceptance, closeout, liens and dispute terms.

EVIDENCE BEHIND THIS REVIEW

OB-01 Rev 1 / Sep 18, 2026	Owner scope, methods, controls and decisions.
DR-01 Rev 1 / eight sheets	Schematic drawings; A601 controls quantities. Not surveyed.
PH-01 / AD-01	Synthetic photos, addendum and simulated reports.
A-01 / B-01 / C-01	Unsigned fictional offers dated Sep 21 / 22 / 23, 2026.
Checklist V1 / service context	Relevant checklist items; v26 site and supplied sample report (Oct 29).

SCOPE & LIMITATIONS

Records-based comparison through October 1, 2026. No inspection, measurement, destructive testing, code analysis, cost estimating, engineering, legal advice, permit review, contractor research, reference checks or insurance / credential verification was performed. All conditions, quantities, entities, persons and prices are fictional. This report does not select a contractor, authorize work, establish a budget or certify condition, quality, compliance or qualifications. Professional review and a negotiated contract remain necessary.

PF-CT-060-001 | Source report: Oct 29, 2026 | Visual refresh: Nov 2, 2026