Outlook

State Route 69 Sidewalk Extension & Pedestrian-Level Illumination Bid Analysis

From Marc S. Mancini <mmancini@slrconsulting.com>
Date Thu 10/8/2026 9:56 AM
To Town of Prospect <info@townofprospect.org>; Megan Patchkofsky <mpatchkofsky@townofprospect.org>
Cc Alexa Wetmore <awetmore@slrconsulting.com>

1 attachment (269 KB)
_Prospect (Rt. 69) Bid Analysis-Combined.pdf;

Mayor Bob and Megan,

Please find attached SLR's bid analysis memorandum for the State Route 69 Sidewalk Extension and Pedestrian-Level Illumination Project. Our review evaluated the four bids received on September 30, 2026, including contractor responsiveness, bid pricing, comparison to the Engineer's Estimate, contractor qualifications, and recommended next steps.

The apparent low bidder is Priority Landscaping LLC with a bid of $850,535.00, which is approximately 34% above the Engineer's Opinion of Probable Construction Cost of $563,360.00. Based on our evaluation, we recommend that the Town first assess the availability of local funding needed to supplement the STEAP grant and then conduct a pre-award meeting with the contractor to review several cost-driving bid items and discuss their experience with similar CTDOT roadway projects.

The memorandum also outlines the funding considerations associated with the STEAP grant, the recommended award process, and required coordination with CTDOT should the Town elect to proceed with awarding the contract.

Please review the attached memorandum and let us know if you have any questions or would like to discuss the findings and recommendations in greater detail.

Marc S. Mancini PE
Senior Transportation Engineer
SLR Certified Project Manager

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SLR International Corporation
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SLR is committed to the responsible and ethical use of relevant technologies including artificial intelligence (AI). If you have any questions or concerns, please contact us directly.

Memorandum

SLR

To:	Robert J. Chatfield, Mayor	**From:**	Marc S. Mancini, PE Alexa Wetmore, PE
Town:	Prospect, Connecticut	**SLR International Corporation**	
cc:	Megan Patchkofsky, Tax Collector/Grants Director	**Date:**	October 6, 2026
		Project No.	141.13129.00014

RE: State Route 69 Sidewalk Extension and Pedestrian-Level Illumination Bid Analysis

SLR International Corporation (SLR) has completed its evaluation of the bids submitted for the *State Route 69 Sidewalk Extension and Pedestrian-Level Illumination* project in Prospect, Connecticut, on September 30, 2026. A total of four bids were received from the following contractors: Priority Landscaping LLC, Complete LLC, Mather Corporation, and Schultz Corporation.

Each bidder was determined to be responsive to the bid submission requirements, which included the completed bid proposal form, mandatory bid bond, Certificate of Compliance with Connecticut General Statute Section 31-57b, acknowledgment of Addendum No. 1, and work experience as outlined in the contract. Schultz Corporation, however, did not provide reference contacts.

Bid Summary

The bid totals, as submitted on the forms provided in the contract documents, are as follows:

- Priority Landscaping LLC – $850,535.00
- Complete LLC – $898,000.00
- Mather Corporation – $972,000.00
- Schultz Corporation – $989,982.55

All bid totals were reviewed for mathematical accuracy, and each bid was deemed to be correct based on the stated unit costs, other than Schultz Corporation whose bid was found to be incorrect based on the stated unit prices. The mathematical total was found to be $990,052.55, which is $70.00 higher than the bid total provided by Schultz Corporation.

The apparent low bidder is Priority Landscaping LLC, with a total bid of $850,535.00. The bid exceeds the Engineer's Opinion of Probable Construction Cost of $563,360.00 by $287,175.00, which represents approximately 34% of the total bid amount.

Bid Evaluation

A majority of Priority Landscaping LLC's unit costs were bid noticeably higher than those provided in the Engineer's Opinion of Construction Costs estimate. The Engineer's Estimate was based largely on experience with bids received on recent similar Connecticut-based projects. With the low bidder being within less than 10% of the second-lowest bidder, higher prices may be indicative of continuing inflation. Where Priority Landscaping LLC's unit prices trend much higher or lower than those of the other bidders, SLR recommends a pre-award meeting with Priority Landscaping LLC to discuss their understanding of the work prior to proceeding.

SLR recommends discussing the following major quantity and cost-driving items:

- Item 0201001A – Clearing and Grubbing
- Item 0406003A – Pavement Repair
- Item 0922500 – Bituminous Concrete Driveway (Commercial)

- Item 0922501 – Bituminous Concrete Driveway
- Item 0975004 – Mobilization and Project Closeout
- Item 0980020 – Construction Surveying
- Item 1001001 – Trenching and Backfilling
- Item 1003585A – Decorative Light Pole with Single Luminaire
- Item 1017103A – Electrical Service, Enclosure, Foundation, and Equipment

For comparison purposes, the unit cost breakdown provided in the following table presents a side-by-side evaluation of unit prices from the Engineer's Estimate, the apparent low bidder (Priority Landscaping LLC), the second-lowest bidder (Complete LLC), and the third-lowest bidder (Mather Corporation) for the items noted above. The Low Bidder Variance shown in the table represents the percentage difference between the apparent low bidder's unit price and the Engineer's Estimate.

Item No.	Item Description	Engineer's Estimate	Priority Landscaping LLC	Complete LLC	Mather Corporation	Low Bidder Variance
0201001A	Clearing and Grubbing	$6,000/LS	$20,000/LS	$36,000/LS	$43,425/LS	+233%
0406003A	Pavement Repair	$80/SY	$100/SY	$130/SY	$255/SY	+25%
0922500	Bituminous Concrete Driveway (Commercial)	$53/SY	$95/SY	$106/SY	$175/SY	+79%
0922501	Bituminous Concrete Driveway	$48/SY	$85/SY	$84/SY	$107/SY	+77%
0975004	Mobilization and Project Closeout	$26,000/LS	$5,000/LS	$61,000/LS	$28,500/LS	- 81%
0980020	Construction Surveying	$8,000/LS	$25,000/LS	$4,000/LS	$25,000/LS	+213%
1001001	Trenching and Backfilling	$29/SY	$45/SY	$50/SY	$30/SY	+55%
1003585A	Decorative Light Pole with Single Luminaire	$4,285/EA	$8,900/EA	$4,600/EA	$8,400/EA	+108%
1017103A	Electrical Service, Enclosure, Foundation, and Equipment	$9,500/EA	$20,500/EA	$9,500/EA	$24,500/EA	+116%

Accordingly, it is recommended that these items be discussed during a pre-award meeting to confirm the contractor's understanding of the project scope, validate the basis for these pricing deviations, and evaluate potential risks to minimize the potential for change orders during construction. While some unit cost variances may be attributable to fluctuations in labor, material, and subcontractor pricing, SLR recommends verifying the basis of these costs during the pre-award meeting to ensure all parties have a consistent understanding of the project requirements. Also, recurring lump sum items always seem to slightly vary from the Engineer's Estimate as every contractor has different means, methods, and associated costs to complete those items.

Contractor Evaluation

Based on the information submitted, Priority Landscaping LLC has demonstrated experience in sidewalk, roadway, and general site construction projects of similar scope. The firm appears to have sufficient personnel and equipment resources to undertake the work.

However, Priority Landscaping LLC's experience with sidewalk construction appears limited when compared to other bidders, especially on state roadways. This raises potential concerns regarding the contractor's familiarity with Connecticut Department of Transportation (CTDOT) standards, maintenance and protection of traffic, level of inspection, coordination, and quality control required for this type of work.

Accordingly, it is recommended that this concern be addressed during a pre-award meeting, including the following:

- Verification of experience on projects of similar size constructed along State of Connecticut roadways
- Identification of key personnel responsible for sidewalk and illumination construction
- Confirmation of subcontractors, if applicable, with demonstrated experience in similar work
- Discussion of the contractor's familiarity with CTDOT standards, approach to quality control, material testing requirements, inspection coordination, and compliance with project specifications

Next Steps

- It is important to note that the Town of Prospect (Town) was awarded a $500,000 Small Town Economic Assistance Program (STEAP) grant in 2022 for the project. As part of the grant application, the Town committed $125,000 in matching funds, approximately $68,000 of which has already been expended, leaving an estimated $57,000 in remaining local match funds. Under the STEAP funding structure, the remaining local match funds must be utilized prior to reimbursement of grant-funded project costs. The STEAP program is administered on a reimbursement basis; therefore, the Town must initially fund eligible project costs, submit quarterly progress reports and reimbursement invoices to CTDOT during construction, and subsequently seek reimbursement from the State.

  The apparent low bidder is Priority Landscaping LLC with a total base bid of $850,535.00, which exceeds the available STEAP grant funding by $350,535.00. After accounting for the approximately $57,000 in remaining Town-matching funds, the Town should anticipate providing an additional $293,535.00 in local funding to complete the project. This estimate does not include engineering, construction administration, inspection, testing, or construction contingency costs, which may further increase the Town's financial obligation.

  It should be noted that STEAP reimbursement is capped at the original grant award amount of $500,000. The grant payment to the municipality may include eligible incidentals and contingencies, subject to STEAP program requirements, but total reimbursement cannot exceed the awarded grant amount. As such, all project costs above the grant funding amount are the sole responsibility of the Town. Given the magnitude of the low bid relative to the available STEAP funding, SLR strongly recommends that the Town carefully evaluate its ability to fund the anticipated cost differential and establish an adequate contingency reserve for unforeseen conditions, quantity overruns, and construction changes prior to awarding the contract. A contingency allowance of approximately 10 to 15 percent of the construction cost is typical for a project of this size.

- Provided the Town determines that sufficient funding is available to proceed with the project, the Town shall schedule a pre-award meeting with Priority Landscaping LLC and SLR's Construction Inspection team. The purpose of the meeting will be to confirm the bidder's understanding of the various contract items listed in the bid analysis above and

any other payment item to help minimize the risk of cost overruns and change orders during construction. The concerns listed in the Contractor Evaluation shall also be discussed to confirm the contractor's prior experience and familiarity with CTDOT standards and construction on state roadways. The meeting shall take place prior to the contract award.

- Given the requirements set forth by the Connecticut Department of Transportation (CTDOT), if the Town decides to proceed with awarding a contract, the Town shall submit a recommendation of award and the attached bid summary to Hugo Rivera (Hugo.Rivera@ct.gov) at the CTDOT Division of Highway Design – Local Roads. Upon receipt and approval by the Department, the municipality will be issued an authorization to award the contract.

  Concurrently, CTDOT will prepare and forward to the Town, for signature, a Project Authorization Letter (PAL), which will act as the State/Municipal Agreement for issuing the STEAP grant payment.

  Following issuance of PAL by the CTDOT project manager, the Town will have 30 days after the bid due date (September 22, 2026) to issue the Notice of Award.

- The Notice of Award shall be accompanied by the required number of unsigned counterparts of the non-negotiable Agreement with all other written Contract Documents. Within 10 days after such issuance, the successful bidder shall (i) execute the required number of counterparts of the non-negotiable Agreement, (ii) deliver to the Town such executed counterparts and attached Contract Documents along with the required Bonds and any certificates of insurance required by the Contract Documents, and (iii) satisfy all other conditions of the Notice of Award. Within 11 days after the Town's receipt of such counterparts, Contract Documents, Bonds, and certificates, and provided the successful bidder has satisfied all such conditions within the foregoing 10-day period, the Town shall deliver one fully signed counterpart of the Agreement to the successful bidder.

- Per requirements set forth by the Commission on Human Rights and Opportunities (CHRO), the Town shall submit the "Notification of Contract Award Form" within 10 days of executing the non-negotiable Agreement (the "contract"). The form can be found at the following site: https://portal.ct.gov/chro/contract-compliance/contract-compliance/contract-compliance-forms-and-reports

If you have any questions or need further clarification of the bids received, please contact either of the undersigned by phone at (203) 271-1773 or by email at MMancini@SLRConsulting.com or AWetmore@SLRConsulting.com.

Regards,

SLR International Corporation

Marc S. Mancini, PE
Senior Transportation Engineer

Alexa Wetmore, PE
Associate Transportation Engineer

Attachment: Bid Tabulation

141.13129.00014.o626.memo

BID TABULATION
STATE ROUTE 69 SIDEWALK EXTENSION & PEDESTRIAN-LEVEL ILLUMINATION
PROSPECT, CONNECTICUT
SLR# 13129.00014
SEPTEMBER 30, 2026

				SLR Engineer's Estimate		Contractor Bids	Priority Landscaping LLC		Complete LLC		Mather Corporation		Schultz Corporation	
ITEM NO.	ITEM/DESCRIPTION	UNIT	QTY	UNIT COST	AMOUNT IN FIGURES	AVERAGE UNIT COST	UNIT COST	AMOUNT IN FIGURES	UNIT COST	AMOUNT IN FIGURES	UNIT COST	AMOUNT IN FIGURES	UNIT COST	AMOUNT IN FIGURES
0090070A	MATERIAL INSPECTION AND TESTING SERVICES (NON-PARTICIPATING)	est.	1	$ 2,000.00	$2,000.00	$ 2,000.00	$ 2,000.00	$2,000.00	$ 2,000.00	$2,000.00	$ 2,000.00	$2,000.00	$ 2,000.00	$2,000.00
0201001A	CLEARING AND GRUBBING	l.s.	1	$ 6,000.00	$6,000.00	$ 28,573.98	$ 20,000.00	$20,000.00	$ 36,000.00	$36,000.00	$ 43,425.00	$43,425.00	$ 14,870.90	$14,870.90
0202000	EARTH EXCAVATION	c.y.	20	$ 22.00	$440.00	$ 106.41	$ 35.00	$700.00	$ 60.00	$1,200.00	$ 278.00	$5,560.00	$ 52.64	$1,052.80
0202100	ROCK EXCAVATION	c.y.	5	$ 70.00	$350.00	$ 184.00	$ 250.00	$1,250.00	$ 150.00	$750.00	$ 215.00	$1,075.00	$ 121.00	$605.00
0202529	CUT BITUMINOUS CONCRETE PAVEMENT	l.f.	1600	$ 5.00	$8,000.00	$ 4.07	$ 5.00	$8,000.00	$ 2.00	$3,200.00	$ 2.00	$3,200.00	$ 7.26	$11,616.00
0207000	BORROW	c.y.	40	$ 15.00	$600.00	$ 53.32	$ 50.00	$2,000.00	$ 60.00	$2,400.00	$ 60.00	$2,400.00	$ 43.26	$1,730.40
0219001	SEDIMENTATION CONTROL SYSTEM	l.f.	1000	$ 6.00	$6,000.00	$ 5.30	$ 2.50	$2,500.00	$ 5.00	$5,000.00	$ 6.50	$6,500.00	$ 7.20	$7,200.00
0219011A	SEDIMENT CONTROL SYSTEM AT CATCH BASIN	ea.	10	$ 120.00	$1,200.00	$ 218.26	$ 150.00	$1,500.00	$ 300.00	$3,000.00	$ 175.00	$1,750.00	$ 248.05	$2,480.50
0406003A	PAVEMENT REPAIR	s.y.	170	$ 80.00	$13,600.00	$ 195.03	$ 100.00	$17,000.00	$ 130.00	$22,100.00	$ 255.00	$43,350.00	$ 295.10	$50,167.00
0586600	RESET CATCH BASIN	ea.	3	$ 1,600.00	$4,800.00	$ 1,342.90	$ 1,500.00	$4,500.00	$ 500.00	$1,500.00	$ 1,000.00	$3,000.00	$ 2,371.60	$7,114.80
0586750	TYPE 'C' CATCH BASIN TOP	ea.	3	$ 810.00	$2,430.00	$ 2,037.39	$ 1,000.00	$3,000.00	$ 3,700.00	$11,100.00	$ 600.00	$1,800.00	$ 2,849.55	$8,548.65
0811001	CONCRETE CURBING	l.f.	400	$ 55.00	$22,000.00	$ 50.83	$ 45.00	$18,000.00	$ 45.00	$18,000.00	$ 36.00	$14,400.00	$ 77.33	$30,932.00
0815001	BITUMINOUS CONCRETE LIP CURBING	l.f.	350	$ 10.00	$3,500.00	$ 13.59	$ 10.00	$3,500.00	$ 9.00	$3,150.00	$ 12.00	$4,200.00	$ 23.36	$8,176.00
0921001A	CONCRETE SIDEWALK	s.f.	5000	$ 13.00	$65,000.00	$ 19.58	$ 18.50	$92,500.00	$ 18.50	$92,500.00	$ 18.00	$90,000.00	$ 23.32	$116,600.00
0921005	CONCRETE SIDEWALK RAMP	s.f.	1800	$ 14.00	$25,200.00	$ 26.94	$ 25.00	$45,000.00	$ 24.00	$43,200.00	$ 30.00	$54,000.00	$ 28.77	$51,786.00
0921048	DETECTABLE WARNING SURFACE	s.f.	20	$ 230.00	$4,600.00	$ 52.10	$ 35.00	$700.00	$ 70.00	$1,400.00	$ 55.00	$1,100.00	$ 48.40	$968.00
0922500	BITUMINOUS CONCRETE DRIVEWAY (COMMERCIAL)	s.y.	550	$ 53.00	$29,150.00	$ 122.76	$ 95.00	$52,250.00	$ 106.00	$58,300.00	$ 175.00	$96,250.00	$ 115.04	$63,272.00
0922501	BITUMINOUS CONCRETE DRIVEWAY	s.y.	200	$ 48.00	$9,600.00	$ 98.56	$ 85.00	$17,000.00	$ 84.00	$16,800.00	$ 107.00	$21,400.00	$ 118.25	$23,650.00
0944000	FURNISHING AND PLACING TOPSOIL	s.y.	1000	$ 8.00	$8,000.00	$ 16.52	$ 15.00	$15,060.00	$ 12.00	$12,000.00	$ 13.50	$13,500.00	$ 25.59	$25,590.00
0949000	WOOD CHIP MULCH	s.y.	180	$ 10.00	$1,800.00	$ 23.16	$ 11.00	$1,980.00	$ 21.00	$3,780.00	$ 25.00	$4,500.00	$ 35.63	$6,413.40
0950005A	TURF ESTABLISHMENT - LAWN	s.y.	1000	$ 4.00	$4,000.00	$ 3.17	$ 5.00	$5,000.00	$ 1.00	$1,000.00	$ 4.25	$4,250.00	$ 2.42	$2,420.00
0970006	TRAFFICPERSON (MUNICIPAL POLICE OFFICER)	est.	1	$ 19,200.00	$19,200.00	$ 19,200.00	$ 19,200.00	$19,200.00	$ 19,200.00	$19,200.00	$ 19,200.00	$19,200.00	$ 19,200.00	$19,200.00
0971001A	MAINTENANCE AND PROTECTION OF TRAFFIC	l.s.	1	$ 21,000.00	$21,000.00	$ 21,392.00	$ 25,000.00	$25,000.00	$ 30,000.00	$30,000.00	$ 17,500.00	$17,500.00	$ 13,068.00	$13,068.00
0975004	MOBILIZATION AND PROJECT CLOSEOUT	l.s.	1	$ 26,000.00	$26,000.00	$ 25,936.10	$ 5,000.00	$5,000.00	$ 61,000.00	$61,000.00	$ 28,500.00	$28,500.00	$ 9,244.40	$9,244.40
0980020	CONSTRUCTION SURVEYING	l.s.	1	$ 8,000.00	$8,000.00	$ 18,037.50	$ 25,000.00	$25,000.00	$ 4,000.00	$4,000.00	$ 25,000.00	$25,000.00	$ 18,150.00	$18,150.00
1001001	TRENCHING AND BACKFILLING	l.f.	1900	$ 29.00	$55,100.00	$ 41.23	$ 45.00	$85,500.00	$ 50.00	$95,000.00	$ 30.00	$57,000.00	$ 39.90	$75,810.00
1002121A	ORNAMENTAL LIGHT POLE FOUNDATION	ea.	30	$ 970.00	$29,100.00	$ 2,354.46	$ 910.00	$27,300.00	$ 5,000.00	$150,000.00	$ 1,400.00	$42,000.00	$ 2,107.82	$63,234.60
1003585A	DECORATIVE LIGHT POLE WITH SINGLE LUMINAIRE	ea.	30	$ 4,285.00	$128,550.00	$ 7,743.75	$ 8,900.00	$267,000.00	$ 4,600.00	$138,000.00	$ 8,400.00	$252,000.00	$ 9,075.00	$272,250.00
1008124A	1" POLYVINYL CHLORIDE CONDUIT IN TRENCH	l.f.	2500	$ 7.60	$19,000.00	$ 6.61	$ 5.50	$13,750.00	$ 5.00	$12,500.00	$ 13.00	$32,500.00	$ 2.94	$7,350.00
1008127	2" POLYVINYL CHLORIDE CONDUIT IN TRENCH (COMPLETE)	l.f.	100	$ 10.00	$1,000.00	$ 9.20	$ 8.80	$880.00	$ 8.00	$800.00	$ 14.00	$1,400.00	$ 6.00	$600.00
1010039	PRECAST POLYMER CONCRETE HANDHOLE TYPE II	ea.	5	$ 1,100.00	$5,500.00	$ 1,578.28	$ 1,250.00	$6,250.00	$ 1,400.00	$7,000.00	$ 2,925.00	$14,625.00	$ 738.10	$3,690.50

BID TABULATION
STATE ROUTE 69 SIDEWALK EXTENSION & PEDESTRIAN-LEVEL ILLUMINATION
PROSPECT, CONNECTICUT
SLR# 13129.00014
SEPTEMBER 30, 2026

				SLR Engineer's Estimate		Contractor Bids	Priority Landscaping LLC		Complete LLC		Mather Corporation		Schultz Corporation	
ITEM NO.	ITEM/DESCRIPTION	UNIT	QTY	UNIT COST	AMOUNT IN FIGURES	AVERAGE UNIT COST	UNIT COST	AMOUNT IN FIGURES	UNIT COST	AMOUNT IN FIGURES	UNIT COST	AMOUNT IN FIGURES	UNIT COST	AMOUNT IN FIGURES
1012010	#10 AWG COPPER CONDUCTOR	l.f.	9400	$ 0.80	$7,520.00	$ 1.88	$ 2.25	$21,150.00	$ 2.00	$18,800.00	$ 2.10	$19,740.00	$ 1.15	$10,810.00
1015021	3/4" X 10' GROUND ROD	ea	30	$ 150.00	$4,500.00	$ 154.43	$ 170.00	$5,100.00	$ 80.00	$2,400.00	$ 160.00	$4,800.00	$ 207.71	$6,231.30
1017103A	ELECTRICAL SERVICE, ENCLOSURE, FOUNDATION, AND EQUIPMENT	ea	1	$ 9,500.00	$9,500.00	$ 23,873.05	$ 20,500.00	$20,500.00	$ 9,500.00	$9,500.00	$ 24,500.00	$24,500.00	$ 40,992.20	$40,992.20
1206023A	REMOVAL AND RELOCATION OF EXISTING SIGNS	l.s.	1	$ 5,700.00	$5,700.00	$ 3,459.35	$ 5,000.00	$5,000.00	$ 3,420.00	$3,420.00	$ 3,675.00	$3,675.00	$ 1,742.40	$1,742.40
1208937A	SIGN FACE - SHEET ALUMINUM (TYPE XI RETROREFLECTIVE SHEETING)	s.f.	55	$ 60.00	$3,300.00	$ 116.00	$ 95.00	$5,225.00	$ 100.00	$5,500.00	$ 148.00	$8,140.00	$ 121.00	$6,655.00
1210105	EPOXY RESIN PAVEMENT MARKINGS, SYMBOLS AND LEGENDS	s.f.	190	$ 7.00	$1,330.00	$ 17.29	$ 25.00	$4,750.00	$ 11.00	$2,090.00	$ 15.50	$2,945.00	$ 17.67	$3,357.30
1211001	REMOVAL OF PAVEMENT MARKINGS	s.f.	20	$ 2.00	$40.00	$ 13.42	$ 20.00	$400.00	$ 8.00	$160.00	$ 12.00	$240.00	$ 13.67	$273.40
1302062A	ADJUST GATE BOX (GAS)	ea.	1	$ 750.00	$750.00	$ 293.75	$ 150.00	$150.00	$ 250.00	$250.00	$ 575.00	$575.00	$ 200.00	$200.00
			CONTRACT ITEMS TOTAL		$563,360.00			$850,535.00		$898,000.00		$972,000.00		$990,052.55

TOWN CLERK
2026 OCT 26 PM 5:01
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