



# BUDGET & PRICE PROPOSAL

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**Ledyard Corridor Study – Route 12, Gales Ferry, CT**

**Submitted to:**

Elizabeth Burdick  
Director of Land Use and Planning  
741 Colonel Ledyard Highway  
Ledyard, CT 06339

**Submitted by:**

Goman York Property Advisers LLC  
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**GOMAN+YORK**

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## Cover Letter

**Due Date: August 15, 2024**

**Re: Price Proposal Ledyard Corridor Study – Route 12, Gales Ferry, CT**

Goman York Property Advisers LLC (“Goman+York”) respectfully submits to the Town of Ledyard the following budget and price proposal for your Request for Proposals for the preparation of a Route 12 Corridor Study. Goman+York respectfully submits to a proposed lump sum budget of \$76,150 to accomplish the tasks as outlined in our response to the RFP for the Corridor Study. This price proposal and accompanying Non-Price Proposal Scope of Work are valid for 45 days from this day.

Thank you for your consideration of our proposal.

Very truly yours,



R. Michael Goman  
Principal  
860-841-3271  
[mgoman@gomanyork.com](mailto:mgoman@gomanyork.com)

# Proposed Project Budget





# Hourly Rate Card



## SCHEDULE OF PROFESSIONAL SERVICES FEES – 2024

### DEVELOPMENT, RESEARCH, PLANNING, ECONOMIC DEVELOPMENT & CONCEPTUAL DESIGN SERVICES

HOURLY RATES	HOURLY RATE
Mike Goman, Principal - Executive Development Professional	375.00
Don Poland PhD, AICP - Executive Planning Professional	350.00
Denise L. Robidoux - Executive Development Professional	275.00
Senior Development Professional	225.00
Senior Design Professional	225.00
Senior AICP Planning Professional	225.00
Senior Public Policy & Community Development Professional	225.00
Senior Research & Data Analyst	175.00
Research & Data Analyst	125.00
Graphic Design Associate	125.00
Planning Associate	125.00
Office & Clerical Staff	50.00

**Expenses:** Goman+York will be reimbursed for any direct out-of-pocket costs incurred for mileage, travel, photocopying, courier, telephone, postage, or similar expenses. All such expenses invoiced at Goman+York cost.

## Conditions

Goman York Property Advisers LLC agrees to adhere to the terms and conditions as stated in the Request for Proposals.

### Additional information

A) Goman York Property Advisers LLC meets and exceeds most required insurance limits. Therefore, we would seek to discuss and provide the necessary insurance requirements with the Town upon award of the RFP.

Goman York Property Advisers LLC will need and require a fee payment schedule that does not withhold the total payment until the end of the assignment.

Monthly payments are how we typically structure payments for this kind of assignment with the first payment invoiced at the beginning of the second month and the last payment invoiced upon completion.

### B) Additional work

None proposed. Negotiable if requested by the Town of Ledyard.

### C) Lawsuits filed, judgments entered, or claims made against the consultant

Nonapplicable—no such claims or occurrences involving the firm. Neither Goman York Property Advisers LLC nor any of its employees or officers has been named as a defendant in any litigation brought because of any contract operations for operations and maintenance. Goman York Property Advisers LLC has never been terminated, fired, or replaced on a project other than those contracts that have been terminated due to completion.

### D) Confidentiality policy

Any Goman+York employee or person working on behalf of Goman York Property Advisers LLC with access to personal and confidential records or documents must sign a statement of confidentiality that requires him or her to not disclose any sensitive information.

### E) Affirmative Action Policy Statement

Goman York Property Advisers LLC firmly believes that doing the right thing for the community, the environment and our employees and subcontractors is the right thing for our business. One such commitment is to affirmative action. While we are a small firm, the company does not discriminate in the selection of vendors, subcontractors, clients, or employees based on any discriminatory practice. By way of example, company policy prohibits the consideration of race, religion, physical capabilities, sexual orientation, national origin, or any other characteristics in any decision taken by the company. Goman+York is a certified small business enterprise.

### F) Conflict of Interest

No officer, employee, or person who is payable in whole or in part from the Town of Ledyard currently has any direct or indirect personal interest in Goman York Property Advisers LLC.



*Proudly affiliated with the following resources and organizations*



THANK YOU FOR YOUR CONSIDERATION OF OUR RESPONSE

**GOMAN  
+YORK**



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