



Jake Rutkowski
Industrial Commercial Construction LLC
6110 Parkland Blvd
Cleveland, OH 44124
Preconstruction Proposal – 333 South Street

Jake,

This preconstruction proposal outlines our comprehensive approach to managing the budget, design review, procurement, risk mitigation and schedule for 333 South Street as discussed. New England Construction (NEC) is committed to delivering high-quality preconstruction services to set up your project for success.

Our Preconstruction Services fee is **\$35,000.00**, and includes the following activities and deliverables for this renovation project located at 333 South Street, Shrewsbury, Massachusetts:

Preconstruction Leads:

- Daniel Loureiro, Senior Preconstruction Manager
- Michael Perry, Chief Estimator
- Adam Arsenault, Director of Operations
- Preconstruction Duration: 6 Months
- Meeting Cadence: Bi-Weekly for the first 3 months and Weekly for the last 3 months
- Schedule: May 26, 2026 – November 23, 2026

Weekly Meetings:

- Attend biweekly and weekly meetings and document in Procore via meeting mins.
- Update Weekly Deliverables
- Schedule meeting with Client consultants as needed.
- Maintain Preconstruction Schedule

Construction Review and Pricing:

- MEPFP Design-Build proposal procurement, review and contract release
- Architectural and Structural drawing review
- Review MEP and Architect Coordination
- Document review of the 100% CD Set A,S,MEP/FP
- Collaborate with design team to review construction documents and provide value engineering suggestions on base building.
- Ensure constructability of design elements to meet project goals and budget.
- Identify potential cost-saving opportunities without compromising quality.
- Pricing Exercises at SD, DD and CD sets.

Final Pricing & Buyout Procurement:

333 South Street Preconstruction

Preconstruction

Daniel Loureiro

Date : 4/28/26



PRECONSTRUCTION

	Number of Weeks	Hours per week	Total Hours	Labor Rate	Total
Preconstruction Leadership - Project Management - Bi-Weekly for 14 weeks (June to August)					
Chief Estimator	7	2	14	\$ 170	\$ 2,380
Preconstruction Manager	7	4	28	\$ 145	\$ 4,060
Dir of Operations	7	2	14	\$ 205	\$ 2,870
					\$ 9,310
Preconstruction Leadership - Project Management - Weekly for 12 Weeks (September to November)					
Chief Estimator	12	2	24	\$ 170	\$ 4,080
Preconstruction Manager	12	4	48	\$ 145	\$ 6,960
Dir of Operations	12	2	24	\$ 205	\$ 4,920
					\$ 15,960
Initial Due Dilligence and Early Package Release - Construction Review, MEP Design/Exploratory Demolition Proposal Procurment, and Contract Release					
Preconstruction Manager	4	4	16	\$ 145	\$ 2,320
Dir of Operations	4	2	8	\$ 205	\$ 1,640
Dir of Field Ops	4	2	8	\$ 205	\$ 1,640
					\$ 5,600
Pricing - Schematic Development Pricing					
Dir of Estimating	2	2	4	\$ 180	\$ 720
Chief Estimator	2	8	16	\$ 170	\$ 2,720
					\$ 3,440
Pricing - DD Pricing (including Constuctability review @ DD)					
Dir of Estimating	3	2	6	\$ 180	\$ 1,080
Chief Estimator	3	12	36	\$ 170	\$ 6,120
Estimating Coordinator	3	10	30	\$ 85	\$ 2,550
					\$ 9,750
Pricing - CD Set Pricing					
Dir of Estimating	3	2	6	\$ 180	\$ 1,080
Chief Estimator	3	12	36	\$ 170	\$ 6,120
Estimating Coordinator	3	12	36	\$ 85	\$ 3,060
					\$ 10,260
Schedule, Logistics Development, GMP Development					
Preconstruction Manager	2	4	8	\$ 145	\$ 1,160
Dir of Ops	2	6	12	\$ 205	\$ 2,460
Dir of Field Ops	2	8	16	\$ 205	\$ 3,280
					\$ 6,900

Total Preconstruction Cost	\$ 61,220.00
Precon GL & Fee	\$ 3,979.30
Total Preconstruction	\$ 65,199.30
Preconstruction Discount	\$ (30,199.30)
Preconstruction Proposal	\$ 35,000.00