



6/4/2026
Active Day
Christine Monaghan

Re: Active Day – Plymouth, MA – Letter of Intent

Dear Christine,

This letter acknowledges the intent by Active Day (Owner) to engage New England Construction Company (NEC) for Preconstruction and Construction Services for the renovation of an existing 6,000SF retail space converted to an Active Day facility located at 127 Samoset St, Plymouth, MA. Our Preconstruction Service will include the following activities and deliverables prior to construction:

- Establish Overall Preconstruction Schedule.
- Establish overall project budget and manage design and budget to ensure alignment with project budget goals through pricing exercises at DD and CD stage.
- Identify long lead time items and generate material status reports as necessary.
- Hold bi-weekly meetings and document minutes and action items.
- Update Weekly Deliverables
- Schedule and facilitate meeting(s) with Client consultants as needed at a design assist level.
- Preconstruction duration of 3 months with an anticipated construction start date being no later than September 8th 2026

It is the mutual intent of New England Construction and Active Day, subject to satisfactory completion of preconstruction services and agreement on final terms, New England Construction will be contracted to perform the construction of this project. The contract for construction should include the following terms:

- Contract Form – The contract will be an AIA101 Stipulated Sum and AIA 201 General Conditions of the Contract for Construction. Contract to be executed within 4 months.
- General Liability will 1.8% and Overhead and Profit will be 4% of total construction contract.

Both parties acknowledge receipt and acceptance of the terms set for in this letter.

Regards,

New England Construction
Matt Sluter, President & CEO

Active Day

Signature

Signature

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