



Margrave Strategies LLC
Re: Preconstruction Proposal – Plainville Square
111 South Street, Plainville, MA 027621

Tom Parker & Margrave Strategies LLC,

This preconstruction proposal outlines our comprehensive approach to managing the budget, design review, procurement, owner vendors and schedule for Plainville Square. NEC is committed to delivering a high-quality preconstruction services to set up your project for success.

Our Preconstruction Services fee will be **\$7,580**, which includes the following activities and deliverables:

Preconstruction Lead: Fernando Rodrigues, Director of Estimating
Preconstruction Duration: 7 weeks
Meeting Cadence: Weekly

Weekly Meetings

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

Construction Review

Document review of Site, Landscaping, Architecture, Structure, Electrical & Plumbing.
Document review of Container for Coordination with Design Drawings.
Collaborate with design team to review construction documents and provide value engineering suggestions.
Peer review for local and ADA code compliance.
Ensure constructability of design elements to meet project goals and budget.
Identify potential cost-saving opportunities without compromising quality.

Final Pricing & Buyout Procurement

Review of Current Budget and establish updated baseline budget.
Solicit bids from subcontractors and suppliers based on finalized designs and specifications.
Estimating Scope Review and Leveling.
Provide Final GMP Estimate for Contract.

Schedule

Complete project schedule in Microsoft Project.
Incorporate Long Lead Time Items
Coordinate Scheduling with Owner Vendors

Logistics, Safety, Permit and Utility

Create Project specific Logistic Plan
Safety Manager to review project and identify risk.
Utility Coordination, Application and Permitting - Not Included at this time.



Both parties acknowledge receipt and acceptance of the terms set for in this letter. Services will be billed monthly.

Should you have any questions or require further clarification, please do not hesitate to contact us.

New England Construction

Plainville Square

Name: Fernando Rodrigues Date
Title: Director Of Estimating

Name: Date
Title:

*Additional services/hours/reimbursable expenses shall not be incurred without prior consent by Client.

*If scope of work or duration changes NEC reserves the right to adjust the preconstruction agreement accordingly.

Plainville Square Beer Garden

111 South Street, Plainville, MA, 02762

Estimator: Fernando Rodrigues

Date: 02/04/2025

Preconstruction



Group	Phase	Description	Qty Unit	Cost/Unit	Total Amount
01-000		Preconstruction (7 Weeks)			
1	01-002	Dir of Ops / Project Executive	14 hr	\$175.00	\$2,450
2	01-003	Project Manager	8 hr	\$125.00	\$1,000
3	01-009	Director of Field Ops	14 hr	\$175.00	\$2,450
4	01-010	Director of Estimating	21 hr	\$175.00	\$3,675
5	01-016	Estimating Assistant	7 week	\$90.00	\$630
					\$10,205
02-000		CD Estimate			
6	02-090	Dir of Ops / Project Executive	3 hr	\$175.00	\$525
7	02-090	Project Manager	3 hr	\$125.00	\$375
8	02-090	Director of Field Ops	3 hr	\$175.00	\$525
9	02-090	Director of Estimating	6 hr	\$175.00	\$1,050
10	02-090	Senior Estimator	36 hr	\$125.00	\$4,500
11	02-090	Estimating Assistant	36 hr	\$90.00	\$3,240
					\$10,215
SubTotal					\$20,420
General Liability					\$133
OH & Profit					\$1,028
Discount					\$-14,000
Total Cost					\$7,580