

August 4, 2026

Thomas W. Briggs, Vice President / Director of Construction
The Simon Konover Company
342 North Main St.
West Hartford CT 06117
Preconstruction Proposal – Velvet Park

Tom,

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

Our Preconstruction Services fee will be **\$47,235**, which includes the following activities and deliverables:

Preconstruction Lead : Daniel Louerio, Sr. Preconstruction Manager
Preconstruction Duration: 6 months
Meeting Cadence: Bi-Weekly
Schedule – August 10, 2025 – January 15, 2027

Weekly Meetings - \$20,280

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 - \$8,140

Document review of the Permit Set A, MEP/FP
Review FP Drawings and Feasibility Study to align Phasing of Sprinkler work.
Review Architectural Drawings and Feasibility Study to align Phasing of Facade work.
Collaborate with design team to review construction documents and provide value engineering suggestion.
Ensure constructability of design elements to meet project goals and budget.
Identify potential cost-saving opportunities without compromising efficiency and schedule.

Final Pricing - \$21,740

Estimating Scope Review and Leveling.
Build Complete Estimate including GR's for distribution to Ownership Team.
Solicit bids from subcontractors and suppliers based on finalized designs and specifications.
Establish Logistics Plan - Included with Pricing and Procurement.
Safety Manager to review project and subcontractor compliance.
Permit & Utility Coordination - Not Included

Schedule - \$4,500

Complete project schedule in Microsoft Project.
Monthly updates and schedule management – Not Included

Risk Management - \$3,200

Review of NEC Prequalification - General Information, Similar Projects, Financials, Safety, Insurances and Bonding Capacity.
Provide Risk Mitigation Plans identifying potential risks and develop mitigation strategies.

Project Start and Subcontract Award – \$16,360

Provide recommendations for award, purchase orders and contracts in accordance with project schedule.

Reimbursable Allowance - \$2,500

IT & Software - \$371

GL - \$850

Fee - \$4,294

Discount - \$35,000

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

The Simon Konover Company

Name: Fernando Rodrigues Date
Title: VP Of Estimating & Preconstruction

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.