

To: Jeffrey Epstein[jeevacation@gmail.com]
From: Gary Kerney
Sent: Wed 5/4/2011 6:01:05 PM
Subject: FW: Little St. James Irrigation

Jeffrey

When you were here you mentioned the Irr. survey (attached) for \$19,200
Do you want to proceed? Mary's in Maryland the next 6 weeks and Jeff could stay with me if he's available

From: Jeff Potts [REDACTED]
Sent: Thu 2/17/2011 5:44 PM
To: Gary Kerney
Subject: Little St. James Irrigation

Gary,

Following a scope of work and fee proposal for recording and documenting the operation of the irrigation system for Little St. James. The overall goal would be to document the system and create a set of diagrams, drawings and instructions that allows someone with a basic understanding of irrigation systems and their operation to operate the irrigation system on the island.

General Conditions

The irrigation system on Little St. James consists of 13 satellite controllers operating approximately 171 electric valves. Each valve controls a group of sprinklers or drip lines often referred to as "zones". The valves are fed by different water sources on the island. Minimal record documents exist today.

Scope of Work

1. On a controller-by-controller basis identify and map, by means of GPS or field sketch, the area of coverage for each specific station within each controller.

For example:

Controller 1, Station 1 - drip irrigation to pool planting beds

Controller 1, Station 2 – spray heads above rock wall

and so on for each station of each controller.

2. Identify and record, by means of GPS or field sketch, the valve locations, water source and underground routes for pipe and electricity to each controller and valve assembly. Notes will be added regarding the re-location of lines, potential non-working lines etc. as indicated by island personnel.
3. Prepare “as-found” record documents in CAD and spreadsheet formats identifying elements and associated functions of the irrigation system. These will include the locations of controllers, valves, associated zones of coverage, main pipe routing, main electrical routing and water source locations. Locations of individual sprinklers and lateral piping will be collected and added to the final drawings where possible.
4. Prepare field documents for placement in each controller identifying station function and coverage area. Notes will be added as necessary to further assist staff with operation of the system.

Time to Complete

Estimated time to complete is 160 hours consisting of approximately 80 hours of information gathering and data collection on site and 80 hours of office time to assemble data and prepare the record drawings. The breakdown of hours is just an estimate and the proportions may vary depending on project progress and conditions encountered in the field.

Fees

Fees will be billed at the rate of \$120 US per hour for 160 hours resulting in a set fee of \$19,200. Fees are considered to be “plus expenses”. Expenses will be billed at the actual rate incurred for coach class air fare, meals and lodging for the two week period on site.

Payment

Payments will consist of an initial payment of 50% (\$9,600 US) of the total fee to initiate the work followed by a final payment for the remainder of the fee plus expenses due upon delivery of the record documents.

Commencement of Work

Work can commence at your convenience and upon receipt of the initial payment.

Let me know if you have any questions or would like to make any changes. If you need a more formal document let me know.

Thanks for the opportunity,

Jeff



Jeff Potts, ASGCA Associate

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