

**To:** jeevacation@gmail.com[jeevacation@gmail.com]; Jeffrey Epstein[jeevacation@gmail.com]  
**From:** Gary Kerney  
**Sent:** Fri 7/22/2011 9:26:40 PM  
**Subject:** RE:

building	units	rate	cost
excavation	17	\$ 25	\$ 425
base			
material	10	25	250
labor	25	12	300
compaction	8	15	120
site grade			
labor operators	34	25	850
labor	34	12	408
generator/bunker			
excavation	17	20	425
base			
material	4	25	100
labor	17	12	204
waterproof			
material	150	3	450
labor	4	12	48
drainage			
material	1		150
labor	4	12	48
backfill			
material	4	25	100
labor	17	12	<u>204</u>
sub total			\$ 4082

I can see most of this in my head up thru rough finish at this #.

I believe there will be additional costs in this category ie: similar to kite house site improvements  
 roads(gravel)  
 stone borders  
 bolders

wether the \$6,000 left in my budget is right is subject to further determination of scope.

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**From:** Jeffrey Epstein [mailto:jeevacation@gmail.com]  
**Sent:** Fri 7/22/2011 3:46 PM

**To:** Gary Kerney  
**Subject:** Re:

break down this cost.

On Fri, Jul 22, 2011 at 2:58 PM, Gary Kerney <[GKerney@landmarklandco.com](mailto:GKerney@landmarklandco.com)> wrote:

the costs that we post to site work are

- building/deck
- excavation
- grade for slab/footings
- base material in slab
- compaction of base
- generator bunker
- excavation into hillside
- grade for slab an retaining walls
- base and backfill material
- waterproofing /drainage

the \$10,000 estimate covers all the above and at the end of the day I think there will be some finish work even though you said just gravel

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**From:** Jeffrey Epstein [mailto:[jeevacation@gmail.com](mailto:jeevacation@gmail.com)]  
**Sent:** Thu 7/21/2011 7:08 PM  
**To:** Gary Kerney  
**Subject:**

how can there be 10k of sitework on five plams?

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