

OCT, 8 2018

Between the undersigned:

Jeffrey Epstein, Grand Saint-James, 00802 Grand Saint-James islands  
Saint Thomas US Virgin Islands.  
KO Concept, Anse des cayes, 97133 Saint-Barthelemy  
Landscape architect

**SCHEMATIC LANDSCAPE DESIGN FEE PROPOSAL & PROJECT PHASE**  
**LITTLE ST JAMES US VIRGIN ISLANDS**

1) Schematic Landscape Design and Programming

- General Site plan showing sections to be upgrade and or re-defined
- Sketches and Photoshop 3D of each sections to be upgrade and or newly landscape with screening and other site planting areas and any other elements developed during the design process.
- Plans & 3D proposal about new constructions shelter to be replace whether they've been blown away after Irma
- Material proposal for every existing and new landscape construction designed around the island such as, walls, stairs and walks, road, pool, Art feature, wood structure.
- Plants Listing & picture for each project section to be landscape

2) Hardline Plan & construction drawing programming

- Plantation plans including Trees, Palms, Groundcover, for each section upgrade and or newly landscape.
- Plans & Details of each hardscape constructions approved in the schematic design program
- Organise soil preparation according to soil test and recommendation from L'INRA (*French soil Laboratory*) to received plantation
- Fertilisation recommendation & maintenance program document
- Quoting materials and plants from supplier
- Ordering and receive plants & goods in collaboration with LSJ manager Gordon Brice for the landscape project

All time to be billed monthly based on the following rate schedule:

120€/Hours

**WITH A NOT TO EXCEED FEE OF:**

**30 000€**

**KO CONCEPT**

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### 3) Project phase

- Following plantation & construction work according to plans provided
- Driving labour towards guideline of the landscaping project
- Following growth and maintenance

Site visits and following job to be made according the advancement of each section to be landscape, with approval of the client with time to be billed in addition to the above proposed work at the landscape architect rate 120€/HOURS. Flights and accommodations to be provided by client or reimbursed at cost to Landscape Architect.

Any structural, civil or other engineering services to be billed to client directly.

Any additional drawings required by environmental or other reviewing agencies or permitting and agency hearings and reviews, or any additional drawings required by reviewing agencies to be billed additionally after approval from client to proceed.

All contractual arrangements and agreements to be in accordance with AIA Document B151, 2007 Edition, "Standard Form of Agreement Between Owner and Architect."

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Kevin Ouvré  
Landscape Architect

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Epstein Jeffrey or authorized representative