



## JPK DEVELOPMENT VIRGIN ISLANDS

### RESIDENTIAL & COMMERCIAL CONSTRUCTION

6501 RED HOOK PLAZA SUITE 201

ST. THOMAS, VI 00802

OFFICE [REDACTED] | CELL [REDACTED]

## LSJ & GSJ Construction Management Proposal

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### ***Client\_***

Mr. Jeffrey Epstein

### ***Contact\_***

Richard Kahn

[REDACTED]

### ***Project / Property\_***

Great St. James and Little St. James

Saint Thomas, USVI

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### ***Objective\_***

JPK is a full-service construction company, project managers, and design builders. JPK Development would love to bring our teams skills to your table. Our office has many skill sets.

- Jay Knoepfel - 30 years of local construction knowledge from concrete to finish carpentry.
- Raul Rodriguez - 30+ years of waste water, site drainage & general engineering.
- Yannick Rodriguez-Diaz - Architecture and project management.
- Lisa McCann - 28 years construction, including project management and interior design, focusing on tile, granite, and finish elements.
- New team member-Kyle Reavis - Project, construction management and site superintendent.

I propose that Kyle Reavis be the dedicated site superintendent, supervising as your projects require. I see Kyle coming to work on the island 8 hours per day as required to manage and perform as instructed by Mr. Epstein. For his service, JPK would be paid \$65 per hour. Yannick would support Kyle primarily from JPK's office, on part time basis. JPK would bill \$65 per hour for this service. If architectural drawings are required JPK would bill \$125 per hour for Yannick to create these. There would be no charge for Jay to support these employees, except for site visits for projects unrelated to work JPK was directly



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doing. I would be responsible for the work being done and answerable to Mr. Epstein owners' rep or Mr. Epstein himself.

When not needed on the island, Kyle would not be paid by you. Kyle being new to the islands, would consult with and draw from the experience of our other JPK members to lessen the learning curve. If a job needs permitting, JPK office can facilitate this. We have worked with most of the subcontractors on the islands. JPK's rolodex as well as vendors and discounts will be at Kyle's fingertips. Kyle will be able to tap into my extensive local knowledge to be efficient and successful.

JPK can make concrete, form, and pour.

JPK owns a spray foam truck.

JPK would create bid packages to be emailed to the owner's rep-Richard Kahn. JPK would insure that the most competent subs are brought to the table. The owner or his rep would pick the subcontractor and JPK would manage and schedule the work.

### ***JPK's Outside Bidding\_***

- Engineering - \$225/hour
- Architecture - \$150/hour
- Owner Consultation - \$125/hour
- Project Management - \$75/hour
- Skilled Labor - \$55/hour
- General Labor - \$40/hour
- 20% Subcontractor Markup
- 15% Materials Markup

### ***LSJ pricing\_***

- Engineering -\$125/hour
- Architecture -\$125/hour
- Owner Consultation -\$125/hour
- Project Management -\$65/hour
- Skilled Labor -\$55/hour
- General Labor -\$40/hour
- 10% Subcontractor Markup
- 0% Materials Markup