

From: "jeffrey E." <jeevacation@gmail.com>
To: Richard Kahn <[REDACTED]>
Subject: Re: LSJ concrete
Date: Thu, 23 Aug 2018 23:39:29 +0000

4 inch

On Thu, Aug 23, 2018 at 7:36 PM Richard Kahn <[REDACTED]> wrote:

today i spoke with Marian regarding doing concrete roads on LSJ. my goal was first to receive a number from her first and then go back to jeffers and maybe have them work together

she gave me a very long winded response but she is concerned about committing all of her equipment and team to this job which she estimates to be 6-8 weeks. her thought is that it will sabotage her STT and St Croix work.. that thought process may lead nicely to a collaboration with her and Jeffers

she also proposed that maybe we buy a cement mixing truck which she would then repurchase after the job i said we are looking for best price and are willing to be creative marian was busy preparing for tomorrows pour and said she would have estimate sometime monday or tuesday

the facts she presented were as follows:

3 miles of road = 15,840 feet
assuming a 10 foot width and 5" pour that would be 2,445 cubic yards

based on her ballpark math and also accounting for labor and materials and drainage (swells)

\$300 per yard = 733,500
\$350 per yard = 855,750
\$400 per yard = 978,800

marian estimated they can pour 120 yards per day which would be 20 days

plus time for bringing material to LSJ - marian estimated 4000 tons of sand and material our barge can carry 80 tons per trip and bubble barge can carry 180 tons per trip our barge would take 50 trips and bubbler approximately 22 trips.. marian figured 10 - 14 days of barging

then another 10 days for weather and contingency

total days 40

Richard Kahn
HBRK Associates Inc.
[REDACTED]



On Aug 23, 2018, at 6:41 PM, jeffrey E. <jeevacation@gmail.com> wrote:

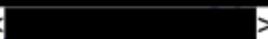
where are we with Isj roads lady jeffers etc.

On Thu, Aug 23, 2018 at 6:39 PM, Richard Kahn <> wrote:
paving update from NM

Richard Kahn
HBRK Associates Inc.



Begin forwarded message:

From: Gilbert Luna <>
Subject: Re: Zorro Ranch Asphalt Paving
Date: August 23, 2018 at 6:31:36 PM EDT
To: Richard Kahn <>
Cc: Beto Sanchez <>

Richard,

The grading crew has gone about a mile south of the house with grading and base course application. As of today, 1,016 tons of gravel base course has been delivered and spread. To improve efficiency, the crew switched to 4-10 hour days this week and thus will not be working tomorrow. We will resume Monday with grading and gravel. On Tuesday, the existing asphalt road at the house will be repaired to receive an asphalt overlay. We have scheduled our first delivery of asphalt for next Wednesday to start paving the prepared roadway south of the house. Afternoon rain showers are a nuisance to our work but they haven't slowed us down too much. Besides, the rain is good for the ranch!

On Thu, Aug 23, 2018 at 1:04 PM, Richard Kahn <> wrote:
thank you for update last week

can you please send weekly updates every thursday or friday

thanks

Richard Kahn
HBRK Associates Inc.



Begin forwarded message:

From: Gilbert Luna <[REDACTED]>
Subject: Re: Zorro Ranch Asphalt Paving
Date: August 16, 2018 at 6:45:09 PM EDT
To: Richard Kahn <[REDACTED]>

I just returned from the ranch. Our grading crew is working on the stretch of road south of the house getting it ready to receive gravel and then asphalt. A couple of crew members were setting grade stakes at the center of the road and each shoulder to insure proper slope. Our 3500 gallon water truck was filling up at the western well in about 15 minutes. Mobilization is completed and the weather was good today.

On Thu, Aug 16, 2018 at 1:30 PM, Richard Kahn <[REDACTED]> wrote:
can you please provide an update on how project is progressing
thank you

Richard Kahn
HBRK Associates Inc.



On Aug 9, 2018, at 4:02 PM, Gilbert Luna <[REDACTED]> wrote:

Richard,
Attached is our revised proposal, without the well house road, in the amount of \$ 635,000.00 plus tax. Also, attached is our invoice for the down payment at 40 % plus tax, and wiring

instructions for our account at Wells Fargo Bank. I have not included the sketches mentioned in our proposal that were previously sent to Mr. Gordon, but they can be sent if you need them. We are scheduled to start next week but we are able to postpone for a week if that's more convenient for Mr. Epstein. Let us know.

Thank you,

On Wed, Aug 8, 2018 at 10:34 AM, Richard Kahn <[REDACTED]> wrote:

we are approved to proceed at 650,000 however we would like to remove road to well house so adjusted net price will be 635,000 as you told me that additional road was 15,000 can you please revise quote with new price of 635,000 and scope change then resend along with wiring instructions unless you prefer us to fed ex our deposit check of 40%

also we will pass on bond but would like to proceed with testing
thank you

Richard Kahn
HBRK Associates Inc.



Begin forwarded message:

From: [REDACTED] <[REDACTED]>
Subject: Fwd: Zorro Ranch Asphalt Paving
Date: July 31, 2018 at 1:18:26 PM EDT
To: Rich Kahn <[REDACTED]>
Cc: Zorro Ranch <[REDACTED]>

as requested

----- Forwarded message -----

From: Gilbert Luna <[REDACTED]>
Date: Tue, Jul 31, 2018 at 1:16 PM
Subject: Zorro Ranch Asphalt Paving
To: [REDACTED] <[REDACTED]>
Cc: Matt Luna <[REDACTED]>

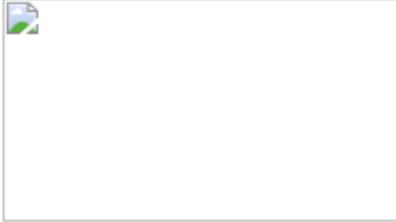
Hello Mr. Gordon,

Attached is our proposal for the asphalt paving improvements at Zorro Ranch. Our schedule would be to start on August 13, 2018 and complete the work in eight weeks. Our price is based on purchasing the asphalt mix from Mountain States Constructors in Moriarty, NM. They have a hot mix asphalt plant set up there to take care of the paving project on NM 41 by the ranch. However, they can not guarantee that the plant will still be there after October,

so it is imperative to get started on the project soon. The cost of asphalt cement has been rising lately and to bring in material from our regular supplier in Albuquerque would add approximately \$ 40,000.00 to the cost. Our payment terms are as follows: 40% down payment upon mobilization. Monthly pay requests submitted on the 30th for percentage of completion of the balance (Net 15 days). Final billing of 5% of the contract amount due upon inspection and acceptance by you. Thank you for your consideration and please contact me if you have any questions.

Regards,

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Gilbert A. Luna
President



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Stanley, NM

LSJ-GSJ, USVI



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Gilbert A. Luna
President



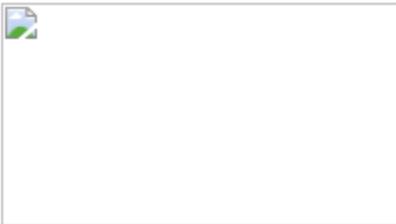


<Zorro Revised Proposal.pdf><Wire Transfer Instructions.pdf><Zorro Ranch Down Payment Invoice.pdf>

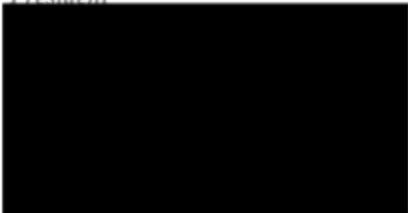
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Gilbert A. Luna
President



Gilbert A. Luna
President



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