

From: Richard Kahn <[REDACTED]>

To: Jeffrey Epstein <jeevacation@gmail.com>

Subject: GSJ Cottage

Date: Sat, 08 Sep 2018 00:55:03 +0000

Attachments: [REDACTED]; LSJ_BID_FOR_GSJ.docx; LSJ_new_cistern_19,000_gallons.docx; JPK_DEVELOPMENT_07212018_Flag_Pole_Pool_.pdf; JPK_DEVELOPMENT_07212018_Main_House_Pool.pdf; JPK_DEVELOPMENT_07212018_North_Terrace.pdf; JPK_DEVELOPMENT_07212018_Tiki_House_Kitchen.pdf; Flag_Pole_Demo.docx; Main_House_Pool.docx; Master_Bedroom_Terrace.docx; Pops_Garden_.docx

Kyle wants Jay to start on Monday yet both his bid and EB's bid make no sense.

Both bids predominately labor only and majority of materials and some trades LSJ to procure.

Kyle explained that this is how Brice requested bids be made but makes very little sense that vendors are not doing job start to finish..

LSJ supplying materials will inevitably lead to things going wrong or improper sizing and gives us no leverage if something goes wrong...

EB Bid - total cost 85,500 (bid states that this number is estimated and not fixed at 85,500)

demolition (kyle said this would be self performed as you said bids were to high)

material cost - tile throughout is excluded

living room as you discussed not included

painting - unclear and probably not included as not mentioned

windows and doors - supplied by owner

makes no mention of electrician and plumber

cistern included

Jay Bids

1 Cistern - 35,000 (appears material and labor included and also overpriced by 25%)

2 GSJ cottage - 76,842.27

demo flooring, windows and kitchen included

material cost - tile throughout is excluded

living room as you discussed not included

painting - not included

plumbing - not included

electrician - not included

windows and doors - supplied by owner

kitchen (price to be determined)

outdoor shower - not included

states all materials to be purchased by LSJ

Please advise if these bids should be reworked or if you would like Jay to begin Monday as Kyle arranged..

Richard Kahn
HBRK Associates Inc.

Begin forwarded message:

From: Kyle reavis <[REDACTED]>
Subject: Bid Package 1 - Bid Review
Date: August 24, 2018 at 11:56:27 AM EDT
To: "jeffrey E." <jeevacation@gmail.com>
Cc: [REDACTED] <[REDACTED]>, LSJ Michael Glidden <[REDACTED]>, Richard Kahn <[REDACTED]>, Daphne Wallace <[REDACTED]>

Good Morning Mr Epstein,

Please see the breakdown of bids received for "**Bid Package -1**". Custom Builders informed me they are unable to bid on current work and are back logged 1 year, their owner called me. We will continue to invite them to bid on our work in case this changes.

Tiki House Kitchen

Expert Builders - Needed more time on this, I am working with them to get get it wrapped up
JPK - Bid Received

Flag Pole Pool

Per our conversation last week this design will be changing, so bids will be adjusted accordingly
Expert Builders - Bid Received
JPK - Bid Received

Main House Pool Area -

Expert Builders - Bid Received
JPK - Bid Received

Mikes Cottage

Expert Builders - Bid Received

JPK - Bid Received

Master Bedroom Terrace

Expert Builders - Bid Received

JPK - Needs more time on this, resent dimensions to Jay Monday

Pops Garden "Shade House"

Expert Builders - Bid Received

JPK - Not bidding

Self Preform LSJ - Research in progress on possible solutions

North Terrace (GSJ)

Expert Builders - No bid

JPK - Bid Received

The things we can include in **Bid Package 2-**

Change of Scope-

- Extend Tiki House Concrete front (add into tiki kitchen price)
- Flag Pole Pool Shelter design changes

New Projects -

- Fisherman House
- Movie Theater
- RO / Generator Bunker - GSJ
- Engineering Building
- Staff Lunch Area
- Emergency Room Renovation

Please let me know what else you would like to see in bid package two. I have attached the bids to this email, as the final two revisions come in I will forward over the updated bids. The JPK Mike Cottage bid along with the Expert Builders North Terrace bids will be sent in a separate email. Thank you.

Very Respectfully,

Kyle W Reavis

