

To: Jeffrey Epstein[jeevacation@gmail.com]
From: [REDACTED]
Sent: Wed 11/18/2009 8:50:28 PM
Subject: LSJ

This project is a combination of owners design team and project design management.

PROJECT SCOPE

- The development of a total design program
- Analysis of all project building phases with anticipated client on island expectations.
- Acting as an information conduit between client and on site construction management - Develop and clean up existing plans, create detailed int des documents, perform decorating services that are coordinated with design documents.

PROJECTS

PROJECT A

Laundry, Master Suite and Library
Review all drawings and develop a finish schedule

Create specs for all areas: we use a software called Spexx which will be a complete record for every item be it a arch finish or FFE item. (An example of this deliverable will be sent to you)
This is used on the site as well as for purchasing.

Decor will be presented (if you have this done then it can be reviewed and manage)

PROJECT B

Main Pool and Great room compound to include porches, added bungalows and walk ways

Review existing plans and design program and set out to reevaluate these plans and make changes where needed

Develop a DD set that includes these new ideas

Interior finishes and fixture program will be defined

CD set started so as to define a budget.
Manufacturing will be vetted and sample phase will begin

Decor will be presented and a budget developed

SATELLITE PROJECT

Other structures on island will be redesigned
Canter levered pavilion will be designed.
The kite pavilion will redesigned
Tennis court and pavilion redesigned
Plus others
Power requirements need to be thought through and incorporated into new power grid. Solar and or Wind powered generators is an option
(There needs to be an overall design language developed so all details become

unified and systemized so as to streamline construction means and methods which in turn will drive budgets down)

PLATAUGH PROJECT

Develop location and axis

A Vision needs to be developed

Power requirements need to be thought through and incorporated into power overall power program

-Is this a potential place for invited people to come too for isolated thinking

-is this a place to have an international forum

-is this a simple place for the client

-is this an art installation (Inash Kampour (spelling?)...on and on

PHASING

This is a collaborative endeavour and is directly linked to the difficult Island of St Thomas dept of Buildings and it's bureaucracy.

We will develop this with the Construction team

Once this is in place we will plug in the design phases

Because of this all projects mentioned above will be done parallel to each other

Project A is immediate and needs to be ready for June 2010

Project B needs to start construction with full budgets in place by May 2010

(Contractor will file existing plans so as to obtain approval to be amended later)

PROJECT TEAM

THIS IS A PROMISE:

I will dedicate myself to this project and oversee all design aspects: help client through existing issues on Project A and then oversee design on the other projects.

Selection of all finishes, equipment, lighting and furnishings will be my responsibility .

Architectural

TEAM I

Jorge Porta: project leader for zeffdesign on Hard Rock ..coordinated all aspects including construction management and coordination of all parties ...been with me for 10 years...a detail giant (sending his drawings with package)

Corey Chapman: assistant draftsman.Has been Jorge s assistant for two years

Team II

Javier Rodriguez or Sarah Lutalah

Team leaders on big residential and hotel projects

DECOR and FFE TEAM (let's get a fresh team for you)

Stacy Meador and Donna Lee:

These two did the FFE for new tower at Hard Rock which was over 1 mm squ ft of new build in 18 months...they are so proficient that the development team at HRH wanted them full time

I can provide references on all these people.

DEDICATED TIME

The arch TEAM I and the DECOR TEAM I

We can start with these two teams and when needed bring on the 2nd team for Arch once Satellite and Plateau projects start.

As I said I will be doing this project full time...4 hours per day minimum plus on site.

the design team will be dedicated resources full time ...Jorge will partner with Sarah or Javier as we get into more Projects.

Each project will have a leader once they get into the DD and CD phases.

ON SITE

Once Garry and I figure out the project phasing and critical path timetable the on site presence will be a weekly or even full time program based on project needs....Dedicated.

I will be on site as often as is required...every 10 days,whatever it takes.
On site is a bell curve that we know how to manage well.