
From: jeffrey E. <jeevacation@gmail.com>
Sent: Tuesday, August 11, 2015 5:48 PM
To: Richard Kahn; Leighton Allenby
Subject: Re: Neptune LLC: Geotechnical report recommendation by Fahti from Botkin Parssi & Associates Consulting Engineers

silly but litte choice. lets ask for a house s=lution given either an ok soil or non ok soil

On Tue, Aug 11, 2015 at 11:31 AM, Richard Kahn <[REDACTED] <mailto:[REDACTED]>> wrote:

attached is mor= detail on proposed geotechnical report (not structural report as i mentio=ed earlier) to determine if foundation is settling causing current and fut=re issues cost is 1,990

please advise if ok to proceed
thank you

Richard Kahn
HBRK Associates Inc.

New York, NY 10022
[REDACTED]

Begin forwarded message:

<div style="margin-top:0px;margin-right:0px;margin-bottom:0px;margin-left:=px">From: Leighton Allenby <lallenby@gmail.com <mailto:lallenby@gmail.com>>

=subject: Fwd: Neptune LLC: Geotechnical report recom=endation by Fahti from Botkin Parssi & Associates Consulting Engineers=/b>

Date: August 11, 2015 at 12:39:58 PM EDT

To: NYC - Richard Kahn <richardkahn1=@gmail.com <mailto:richardkahn12@gmail.com>>

Rich,

Can we proceed=with the geotechnical report to be performed to =etermine if the stemware (see below for definition) foundat=on is settling causing current and future issues cost is \$1,990 by Nutting Engineers and =fter this test Fatih Acikgoz, the consulting engineer can make his =A0recommendations and Dan can then draft a proposal and timeline for your =pproval. Outline of Nutting Engineers proposal is below.

Pleas= note:

Seawall and other proposals t= follow in a separate email

Best,
Leighton

Leighton,

Fahti =he structural engineer upon further investigation has inspected the crawl =pace between the 1st and 2nd floor. It appears looking from the garage =A0access scuttle hole, the floor system is composed 2x12x 22 Lf. =A0wood rafters at 16" O.C. , then a layer of 1x6 decking above, =n top of that a 2 ft tall open web floor joist system with 3/4 i=ch plywood subfloor above. This configuration does not allow t= see the open web floor joists from the garage scuddle hole where the bath=oom plumbing and structural issue is located.

He is suggesting an T shaped I beam system to be installed =idspan in the garage ceiling to support the load of the 2 bedrooms and =A0bathrooms.

He is also reques=ing a geotechnical report to be performed to determine if the stemwall fou=ation is settling causing current and future issues.

I have contacted Nutting Geotechnical Engineeri=g and they confirmed this is a common issue with most houses in this =mmediate area due to the soil composition. Nutting Engineering has q=oted \$1,900.00 for soil borings at each corner of the hous=. This will allow Fatih to produce a structural evaluation=for the property.

Please discuss with Mr. Epstein and let us k=ow how you would like us to proceed.

Thank you,

Dan

Dan,<=>

Good morning. I dictate all of my proposal, howev=r the young lady whom transcribes my proposals is out today recovering fro= minor surgery. With this in mind, I have provided below an informal propo=al, and will follow with a formal proposal on Monday.

1. Utility Clearance =A0 =C2 =C2 =A0 = \$75.00

=A0 2.<=pan style="font-size:7pt;font-family:'Times New Roman'"> =C2 Mobilization =A0 =C2
=C2 =A0 \$150.00

3. Test Borings(2-30', 1-15' =80', 1-HH) =C2 =A0 \$1000.00
4. Report by P.E. =A0 =C2 =A0 =C2 =A0 \$500.00<=p>
5. =C2 Review by Principa= =C2 =A0 =C2 =A0 \$125.00
=A0 Soil Classification/lab analysis =A0 =C2 =A0 \$100.00
7. Admin =C2 =A0 =C2 =A0 =C2 =A0 \$40.00
=C2 =A0 =C2 =A0 =Total \$1990.00

Thank you again.

Ps we c=n start the test layout and utility clearance upon authorization(return em=il) to do so. =C2
=C2 =A0 =C2 =A0 =C2 =A0 =C2

Scott Ersland

Division Manager

Nutting Engineers of Florida, Inc.

Boynton Beach, FL 33426

Email Address: =A0scotte@nutting.=iz <mailto:mattiea@nutting.biz>

Website Address: www.nuttingengineers.com<=a>
<http://cp.mca=ee.com/d/avndy0srhpsd79EVjvu7f6XCSnT7DxOrxIsCYUO-qen3rbXzPMVdUSejd7dPhO-
Ue=QJms_1k6VPB0zMkdMrDek2f1gSgZVMtGb_nVNV5dy_nKnjppoV6X1EVpvLORQr8EGTKDOEuvkz=T0QSyrhdTVxYsUCe
hhusdTdw0EdPDA17U4pg_UQVv3pfUA9WgB054hfBPrPz9EVdwLQzh0NtcQ=30Qq879APh086vwTUn-900PtPqOdt>

Stem walls definition

Stem wal=s are supporting structures that are used as a means of joining the founda=ion of a building with the vertical walls constructed on the foundation. T=e wall is often constructed with the use of concrete and steel, and works =ith the foundational slab to create a solid basis for the building. Along =ith establishing foundational integrity for the building, these walls also=aid in minimizing damage to the materials used to create the vertical wall=.

cinder blocks <<http://ww=.wisegeek.org/what-are-cinder-blocks.htm>> that are rein=orced with the use of steel components and concrete. In appearance, this w=ll sits on top of the slab and effectively provides builders with somethin= to attach the walls of the structure to the slab.

While the slab may be at =round level or even recessed slightly into the surrounding ground, the ste= wall rises above the surrounding ground level. Along with making it easie= to attach vertical walls to the slab, the wall provides a raised platform=for the walls. This can be important, especially if the materials used in =reating the vertical walls are subject to deterioration from exposure to g=ound moisture or insects such as termites. By lifting the walls of the str=cture slightly above ground level, damage of this type is less likely to o=cur.

Leighton =llenby
Dir=ctor of Properties

[REDACTED]

</=iv>

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please note

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JEE

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