

June 4, 2024

**VIA ELECTRONIC MAIL** (shedges@cityoffortpierce.com)

Sara Hedges, Esq.  
City Attorney  
City of Fort Pierce  
100 N US 1 Highway  
Fort Pierce, Florida 34950

Re: King's Landing / Audubon Development / Concrete Remediation

Dear Sara:

In response to the City's request for a calculation of remediation costs, I have attached three sets of invoices.

The first set of invoices (attached as Exhibit "A") pertains to services rendered by Andersen Andre Consulting Engineers, Inc. These invoices include the costs for geotechnical engineering evaluations necessary prior to the removal of the buried concrete as well as the costs for environmental and groundwater monitoring which was required by the Florida Department of Environmental Protection throughout the remediation. These costs total \$60,758.00

The second set of invoices (attached at Exhibit "B") pertains to services rendered by Conkling & Lewis Construction, Inc. These invoices include costs for removal of the buried concrete, for materials and work necessary to fill the void left by the concrete, and for management of the remediation project. These costs total \$959,446.30.



Scott G. Hawkins  
T 561 650 0460 O 561 659 3000  
shawkins@jonesfoster.com

505 South Flagler Drive, Suite 1100, West Palm Beach, FL 33401  
jonesfoster.com

Sara Hedges, Esq.

June 4, 2024

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The third set includes an invoice (attached as Exhibit "C") which pertains to services rendered by Engineering Design & Construction, Inc. This invoice includes costs related to the site plan required by the City prior to the commencement of remediation. These costs total \$77,340.00.

We are not presenting at this time the legal fees and administrative costs incurred by Audubon and necessitated by the concrete removal and remediation. Audubon reserves the right to include those costs and fees in the event of litigation.

Sincerely,

JONES FOSTER P.A.

/s/ Scott G. Hawkins  
Scott G. Hawkins

SGH/ts

cc: Lainey Francisco, Esq.

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ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

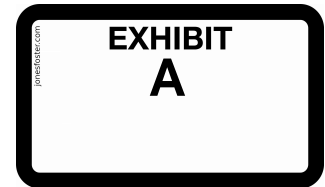
834 SW Swan Avenue  
Port St. Lucie, Florida 34983

# INVOICE

Invoice No: A20-2992  
Invoice Date: March 4, 2020  
AACE Project No: 20-113

Bill To: Audubon Development, Inc.  
PO Box 981  
Palm Beach, FL 33480

Attention: Mr. Dale Matteson



**LIMITED SUBSURFACE SOIL EXPLORATION AND  
PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION  
KING'S LANDING DEVELOPMENT  
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA**

(Unit fees per AACE Proposal P19-1387 dated January 7, 2020 (revised))

1.	Layout of Boring Locations and Coordination of Underground Utility Clearance: Staff Engineer; 3 hours @ \$80.00/hour.....	\$240.00
2.	Mobilization/Demobilization of drilling equipment.....	\$300.00
3.	Standard Penetration Test borings (2 borings to 75 feet, 5 borings to 20 feet): 150 feet of borehole of depths 0-25 feet @ \$14.00/foot ..... 50 feet of borehole of depths 26-50 feet @ \$15.00/foot ..... 50 feet of borehole of depths 51-75 feet @ \$17.00/foot ..... Grouting of boreholes; 4 hours @ \$125.00/hour.....	\$1,820.00 \$750.00 \$850.00 \$500.00
4.	SFWMD Exfiltration Tests: 2 tests @ \$400.00/test .....	\$800.00
5.	Test Pit Excavations: Rental of Excavator; 1 day @ \$1,500.00/day (incl. mob/demob, fuel, insurance, etc.) ..... Operator; 8 hours @ \$55.00/hour..... Staff Engineer; 8 hours @ \$80.00/hour.....	\$1,500.00 \$440.00 \$640.00
6.	Laboratory Testing Program: Moisture Content (ASTM D2216); 10 tests @ \$25.00/test ..... Fines Content (ASTM D1140); 10 tests @ \$50.00/test .....	\$250.00 \$500.00
7.	Engineering Services & Report Preparation: Principal Engineer (P.E.); 1 hour @ \$155.00/hour ..... Senior Project Engineer (P.E.); 4 hours @ \$130.00/hour..... Project Engineer (P.E.); 7 hours @ \$100.00/hour..... CAD/Drafting; 4 hours @ \$58.00/hour ..... Clerical Services; 2 hours @ \$48.00/hour .....	\$155.00 \$520.00 \$700.00 \$232.00 \$96.00

**TOTAL INVOICE AMOUNT. . . . . \$10,293.00**

Please remit payment within 30 days to:

**Andersen Andre Consulting Engineers, Inc. • 834 SW Swan Avenue • Port St. Lucie, Florida 34983**

Please call (772) 807-9191 with any questions concerning payment.



**ANDERSEN ANDRE CONSULTING ENGINEERS, INC.**

**834 SW Swan Avenue  
Port St. Lucie, Florida 34983**

# Invoice

Invoice No: A22-3721

Invoice Date: February 28, 2022

AACE Project No: 22-156

**Bill To:**

Audubon Development  
PO Box 981  
Palm Beach, Florida 33480

Attention: Mr. Dale Matteson, Pres.

**Subject:**

**ENVIRONMENTAL CONSULTING SERVICES  
GROUNDWATER SAMPLING AND ANALYTICAL TESTING  
KINGS LANDING  
FORT PIERCE, FLORIDA**

1) Retainer per AACE Proposal No. P21-2147 dated December 20, 2021 ..... \$7,000.00

**Invoice Amount: ..... \$7,000.00**

Please remit payment within 30 days to:

**Andersen Andre Consulting Engineers, Inc. • 834 SW Swan Avenue • Port St. Lucie, Florida 34983**

Please call (772) 807-9191 with any questions concerning payment.



ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue  
Port St. Lucie, Florida 34983

# Invoice

Invoice No: A22-3786

Invoice Date: April 20, 2022

AAACE Project No: 22-156

**Bill To:**

Audubon Development  
PO Box 981  
Palm Beach, Florida 33480

Attention: Mr. Dale Matteson, Pres.

**Subject:**

**ENVIRONMENTAL CONSULTING SERVICES  
GROUNDWATER SAMPLING AND ANALYTICAL TESTING  
KINGS LANDING  
FORT PIERCE, FLORIDA**

- 1) Project Coordination (review of available information, site visit, utility clearance, etc.);
  - ▶ Project Engineer; 10 hours @ \$125.00/hour ..... \$1,250.00
- 2) Groundwater Monitoring Well Installation;
  - ▶ Mobilization of Drilling Equipment; lump sum ..... \$350.00
  - ▶ 9 wells to 15 feet @ \$40.00/foot ..... \$5,400.00
  - ▶ Decontamination Between Wells; 3 hours @ \$125.00/hour ..... \$375.00
  - ▶ Staff Engineer; 12 hours @ \$85.00/hour ..... \$1,020.00
  - ▶ 55-gallon Drums for Development Water & Drilling Cuttings; 2 drums @ \$175.00/drum ..... \$350.00
- 3) Field Sampling (9 Monitoring Wells);
  - ▶ Staff Engineer; 10 hours @ \$85.00/hour ..... \$850.00
  - ▶ Senior Field Technician; 3 hours @ \$65.00/hour ..... \$195.00
  - ▶ Tubing, gloves, decon. equipment, etc. (lump sum) ..... \$200.00
- 4) Laboratory Testing (9 Groundwater Samples):
  - ▶ EPA Method 8270 - 9 samples @ \$150.00/sample ..... \$1,350.00
  - ▶ Vanadium - 9 samples @ \$50.00/sample ..... \$450.00
- 5) Less Retainer Received ..... < -\$7,000.00>

**Invoice Amount: ..... \$4,790.00**



ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue  
Port St. Lucie, Florida 34983

# INVOICE

Invoice No: A22-3963

Invoice Date: October 6, 2022

AACE Project No: 22-287

**Bill To:**

Audubon Development, Inc.  
PO Box 981  
Palm Beach, FL 33480

Attention: Mr. Dale Matteson

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**SUBSURFACE SOIL EXPLORATION AND  
GEOTECHNICAL ENGINEERING EVALUATION  
KINGS LANDING VILLAS  
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA**

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1. Lump sum per AACE Proposal No. P22-2238 (dated 09/09/22) ..... \$3,960.00

**TOTAL THIS INVOICE ..... \$3,960.00**

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Please remit payment within 30 days to:

**Andersen Andre Consulting Engineers, Inc. • 834 SW Swan Avenue • Port St. Lucie, Florida 34983**

Please call (772) 807-9191 with any questions concerning payment.



ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue  
Port St. Lucie, Florida 34983

# Invoice

Invoice No: A22-4134  
Invoice Date: April 27, 2023  
AACE Project No: 22-156

**Bill To:**

Audubon Development  
PO Box 981  
Palm Beach, Florida 33480  
Attn: Mr. Dale Matteson, Pres.

**Subject:**

**NATURAL ATTENUATION MONITORING PLAN  
YEAR NO. 1, EVENT NO. 1  
KINGS LANDING (FKA H.D. KING POWER PLANT)  
301 N. INDIAN RIVER DRIVE  
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA  
WASTE CLEANUP ID NO. ERIC\_6906, COM\_8363**

1) Project Coordination;	
• Project Engineer; 10 hours @ \$125.00/hour .....	\$1,250.00
2) Groundwater Monitoring Well Installation;	
• Mobilization of Drilling Equipment; lump sum .....	\$400.00
• Wells, Pads & Riser Construction; 9 wells @ \$1,200.00/well. ....	\$10,800.00
• Well Permits; 9 wells @ \$50.00/well .....	\$450.00
• Staff Engineer (Well Development); 16 hours @ \$85.00/hour .....	\$1,360.00
• 55-gallon Drums for Development Water & Drilling Cuttings; 2 drums @ \$175.00/drum .....	\$350.00
3) Field Sampling (9 Monitoring Wells x 2 Sampling Events);	
• Staff Engineer; 12 hours @ \$85.00/hour .....	\$1,020.00
• Senior Field Technician; 3 hours @ \$65.00/hour .....	\$195.00
• YSI Water Meter Rental; lump sum .....	\$500.00
• Tubing, gloves, decon. equipment, etc. (lump sum) .....	\$200.00
4) Monitoring Well Elevation Survey and Groundwater Flow Determination;	
• Project Engineer; 10 hours @ \$105.00/hour .....	\$1,050.00
• Senior Field Technician; 10 hours @ \$65.00/hour .....	\$650.00
5) Laboratory Testing [10 Groundwater Samples (9 samples + 1 duplicate sample)];	
• EPA Method 8270 - 10 samples @ \$150.00/sample .....	\$1,500.00
• Vanadium - 10 samples @ \$50.00/sample .....	\$500.00
6) Engineering Services & NAM Report Preparation:	
• Principal Engineer - 1 hour @ \$195.00/hour .....	\$195.00
• Project Engineer - 13 hours @ \$125.00/hour .....	\$1,625.00
• Technical Draftsman - 10 hours @ \$60.00/hour .....	\$600.00
• Secretary - 5 hours @ \$50.00/hour .....	\$250.00

**Invoice Amount: ..... \$22,895.00**



ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue  
Port St. Lucie, Florida 34983

# Invoice

Invoice No: A22-4204  
Invoice Date: July 21, 2023  
AACE Project No: 22-156

**Bill To:**

Audubon Development  
PO Box 981  
Palm Beach, Florida 33480  
Attn: Mr. Dale Matteson, Pres.

**Subject:**

**NATURAL ATTENUATION MONITORING PLAN  
YEAR NO. 1, EVENT NO. 2  
KINGS LANDING (FKA H.D. KING POWER PLANT)  
301 N. INDIAN RIVER DRIVE  
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA  
WASTE CLEANUP ID NO. ERIC\_6906, COM\_8363**

- 1) Project Coordination;
  - Project Engineer; 10 hours @ \$125.00/hour ..... \$1,250.00
- 2) Field Sampling;
  - 07/05/23 - 9 monitoring wells
    - Staff Engineer; 12 hours @ \$85.00/hour ..... \$1,020.00
    - Senior Field Technician; 3 hours @ \$65.00/hour ..... \$195.00
    - YSI Water Meter Rental; lump sum ..... \$500.00
    - Tubing, gloves, decon. equipment, etc. (lump sum) ..... \$200.00
  - 07/15/23 - 1 monitoring well
    - Staff Engineer; 4 hours @ \$85.00/hour ..... \$340.00
    - Senior Field Technician; 2 hours @ \$65.00/hour ..... \$130.00
    - Tubing, gloves, decon. equipment, etc. (lump sum) ..... \$50.00
- 3) Laboratory Testing [9 Groundwater Samples]:
  - EPA Method 8270 - 9 samples @ \$150.00/sample ..... \$1,500.00
  - Vanadium - 10 samples (9 wells + 1 resampling event) @ \$50.00/sample ..... \$500.00
- 4) Engineering Services & NAM Report Preparation:
  - Principal Engineer - 1 hour @ \$195.00/hour ..... \$195.00
  - Project Engineer - 13 hours @ \$125.00/hour ..... \$1,625.00
  - Technical Draftsman - 10 hours @ \$60.00/hour ..... \$600.00
  - Secretary - 5 hours @ \$50.00/hour ..... \$250.00

**Invoice Amount: ..... \$8,355.00**



**ANDERSEN ANDRE CONSULTING ENGINEERS, INC.**

**834 SW Swan Avenue  
Port St. Lucie, Florida 34983**

# Invoice

Invoice No: A23-4226  
Invoice Date: August 16, 2023  
AACE Project No: 22-156

**Bill To:**

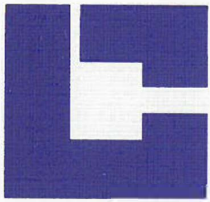
Audubon Development  
PO Box 981  
Palm Beach, Florida 33480  
Attn: Mr. Dale Matteson, Pres.

**Subject:**

**ABANDONMENT OF MONITORING WELLS  
KINGS LANDING (FKA H.D. KING POWER PLANT)  
301 N. INDIAN RIVER DRIVE  
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA  
WASTE CLEANUP ID NO. ERIC\_6906, COM\_8363**

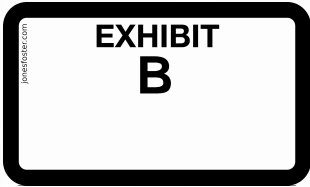
1) Lump sum per AACE Proposal P23-2706 dated August 11, 2023 ..... \$3,465.00

**Invoice Amount: ..... \$3,465.00**



**CONKLING & LEWIS  
CONSTRUCTION, INC.**

GENERAL CONTRACTORS  
CONSTRUCTION MANAGERS



April 10, 2024

Dale Matteson  
Audobon Development, Inc.  
P.O. Box 981  
Palm Beach, FL 33480

RE: Re-Cap of Conkling & Lewis Invoicing and Cost/Fees:

Invoiced:

Demolition/Removal	01	\$117,024.58	
	02	163,872.00	
	03	59,389.33	
Adjusted Invoice	04	4,540.47	
			\$ 344,826.37

Earthwork	01	\$177,957.50	
	02	77,781.12	
			\$ <u>255,738.67</u>

Invoiced to Date \$ 600,565.05

Cost/Fees not included  
from earlier invoicing

Cost from a previous invoice \$ 24,381.29

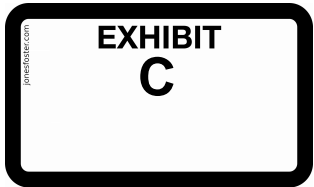
Cost of Trailer \$ 16,000.00

Pre-Con

Pre-Con Fee \$ 318,500.00

Total Cost/Fees \$ 959,446.30

Engineering Design & Construction, Inc.  
 10250 SW Village Parkway Suite 201  
 Port St. Lucie, FL 34987



# Invoice

# Kings Landing Site Plan

Date	Invoice #
3/14/2022	

Bill To
Audubon Development Dale Matteson 184 Sunset Avenue, # 38 Palm Beach, FL 33480

P.O. No.	Terms	Account #	Project
	Net 15		Kings Landing - 19-361

Description	Contract Amount	Previously Billed	% Billed
Team / Agency Meetings (T&E)	15,000.00	23,163.75	154.43%
Due Diligence	10,250.00	10,847.50	105.83%
<del>PUD Plan &amp; Regulations</del>	<del>8,500.00</del>		0.00%
Development Review Approval - City of Fort Pierce	12,650.00	12,650.00	100.00%
Prep & Rep of 1st Round Staff Comments	4,800.00	1,380.00	28.75%
Environmental Assessment	1,840.00	1,840.00	100.00%
Boundary / Topo Survey	18,200.00	18,200.00	100.00%
Sketch & Description per Lee Dobbins dated 02/18/2020	1,200.00	1,200.00	100.00%
Photometric Plans approved per Dale Matteson on 04/07/2021	1,450.00	1,450.00	100.00%
Site Plan Graphic	1,700.00	1,700.00	100.00%
Engineer's Cost Estimate (Approved 2/8/22)	1,250.00	1,250.00	100.00%
Updated ALTA to new Commitment date (Approved 3/8/22)	500.00	500.00	100.00%
Reimbursables - 5%			

77,340.00                      74,181.25

<b>Contract Amount:</b>	\$	77,340.00
<b>Billed to Date:</b>	\$	74,181.25
<b>Unbilled:</b>	\$	11,920.00