



**Consulting**

**Reply to: Fort Pierce**

January 13, 2026

**Jeff Hudnall**

Turtle Cove Condominium Association  
1213 Linda Road  
Okeechobee, FL 34974  
[tccaqlades@yahoo.com](mailto:tccaqlades@yahoo.com)  
863-824-2240

**Shareholders**

*Bradly L. Brown, P.E.  
John Chirgwin, PM  
Michael Freire, P.E., PM  
Rick Gonzalez, LEED AP, PM  
Art Kamm, P.E., CxA, LEED AP  
Greg Kemp, PM  
Duane Millar, LEED AP, PM*

**RE: Turtle Cove**

*Okeechobee, FL*

Dear Jeff,

We are pleased to provide the following construction documents and drawing specifications for the replacement of the existing electrical services throughout the site.

**Engineering services for this project include Electrical Only.**

Kamm Consulting shall perform its work in character, sequence, and timing so that it will be coordinated with that of the Client and in accordance with mutually agreed schedules provided by the Client. Work shall be performed with the standard of care, skill, and diligence normally provided by a Professional Engineer.

The services provided by Kamm Consulting shall include the following:

- a) Coordinate with client to establish design criteria for electrical.
- b) Construction documents and specifications for electrical, which include but are not limited to: site plans, schedules, risers, panels, details, etc.
- c) Coordinate and conform with applicable building codes and building departments.
- d) Coordinate with FPL regarding replacing electrical services.
- e) Coordinate with the electrical contractor.
- f) One site visit to verify existing conditions.
- g) Review and approve submittals.
- h) Answer any RFI's from the contractor.
- i) Respond to any building department comments.
- j) Revise drawings per any as-built markups provided by the contractor.
- k) Digitally signed and sealed permit documents.
- l) Owner to provide site plans and surveys.
- m) Inspection of electrical panels or mains inside trailers or park models is not included.

**OFFICES**

**Florida:**

1407 W Newport Center Drive  
Deerfield Beach, FL 33442  
954-949-2200

**Florida:**

405 Angle Rd  
Fort Pierce, Florida 34947  
772.448.3499

[www.kammconsulting.com](http://www.kammconsulting.com)

Providing the services set forth above, the Client shall pay Kamm Consulting, Inc. **fees in the amount of: \$28,850.00**

**\*\* A RETAINER FEE OF \$8,850.00 WILL BE REQUIRED UPON ACCEPTANCE OF THIS PROPOSAL. REMAINDER TO BE BILLED ON COMPLETION OF PERMIT DOCUMENTS \*\***

Additional services, including additional site visits, will be billed at rates listed below:

\$125.00 / Hr. - Clerical  
\$130.00 / Hr. - CADD  
\$145.00 / Hr. - Designer  
\$180.00 / Hr. – Engineering / Field Technician  
\$225.00 / Hr. – Project Manager  
\$350.00 / Hr. – Principals

Please allow **6-8 weeks (excluding weekends and holidays)** for Construction Documents after proper design criteria has been established and CADD files have been received.

**Reimbursables to include:**

Mailing expenses, travel expenses for site visits beyond 50 miles of office, printing charges for additional prints & additional site visits requested by Client / Owner.

If you have any questions or need additional information, please let me know.

Sincerely,

**KAMM CONSULTING, INC.**



Duane Millar LEED AP  
Managing Principal

**\*\* NO WORK SHALL BEGIN WITHOUT CUSTOMER WRITTEN AUTHORIZATION \*\***

**TERMS**

This agreement may be terminated at any time either by Kamm Consulting or by your Firm upon seven (7) days written notice at which time the compensation for services rendered shall be made in relation to the work then completed.

Payment shall be made in full, net 30 days. The Consultant shall be entitled to collect from the client attorney's fees, court costs and expenses associated with collection of fees.

If payment is not received by the Consultant within thirty (30) calendar days of the due date, invoices shall bear interest at one-and-one-half (1.5) percent (or the maximum rate allowable by law, whichever is less) of the PAST DUE amount per month, which shall be calculated from the invoice due date. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

A copy of the Firm's General Liability and Errors and Omissions Insurance shall be forwarded to you upon acceptance of this proposal.

***This proposal is void within 30-days if not accepted at the option of Kamm Consulting, Inc.***

Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Consultant, their respective officers, directors, partners, employees, contractors or sub-consultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement.

To the maximum extent permitted by law, the Client agrees to limit the Consultant's liability for the Client's damages to the sum of \$100,000.00 or the Consultant's fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

Owner acknowledges that we are not biologists, toxicologists or the like, and cannot assure that the project will be mold free. Owner recognizes that meteorological conditions of Florida are conducive to mold formation within, on and beneath building material employed in construction, regardless of HVAC design, and herein releases Engineer, its employees, professionals, officers, and sub-consultants for any claims relating to existing mold (in the case of a renovation), and future proliferation of mold (for new construction), excepting only those damages, liabilities or costs attributable to the negligence or willful misconduct of the Consultant. Owner accepts all risks associated with mold formation and we strongly advise Owner to employ a qualified professional to review work product anticipated herein for susceptibility of mold formation.

- Kamm CAD standards and layering system shall apply, unless informed of and negotiated otherwise in advance.
- Any background changes after 60% Construction Docs have been issued will incur additional fees.
- Wind load calculations are not part of our scope of work.
- M-E-P work ends 5' from the building footprint.

PROJECT BILLING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

Contact Phone #: \_\_\_\_\_

Accepted by: \_\_\_\_\_ Print Name of Officer: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_