



DATE: 06/03/2026

Mike Bates
MCBCC - Facilities Management
2602 SE Eighth St.
Ocala, FL 34471

Project: MC Jail Chiller Addition

Re: Mechanical Engineering Design Proposal

Dear Mike:

Thank you for the opportunity to offer mechanical engineering design services for the MC Jail Chiller Addition project. Attached is our proposal and qualifications in the amount of \$64,998.22. We are teaming up with ARK Engineering to provide the mechanical and electrical design for the new chiller addition. The scope of work is defined in the attached proposal.

Should you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dustin Magamoll', is written over a horizontal line.

Dustin Magamoll, Principal
Ausley Construction Company

CC: Project File

Marion County Jail Chiller - Engineering Design Services

6/3/2026

Estimate Summary



Description	Total				
01 General Conditions	\$ 16,500.00				
02 Sitework	\$ 4,000.00				
03 Concrete	\$ -				
04 Masonry	\$ -				
05 Metals	\$ -				
06 Wood, Plastic	\$ -				
07 Thermal and Moisture Protection	\$ -				
08 Doors, Windows	\$ -				
09 Finishes	\$ -				
10 Specialties	\$ -				
11 Equipment	\$ -				
12 Furnishings	\$ -				
13 Special Construction	\$ -				
14 Conveying Systems	\$ -				
15 Mechanical, Plumbing	\$ 38,500.00				
16 Electrical	\$ -				
Subtotal	\$ 59,000.00				

Contractor Fee					
Percentage Fee	8.00%	\$ 4,720.00			
Fixed Fee		\$ -			
Subtotal		\$ 4,720.00			
Contract Subtotal		\$ 63,720.00			

Additional					
General Liability Insurance	0.88%	\$ 560.74			
Permit Fees (Allowance)		\$ -			
Bond Costs	1.13%	\$ 717.49			
Contract Subtotal without Contingency		\$ 64,998.22			

Project Contingency					
Contingency					
TOTAL CONTRACT		\$ 64,998.22			

Marion County Jail Chiller - Engineering Design Services

6/3/2026

Estimate Details



Description	Code	Qty	Unit	Unit Price	Total	Notes:
01 General Conditions						
Advertising/Copy Costs/Drawings	01001	1	Fixed	1,500.00	1,500.00	Plans/copies costs of final documents
Pre-Construction/Pre-Bid expenses	01070	1	Fixed	15,000.00	15,000.00	
01 General Conditions				Subtotal	16,500.00	
02 Sitework						
Survey / Layout		2	Fixed	2,000.00	4,000.00	2 days allowed for locate company
02 Sitework				Subtotal	4,000.00	
15 Mechanical, Plumbing						
Mechanical Engineer		1	Fixed	38,500.00	38,500.00	ARK Engineering
15 Mechanical, Plumbing				Subtotal	38,500.00	
Grand Total					59,000.00	

FOR REVIEW

May 18, 2026

Daniel London
Project Manager
Ausley Construction Co., LLC
1521 SE 36th Avenue
Ocala, FL 34471

Re: Engineering Services Fee Proposal (Revised)
Marion County Jail Chiller Addition
Ark Project No. 26017

Dear Daniel,

Ark Engineering LLC (Ark) is pleased to provide the following professional engineering services proposal.

Project Summary

Owner: Marion County
Description: Provide new air-cooled chiller due to limited capacity of two existing chillers (approx. 258 tons each) during peak summer conditions. Note: this is a critical facility, and the chillers have no redundancy.
Included Services: Mechanical
Electrical
Total Fee: **\$36,000.00** (see Fee section below)

Ark Engineering's Scope

1. Existing Plans
 - a. Existing AutoCAD or Revit files of the scope area do not exist. We will develop the project from PDFs, existing drawings, and field measurements to produce electronic files.
2. Existing Conditions
 - a. As-built review.
 - b. Field survey.
 - c. Perform an analysis of the existing chilled water system as required to determine the appropriate chiller size for actual operating conditions.
3. Mechanical Design
 - a. Provide new air-cooled chiller (roughly 275-300 tons) this will serve as an "N+1" redundant chiller. We will increase the capacity of the third chiller due to under sizing of existing chillers; final size to be determined during design. We recommend replacement of the existing chiller to have increased capacity as required to match the third chiller designed in this project; full N+1 redundancy will not be achieved until the existing undersized chillers are replaced.
 - i) Provide new housekeeping pad. This will require relocation of existing security fence for equipment clearance.
 - ii) Provide controls for new chiller as required to connect to existing BAS.
 - b. Chilled Water: Provide new insulated chilled water supply and return piping and associated accessories as required to accommodate new chiller.
 - c. Chilled Water Pumps: Reuse existing "N+1" redundant chilled water pumps.
 - i) Add Alternate 801: Provide design for upsizing of future chilled water pumps (CHWP) as required to match capacity of new chiller sizes. Design cost of \$2,500.00.
4. Electrical Design
 - a. Power: Provide power for new chiller from existing equipment panel in pump house.

Construction Administration

This proposal includes the following construction administration services:

1. Review of product data submittals and shop drawings
Response to contractor's request for information (RFI)

3. Final completion inspection
4. Review of TAB report
5. Review of O&M manuals

Exclusions

The following work is specifically excluded from this proposal, but can be added as additional services later at your request:

1. Commissioning
2. Pre-test HVAC system
3. 30-day electrical load studies
4. Upgrade of existing electrical system capacity
5. Upgrade of existing HVAC systems
6. Additional site visits not caused by Ark Engineering
7. Systems not specifically included in this proposal
8. BIM coordination services
9. Bidding phase services
10. Value engineering services
11. Additional design deliverables

Fee

As previously discussed with you, we propose a lump sum, fixed fee of \$36,000.00 for the above scope of work. Additional services, if authorized, will be charged based on a lump sum or at our hourly rates plus expenses. We will bill you according to the Deliverables & Schedule section below.

Additional services, if authorized, will be charged based on a lump sum or at our hourly rates plus expenses. We will bill you monthly for services, according to the Deliverables & Schedule section below.

<u>Title</u>	<u>Hourly Rate</u>
Principal Engineers	\$250.00
Professional Engineers	\$180.00
Engineers	\$160.00
Cx Specialist	\$160.00
CAD Technicians	\$125.00
Clerical Support	\$100.00

Deliverables & Schedule

We propose to submit the following deliverables based on the schedule below. All schedules listed are days after receipt of written notice to proceed, required project info/files, and applicable comments.

<u>Task & Deliverable</u>	<u>Items delivered</u>	<u>Schedule</u>	<u>Billing</u>
201 Field Survey	N/A	Concurrent with below	\$ 3,000.00
501 Permit Documents	PDF (S&S)	30 days	\$30,000.00
801 Construction Administration	N/A	~6-9 months	<u>\$ 3,000.00</u>
		Total	\$36,000.00

<u>Additional Services</u>	<u>Items delivered</u>	<u>Schedule</u>	<u>Billing</u>
801 Design of Future CHWPs	PDF	14 days	\$2,500.00

For each deliverable, we will provide PDFs of our plans, specifications, reports, and/or other work products. For deliverables intended for submittal to an AHJ, we will digitally sign and seal these documents. This proposal does not include the cost of printing, signing & sealing (S&S), or shipping paper documents. Printed documents require a minimum of two days notice and an administrative cost of \$150 plus shipping and printing. You will provide all necessary submittal copies to the Owner for all phases of the project.

We request written notice of any changes in the number of submittals or time of performance. We will endeavor to accommodate any changes, but we reserve the right to negotiate with you additional compensation or time.

Agreement

We trust you will keep us informed of the Owner's requirements and budget changes and will provide us the full scope of work, required surveys, existing as-built drawings, and any special or extraordinary considerations or services needed.

Our proposal is based on the orderly and continuous progress of the project and on prompt payment for services. If you fail to make any payment due to us within thirty days after receipt of our bill (ten days after receipt of payment from Owner), we may, after giving seven days written notice, suspend services under this Agreement until payment is received in full.

This proposal represents the entire understanding between you and us with respect to the project and may only be modified in writing by both parties. Either party may terminate this agreement at any phase upon at least seven (7) days written notice. In the event of termination, Ark Engineering LLC shall be compensated for all services performed to termination date, together with reimbursable expenses incurred to date. This proposal is open for thirty (30) days unless changed by us in writing. After thirty days, the schedule dates or service fees contained in this proposal may expire and require modification.

We appreciate this opportunity to work with you and look forward to meeting your engineering needs.

Sincerely,



Anthony Harel-Canada, PE
Principal | Mechanical Engineer

<https://jeyxajsh6iteksoydbdltpf0s.sharepoint.com/sites/ArkEng/Shared Documents/01 Jobs/26017 Marion County Jail Chilled Water Plant/01 Project Management/01 Proposals/Proposal 26017-01.doc>