



# **Marion County**

## **Board of County Commissioners**

### **Workshop**

### **Meeting Agenda**

---

**Wednesday, December 17, 2025    1:30 PM**

**McPherson Governmental  
Campus Auditorium**

---

### **Workshop to Discuss the Belleview Health Department and Marion County Fleet Department Projects**

**INTRODUCTION OF WORKSHOP BY CHAIRMAN CARL ZALAK III**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**WORKSHOP PRESENTATION**

1.        [Present Belleview Health Department Project Update](#)
2.        [Present Fleet Management Facility Project Update](#)

**BOARD DISCUSSION AND CLOSING COMMENTS**



# Marion County

## Board of County Commissioners Workshop

### Agenda Item

---

**File No.:** 2025-21524

**Agenda Date:** 12/17/2025

**Agenda No.:** 1.

---

**SUBJECT:**

**Present Belleview Health Department Project Update**

**INITIATOR:**

**Jared Goodspeed, Director**

**DEPARTMENT:**

**Facilities**

**DESCRIPTION/BACKGROUND:**

The Belleview Health Department is currently housed in a modular facility that is more than 25 years old and has surpassed its intended service life. The building's overall structural condition is assessed as fair to poor.

Due to the inherent limitations of modular buildings, there are few opportunities to remodel or modernize the facility to meet current healthcare operational standards and functional requirements. Given rising maintenance costs and long-term operational constraints, Facilities Management recommends replacing the existing structure.

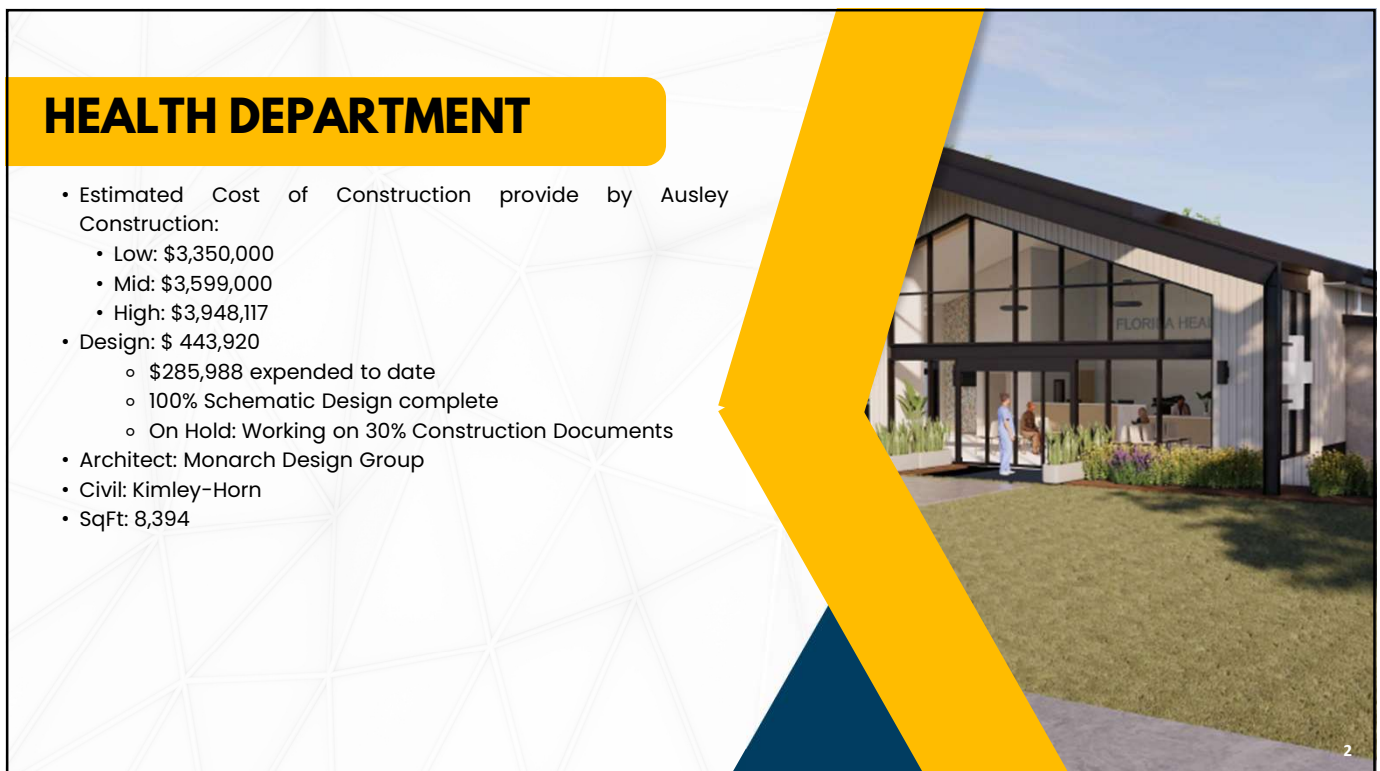
This workshop is intended to review the Department of Health's desired level of healthcare service in the Belleview area and to discuss the proposed plan to construct a new health department facility on the existing site to replace the aging modular building.

**BUDGET/IMPACT:**

None

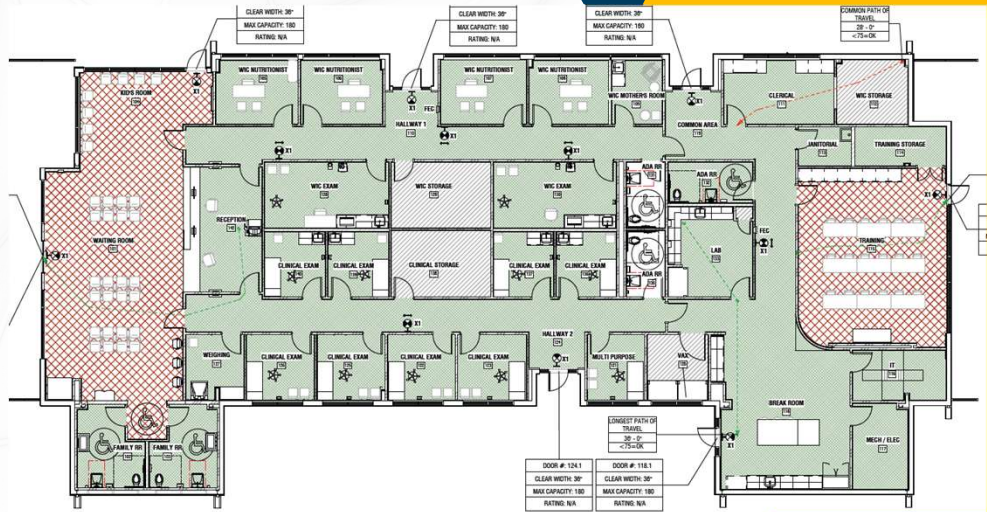
**RECOMMENDED ACTION:**

Update for discussion and direction from the Board.

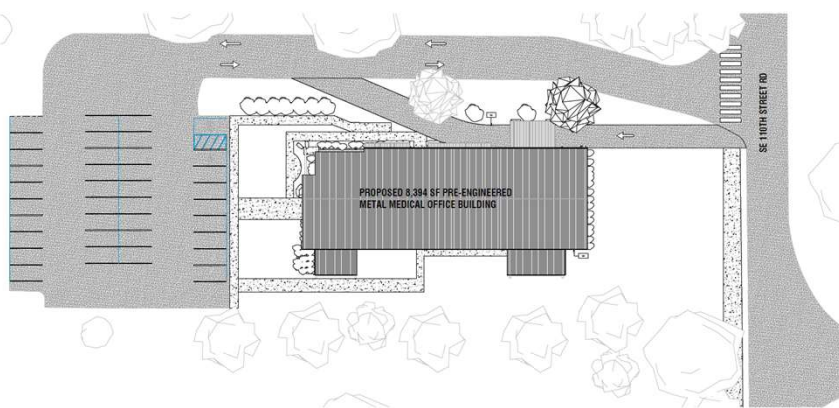


## NEW DESIGN-

- Waiting Room
- WIC Nutritionist Rooms
- WIC Mothers Room
- WIC Exams Rooms
- Breakroom
- Training



## SITE LAYOUT



SITE PLAN  
SCALE: 1/8" = 1'-0"



## OPTIONS

- Modular Building:
  - Estimated Cost of Construction provided by Ausley Construction:
    - Low: \$2,238,000
    - Mid: \$2,469,000
    - High: \$2,700,000



# THANK YOU!

Commissioner McClain,

Below is a response from our WIC Director on the daily averages for clients at the Belleview building. She will be with us for the site visit and can answer further questions.

Thank You,

Mark

Mark S. Lander  
Deputy Secretary for County Health Systems  
Administrator  
Florida Department of Health in Marion County  
(352) 644-2671  
(850) 245-4542

---

**From:** Tartaglia, Jennifer N <[Jennifer.Tartaglia@flhealth.gov](mailto:Jennifer.Tartaglia@flhealth.gov)>  
**Sent:** Wednesday, December 10, 2025 12:03 PM  
**To:** Lander, Mark S <[Mark.Lander@flhealth.gov](mailto:Mark.Lander@flhealth.gov)>  
**Subject:** Belleview WIC

### **Belleview WIC clinic**

Average number of appointments: 60 appointments/day.

Average number of services: 125 services/day.

Average number of clients served: 45 clients/day

Mental Health Referrals: SMA, Vines, Centers, Lifestream, Client's OB or PCP

WIC provides the following at no cost: healthy foods, nutrition education and counseling, breastfeeding support, and referrals for health care and community services.

WIC tends to busy during the summer months when children are out of school and during the holidays. It slows down significantly around February – April (tax returns).

[Click here to take our customer satisfaction survey](#)



### **Jennifer Tartaglia, RDN, LD/N, CLC**

Nutrition Program Director  
Florida Department of Health in Marion County  
1801 SE 32nd Avenue, Ocala, FL 34471

Office: 352-622-1161  
Direct: 352-644-2745  
Fax: 352-620-6844

**Mission: To protect, promote, and improve the health of all people in Florida through integrated state, county, and community efforts.**

*Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.*



# Marion County

## Board of County Commissioners Workshop

### Agenda Item

---

**File No.:** 2025-21525

**Agenda Date:** 12/17/2025

**Agenda No.:** 2.

---

**SUBJECT:**

**Present Fleet Management Facility Project Update**

**INITIATOR:**

**Mark Williams, Director**

**DEPARTMENT:**

**Fleet**

**DESCRIPTION/BACKGROUND:**

The Fleet Management department oversees approximately 2,000 assets, including fire trucks, ambulances, trucks, SUVs, mowers, trailers, and ATVs. More than 90% of the work handled by Fleet Management supports Public Safety (Fire/EMS) and Public Infrastructure (Roads, Utilities, and Solid Waste). By performing these services internally, the County has been able to manage costs related to the maintenance and repair of these assets effectively. Additionally, during critical times, the department can prioritize units and departments based on community needs.

Over the past five years, County staff have identified deficiencies and required improvements concerning the current Fleet Facility. During this period, the board has approved funding for the design and land acquisition and has now allocated sufficient funds for constructing a new facility.

This workshop aims to update the board on construction costs provided by the Qualified Construction Manager (Dinkins Construction) and seek board direction to proceed with awarding a not-to-exceed contract within the next 60 days.

**BUDGET/IMPACT:**

None

**RECOMMENDED ACTION:**

Update for discussion and direction from the Board.



# NEW FLEET MANAGEMENT FACILITY UPDATE

ANGEL ROUSSEL, P.E.

DECEMBER 17, 2025

1

## Fleet Management Profile

### General Profile of Department

- Approximately 2,000 assets
  - Over 1,200 assets with tags
- Average age of our fleet +/- 7 years
- Over 90% of work is for Public Safety and Public Infrastructure
  - August 2025 analysis
    - 34% Fire/EMS
    - 58% Business Functions (OCE, Solid Waste, Utilities, etc.)
    - 8% General Fund
- 29 total FTEs
  - 17 Fleet Technicians + 1 Tech Assistant
  - 2 Generator/Fuel Tank Technicians
  - 2 Inventory/Parts

### Revenue Profile (Billing)

- Labor Hours:
  - 70-80% funded through internal billing
  - 10-15% EMS Non-Billed
  - 10-15% General Fund Non-Billed
- Parts:
  - 70-75% funded through internal billing
  - 15-20% EMS Non-Billed
  - 5-10% General Fund Non-Billed
- Outsource:
  - 80-85% funded through internal billing
  - 10-15% EMS Non-Billed
  - 0-5% General Fund Non-Billed

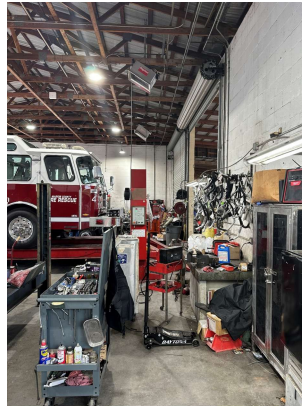
2



## Opportunities

### Opportunities with a new facility:

- Provide a **more efficient work area** where all technicians can work in a **safer environment** out of the elements (heat, cold and rain) and less conflict with traffic patterns
- **Wider bays** allow for safer and more efficient movement of technicians, tools and parts in between lifting equipment
- **Longer bays** allow for all equipment to be pulled inside the bays
- **Higher Bays** would allow for fully lifting equipment inside the bays
- **With a parts room and fabrication rooms in the same building**, technicians would not be impacted by weather and would allow for a quicker and safer transaction and transportation of parts.



20 "HEAVY BAYS"



12 "LIGHT BAYS"



NEW HIGHER CAPACITY FUEL ISLAND



PARTS ROOM, HYDRAULIC SHOP,  
CHASSIS WASHING BAY, WELDING SHOP  
AND TIRES SHOP

## CURRENT NEEDS



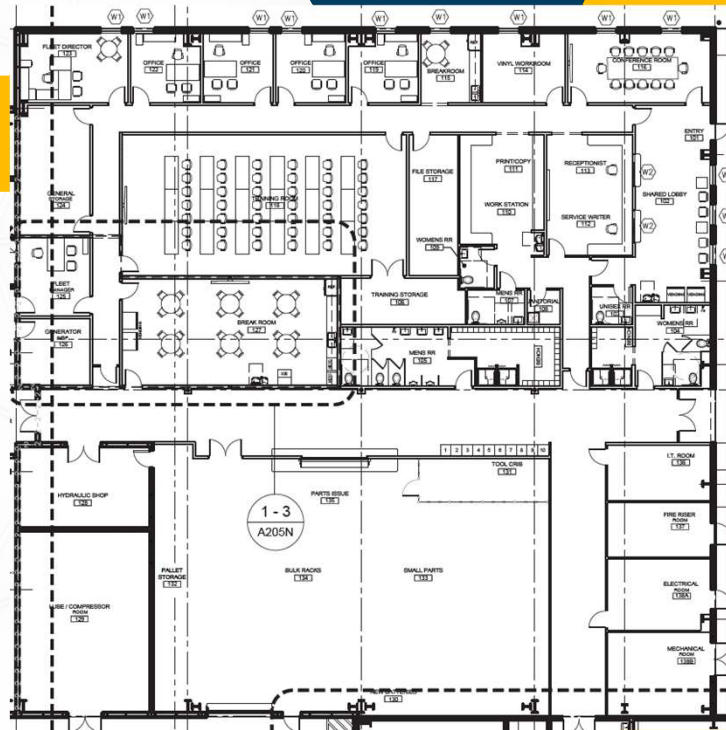
## FLEET

- Original Budget: \$6,060,000
  - Design: \$1,094,890
- Architect: Rispoli
- Civil: Kimley-Horn
- Construction Manger: Dinkins
- SqFt: 60,768
  - Fleet Maintenance Building 58,606 SqFt
  - ISO Building 2,000 Sqft
  - Fuel Building 162 Sqft
- Cost of Construction: \$24,823,950.93 (with 10% contingency)
  - Main Building: \$20,353,197.04
  - ISO Building: \$455,911.76
  - Fuel Island: \$1,758,119.32

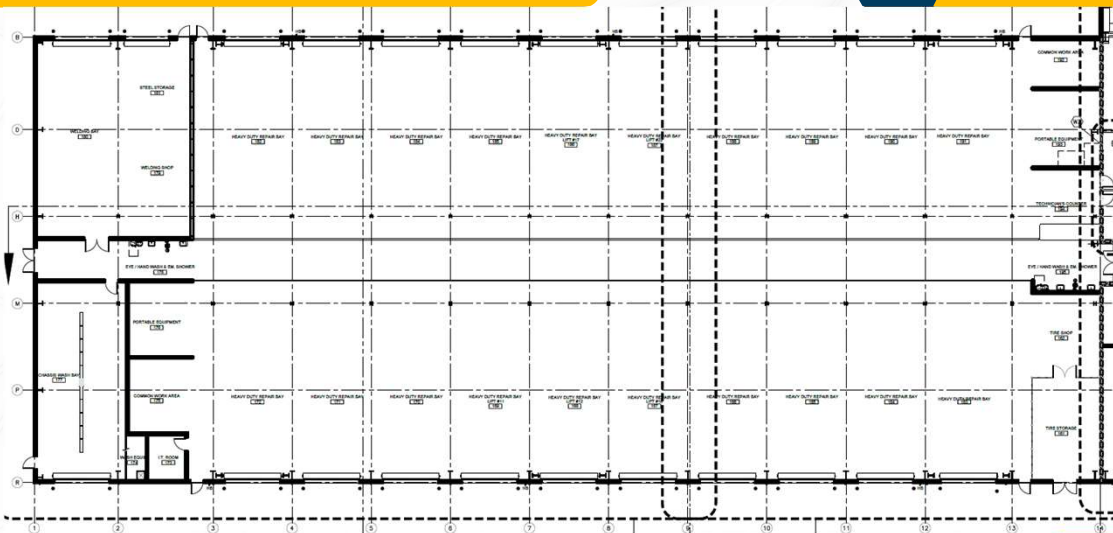
Funding Source: General Fund

## ADMINISTRATION

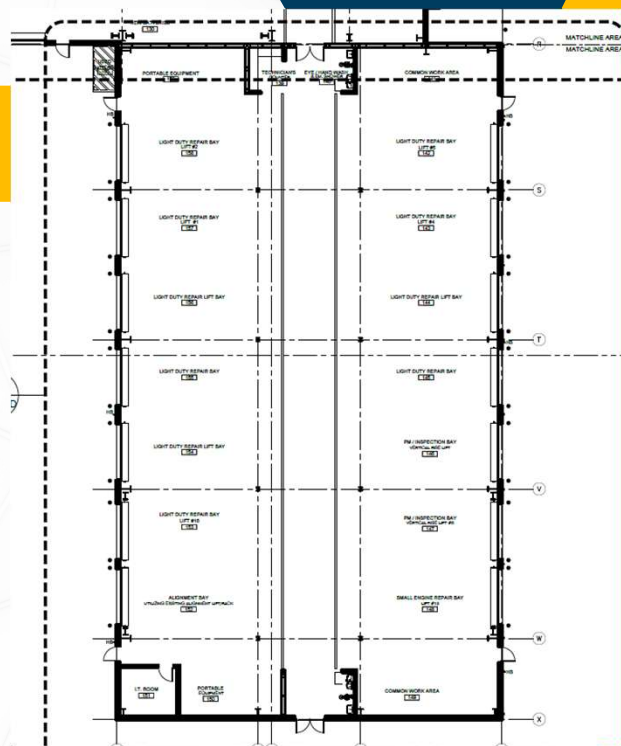
- Training Room
- Lobby for Service Writer and Receptionist
- Breakrooms
- Hydraulic Shop
- Parts Room
- Lube and Compressor Room
- Offices for:
  - Director
  - Fleet Manager
  - Admin Staff
  - Generator Inspector



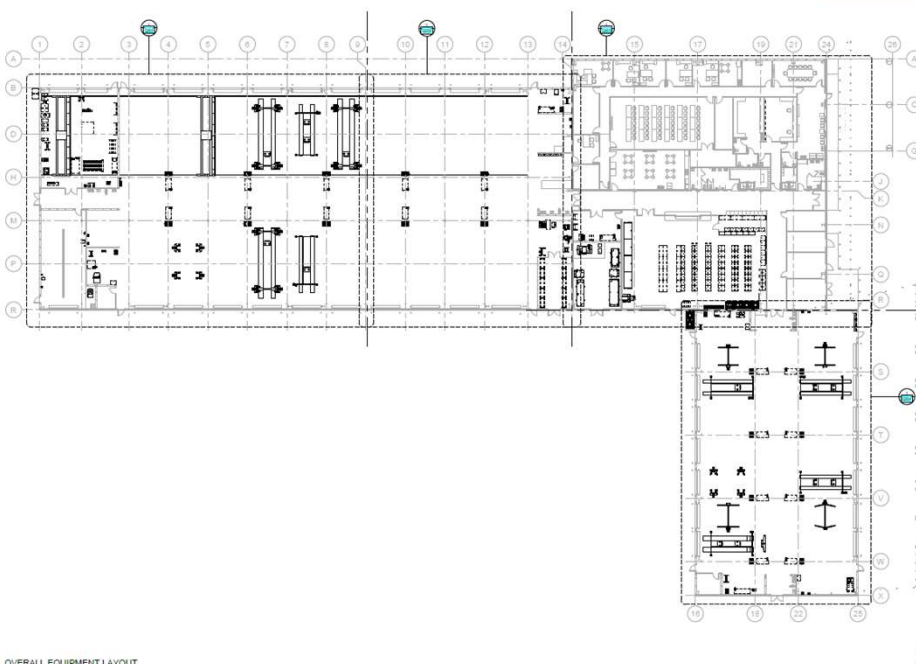
## HEAVY DUTY BAYS



## LIGHT DUTY BAYS



## BAY EQUIPMENT & RESOURCE DISTRIBUTION



OVERALL EQUIPMENT LAYOUT

10



## ELECTRICAL COST

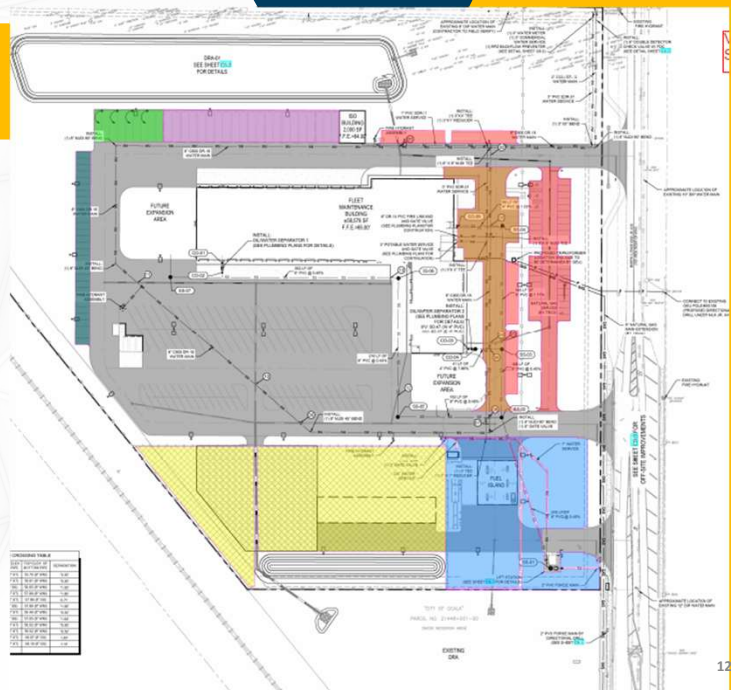
### Key Electrical Cost Drivers

- **Generator- \$870,000**  
Significant expense due to capacity, installation, and integration requirements.
- **Switchgear- \$295,000**  
High-cost component needed for power distribution and system protection.
- **Lighting Fixtures- \$205,000**  
Represents a substantial portion of electrical costs depending on quantity and specification.

11

## ADD ALTERNATES:

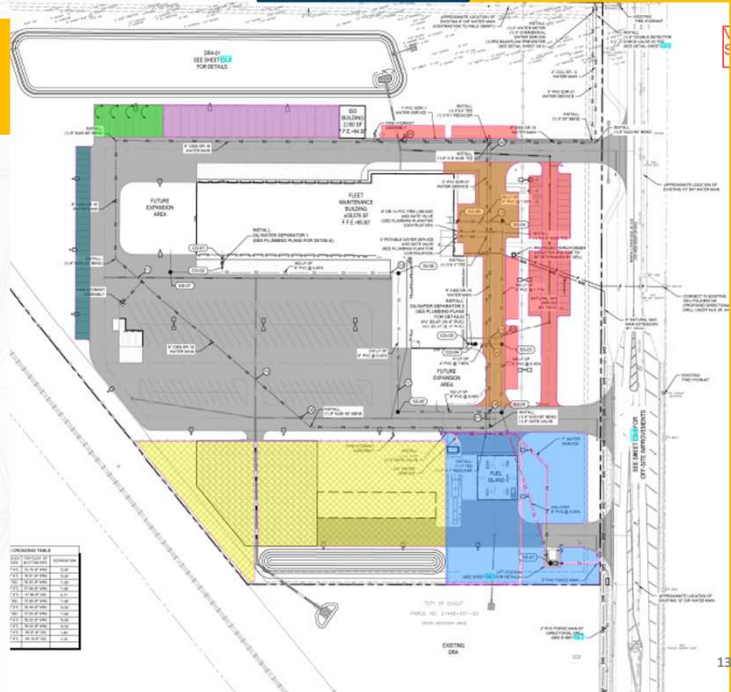
- ALTERNATE 2: Add Parking at NW Side of Site \$16,082.86
- ALTERNATE 3: Parking Adjacent ISO Building Increase to HD Asphalt \$26,988.09
- ALTERNATE 4: Drive East of Building Increase to HD Asphalt \$39,120.51
- ALTERNATE 5: Parking and Drive East Side of Site. Relocate Parking Stalls and Delete Drive. Relocate Storm Sewer. \$63,522.85
- ALTERNATE 6: Parking on West Side of Site. Add Parking Stalls. \$19,959.60
- ALTERNATE 7: Add Fuel Island
- ALTERNATE 8: Area at SW Side of Site. Add Gravel Storage, Fencing, Asphalt to complete area per plan. \$255,219.42



12

## ADD ALTERNATES:

- ALTERNATE 9: Add Site Lighting. \$7,500
- ALTERNATE 10: Add ISO Building
- ALTERNATE 11: Add Lightning Protection \$45,000
- ALTERNATE 12: Add Service Writer Canopy \$134,785.00
- ALTERNATE 13: Add 2500A Portable Generator Docking Station and 100A Portable Generator Docking Station \$50,000
- ALTERNATE 14: Increase Slab Thickness and Reinforcement at Parts Storage and Adjacent Corridor \$24,750



# THANK YOU!