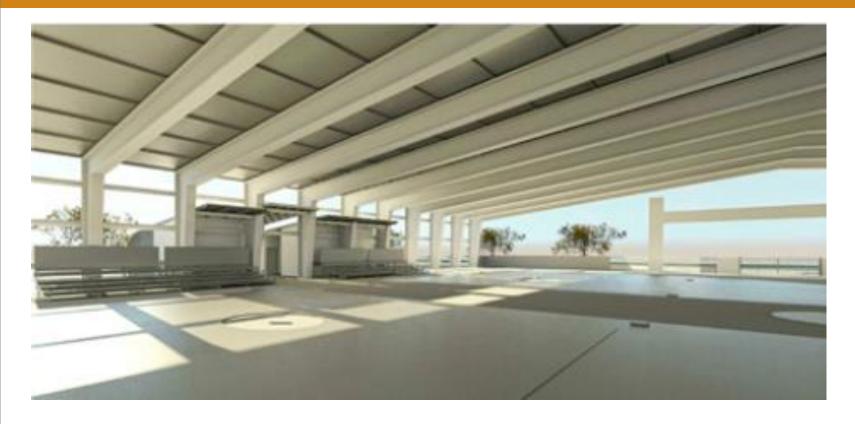
# West Construction, Inc.



Presentation prepared for the City of Margate's

### Selection and Evaluation Committee Presentation

**TLC ENGINEERING SOLUTIONS** 

Wednesday, May 1, 2019 / 4:30 PM - 5:15 PM Large Conference Room, DEES Administration Building, 901 NW 66th Avenue, Margate, FL 33063



## **Project Team**



City of Margate
Owner/Client



West Construction, Inc. & West Architecture + Design, LLC. Design-Builder



Warren J. Von Werne, P.E., Inc. Structural Engineer

#### **TLC ENGINEERING SOLUTIONS**

TLC Engineering for Architecture, Inc. Electrical, Plumbing, and Mechanical Engineer



KEITH (Keith and Associates, Inc.) Civil & Landscaping











# MCRA RFQ 2019-02 DESIGN/BUILD

# **Qualifications and Experience**







# WEST Construction, Inc. + WEST Architecture + Design, LLC

- 3<sup>rd</sup> Generation **family owned** company since 1969.
- Over 200 employees.
- In-house Construction, Architecture, Surveying and Estimating experts.
- Star Building Contractor
- Strong municipal, design, and construction experience in Florida.
- Strong team experience with and municipal projects.

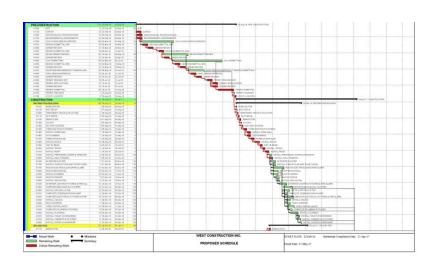
#### **Past and Current Projects:**

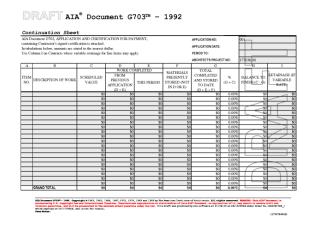
- Lantana Sports Complex , Lantana, FL
- Winterlakes Park, Port St. Lucie, FL.
- Pine Trails Park, Parkland, FL
- Miller Park, Delray Beach, FL
- Sunny Isles Skate Park, Sunny Isles FL
- Young Circle Park, Hollywood, FL
- Pioneer Park (Phase 2), Deerfield Beach, FL
- District Park F, Loxahatchee, FL
- Bunche Park, Miami Gardens, FL
- Vincent Torres Park Renovation, Lauderdale Lakes, FL
- Loggers Run Park, Palm Beach County, FL
- Multiple Covered Play Area Projects, School Board of Palm Beach County, FL
- Multiple Gymnasium Projects in Palm Beach County, FL





## Approach to the Project





- Knowing the Process
- Managing the Schedule & Budget
- Interface with City Staff and Public for Design reviews
- Multi-Phase Cost Evaluations
  - Preliminary / Conceptual Design Analysis
  - Design Development Analysis
  - Value Engineering
  - Construction Document Analysis
- Continuous Liaison with client during entire process
- Secure all state and local Development Permits
- Provide Comprehensive Construction Services
- Provide Project Closeout Documents at the completion of the project





## **Availability and MBE Status**

TRACE	The second secon	Prime Contractor	Date of	Percent	Danier, Owner Contact, Phone Number	Owner Name & Address	Contract Price	Architect
2	Project Name / Project Location	Name and Address	Completion	Complete	& Exall Address			
1190	Design Durc Fire Station s78 Tomeroc, RL	West Construction, Inc. 318 South Divise Highway Suite 4-5 Lake Worth, FL 33493	99207		City of Tameroc John Dobery, Assistant Director of Public Worksoffly Engineer PH 954-597-9700 John Dobersylftemonic ost Evinde Department of Transportation	City of Temprec 7505 NW 98th Aveture Temprec, P., 35321		West Architecture + Design, LLC 318 South Diese Highway Subs-4-6 Lake Worth, RL 33450
1208	1-70(SR93) 8-190(SR9) Welcome to FL Hardscaping Hamilton County & Nerson County, FL	West Construction, Inc. 318 South Dixie Highway Suite 4-5 Lake Worth, FL 35460	4/15/2017	99%	GAI Considents, Inc. Contact Aberbare Risk, P.E. PH 90-305, 1110, Ed. 2021 a handlook possibility con	Pioriza Department of Transportation 1109 South March Avenue Lake City, FL 37025		Comprehensive Brigheering Service, Inc. 201 S. Orange Avenue, Suite 1200 Orlando, Fl. 22801
	Semion Oseantron Park Improvements Sunny Islan Seach, FL	West Construction, Inc. 316 South Dake Highway Subs 4-5 Lake Worth, FL 53400	4/17/2017	99%	City of Sumy Islan Deach Sties Limon Donutt, Capital Projects Manager PH 305-703-1936 accress/Sept Per	City of Sussay Heen Beach 19070 Cullins Avenue Sunny Islant Beach, Ft. 33160		Icon Design Group 1200 N. Federal Highway, Buile 200 Boco Report, FL 33422
	Cancer Interior Therapy Center, VM-ICS Step Pines, FL	West Commission, Inc. 318 South Dele Highway Subs 4.5 Leke Worth, FL 33460	1/50/2088	16%	Department of Veterans Afters Rathel Reed, Contracting Officer PH 727-399-3306 rathel need/bys pay	Department of Veterans Affairs Veterant Coetracting Office & (24th Room 256, Bildo #2 1000 Bay Pinos Blvd. Day Pines, R., 33744		Lang & Associates Architects / Engineers, Inc 4525 S. Manhattan Avenue Tampe, FL 33611
F1221	Construction of Man Fire Sistion #7 Hallemodale Blanch, RL	West Construction, Inc. 218 South Divis Highway Subs 4-5 Lake Worth, FL 53460	893017	40%	City of Histandaio Exects Santa Shamet, P.E., Capital Projects Director PH, 654-456-3251 / PX, 654-457-1459 Satista Wildpresiscom	Oly of Hallandse Beach 400 S. Federal Highway resilientate Breach, Pt. 33455		Carlo Sovarda Aguila Architecta 190 NE 4th Avenue, Suite 101 Dallay Brand, FL 30400
1223	Plantation Community Cartist Plantation, PL	West Consension, Inc. 319 South Okie Highway Subs 4.5 Lake Worth, Pt. 33650	450/2017	90%	City of Plantation Monice, Joy, C. Call Assistant Director PH 984-985-2367 FTC 984-595-2267 M Intelligentation pro	Cay of Plantation 400 NW 73nd Avenue Plantation, Rt. 20217		Syracovski Komanik, Seye 1903 Effer Onive, Salte 500 Pt. Lauderdde, FL 33316
1227	Construction of Parking Facility for Pembrokia Pines Ovic Center & City Half Pembrokia Pines, FL	West Construction, Inc. 318 South Dikle Highway Suite 4-5 Later Worth, Pt. 53460	419/2017	90%	Cty of Pentiroke Pines George Virvos, Project Managor Prit (\$4.578.000) Servisi Open Inc. com	Oity of Prestroke Pines 10100 Pines Bivs. Perstroke Pines, FL 33025	\$ 7,702,696.00	Calvin, Grantino & Associates, Inc. 1900 Etier Driva, Suite 600 Fort Laudersele, PL 33316
-1226	Jate Prince Park Mound Circle Late Worth, FL	West Construction, Inc. 318 South Davis Highway Suite 445 Lake Wests, FL 33450	4/19/2017	99%	Path Brisch County Asi Pasis, Project Manager Per 561-253-0271 AFMARISENCOW eres	Peam Boach County 2033 Vista Parkway Vikez Paim Booch, R. 35411	\$ 2,005,045.00	Sichan B. Schmitt & Associties, Inc. 1950 Forest Hill Divid., Suite 295 West Pater Breich, FL 33403
1233	Castons & Border Protection Facility Bloca Ration, PL	West Construction, Inc. 319 South Dide Highway Suite 4.6 Lake Worth, PL 33460	6030017	40%	Socia Distan August Authority Paconde & Associates, Int. Bytes A. Wagner, Resident Bigmour Pt 1, 305-266-2727 / P.Y. 305-260-2728. D. Wagner/Sinconds.com	Seco Reson Arpoit Authority 303 NW 356 Street Boca Reson, FL 33431		Schonkel Sheltz Anthlectura 200 E. Robinson Steet, Skills 900 Orlando, Pt. 30901
5-1236	Note: Safety Building Community Floors Addition & See Improvements Sunder, FL	West Construction, Inc. 318 South Close Highway Salte 4-5 Lake Worth, FL 33650	6/1/2017	45%	City of Survise East Pacies, Project Manager PH 954-973-3-084 ex-\$19-955-071-84	City of Sunnos 10770 W. Celland Park Elvis. Senton, FL 33361	\$ 807,706.00	CPE Architects, Inc. 4315 W. Draward Bryd. Plantation, PL 33317
-1237	100 125 Avenue improvements 5 MLX Phose I Ceitay Desch, FL	West Construction, Inc. 318 South Olde Highway Sate 4-5 Leve Westh, FL 33450	6142017	95%	City of Derroy Bleech Bob Distr. Construction Manager PH: 505-343-7345 dam/Grante/anthough com	City of Denny Beach 100 NN 1st Avonce Delny Desch, FL 33444		Catinn, Gendane & Associates, Inc. 580 Wage Brd., Sules 340 West Patin Beach, R. 33409
1239	Riverbond Plank Jugger, FL	West Construction, Inc 318 South Chile Highway Suite 4-5 Lake Worth, FL 23450	6030817	50%	Pain Seach County David S. Dolan, Project Manager FH: 561-233-0280 Childrellist core com	Freim Beach County 2633 Visia Parleway West Palm Boods, RL 33411		Cotto, Catalilla, Catalilla, Thompson, Salama P.A. 21301 Powelline Rd, Suite 9211 Bose Ration, FL 33433
	SR 33 (1-75) North Rest Area Improvements Cultor County, FL	West Construction, Inc. 318 South Dielo Highway Saths 4-5 Lake Worth, FL 20180	5402018	25%	Figure Department of Transportation Renaise Scott, Contracts Admin. Office Pht 555-414-4015 renaise scott/felds state flies Department of fellings Atlans	Florida Department of Transportation 605 Suvanne Street Tellahasseer, R., 2000	\$ 10,674,900.00	301 NW Flager Avenue, Suite 201 Sharet, FL 34994
1246	Fam Cost Readiness Center Fain Cost, R.	West Constitution, Inc. 318 South Divisi Highway Same 4-5 Lake Worth, FL 20600	13/86/3017	15%	Prior E. Lavinson, CPM PH 904-803-9255 Ered E. Lavinson intribution and	Department of Military Affairs St. Francis Bernacks P.O. Box 1009 St. Augustine Ft. 2006		Bhide & Hall Archdeds, P.A. 1299-C Kingsley Avenue Orange Park, FL 32073
1253	Criberta Parlier Improventants Proyect Lake Word, PL	West Construction, Inc. 310 South Dose-righway Subs 45 Lake Worth, FL 33450	4/10/2017	99%	City of Lake Worth Felipe Lobro, Assistant Public Services Director PH 581-596-1720 Bhosodit Jervineture	City of Lake Worth 1749 3rd Ave South Lake Worth, FL 33400	\$ 60,596.00	City of Law Vicen Public Services Division 1749 3rd Avy South Lake Worth, R. 33460



- Base on the current size of this project and the projected work load of our Design and Construction team, Our team has the available staff and capabilities to meet the needs of this project.
- Our team has the ability to provide time for on-site meetings with the city staff, training of staff with operations and maintenance of the equipment and cooperative reviews of documents at each phase of the design and the work products during construction phase.
- West Construction is Woman Owned company.





#### 1. Approach to structural requirements

- 1. West will work with Star Building Systems to come up with a efficient design to reduce costs as much as possible on the structural design
- 2. West will utilize spread footings per the option in the Geo-technical report. In most cases, these will be isolated footing at each main frame column. Continuous footings will be used at the restroom and concession building
- 3. Restroom and Concession Building will be concrete and masonry construction with light gauge metal trusses.









### Design and construction prospective that addresses the owner's multi-use intent for the facility

- 1. Add wall sheeting at the top of the gables and end walls
- 2. Stripe the synthetic turf for multiple field uses
- 3. Increase the number of translucent panels to maximize natural lighting of the field during the daytime









### 3. Previous experiences and current expertise with value engineering

- 1. West utilizes value engineering in all of our projects and especially with design build projects.
- 2. West will review some of the VE items we have already identified with this project.
- 3. West will work VE through the design process to evaluate cost benefit to the city and then make recommendations. West will evaluate all components of the project from Architectural, MEP, and Structural to Civil and Landscape.
- 4. We do a comprehensive trade off analysis (cost benefit analysis) in all our VE Efforts to ensure money saved today does not cost the city money down the road.









4. Do you have plans to utilize the design criteria package layouts almost exclusively or your own turnkey approach to provide the desired elements and functionality?

#### Response:

- 1. West is proposing to utilize the criteria package as a starting point.
- 2. West will then look at ways to reduce costs by simplifying the detailing and design without compromising the original design intent.

### 5. Why do you feel your chosen direction is the best fit?

#### Response:

1. While the design is a good start, West believes there are opportunities to increase the functionality and reduce costs by re-designing portions of the project. West feels that a partial re-design will allow the city to achieve its programmatic goals at a lower cost.





# 6. Do you see ideas for innovated approaches to reduce cost?

- 1. Eliminate the rolled roof element and construct straight roofing members
- 2. Eliminate the Stone Veneer
- 3. Re-design entry columns
- Re-design North Entry
- 5. Use our Star Dealership to get direct manufacturer pricing as well as our in house erection crew
- 6. Use West self perform concrete and masonry division to save double mark-up
- 7. Re-design the structural roof system over the bathroom area
- 8. Eliminate ADS System under field. Just use a aggregate base layer for drainage since the field is under a roof
- 9. Clean up the detailing of the high roof and the low roof
- 10. Eliminate Aluminum Banding on the building (subject to damage and costly)
- 11. Reduce Plaza Area Concrete
- 12. Reduce Landscaping
- 13. Remove Big Ass Fans





# MCRA RFQ 2019-02 DESIGN/BUILD

## Why the WEST Team?



- Team Approach
- No Learning Curve
- Personal Involvement by Principals
- Understanding of Project and Logistics
- Understanding of the Importance of Schedules
- Award Winning Team
- Long History of Performance on Projects
- Team with Proven Experience









# Thank you for your time!

# **Questions and Answers?**

