

West Construction, Inc.



Presentation prepared for the City of Margate's

Selection and Evaluation Committee Presentation

Wednesday, May 1, 2019 / 4:30 PM – 5:15 PM

Large Conference Room, DEES Administration Building, 901 NW 66th Avenue, Margate, FL 33063



WARREN J. VON WERNE, P.E., INC.
STRUCTURAL ENGINEER

TLC ENGINEERING SOLUTIONS



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

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



WARREN J. VON WERNE, P.E., INC.
STRUCTURAL ENGINEER

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Qualifications and Experience



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

- 3rd 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

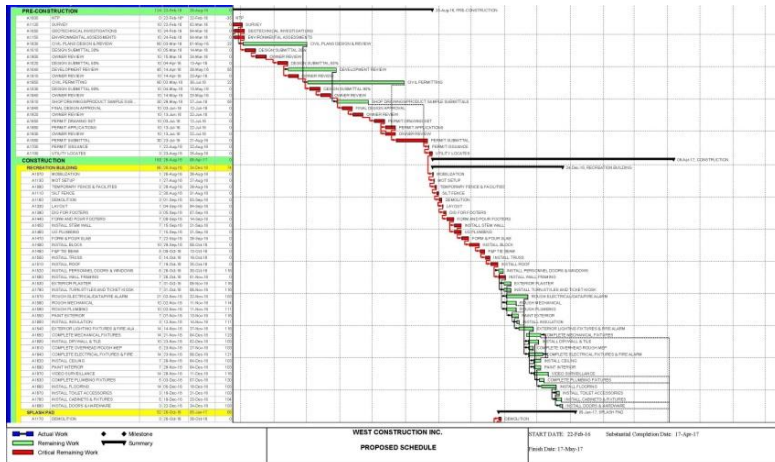


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Approach to the Project



DRAFT AIA® Document G703™ - 1992

Continuation Sheet

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached. In calculations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.:
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO.: (17)03000

A		B	C		D	E	F		ARCHITECT'S PROJECT NO.:		G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		FROM PREVIOUS APPLICATION (D1 + E1)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D1 OR E1)	TOTAL COMPLETED AND STORED TO DATE (D1 + E1 + F1)	%	(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)	
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KEITH
Engineering Inspired Design.

Presentation Topics

1. Approach to structural requirements

Response:

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.



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

Response:

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



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3. Previous experiences and current expertise with value engineering

Response:

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.



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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.



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

Response:

1. Eliminate the rolled roof element and construct straight roofing members
2. Eliminate the Stone Veneer
3. Re-design entry columns
4. 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



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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



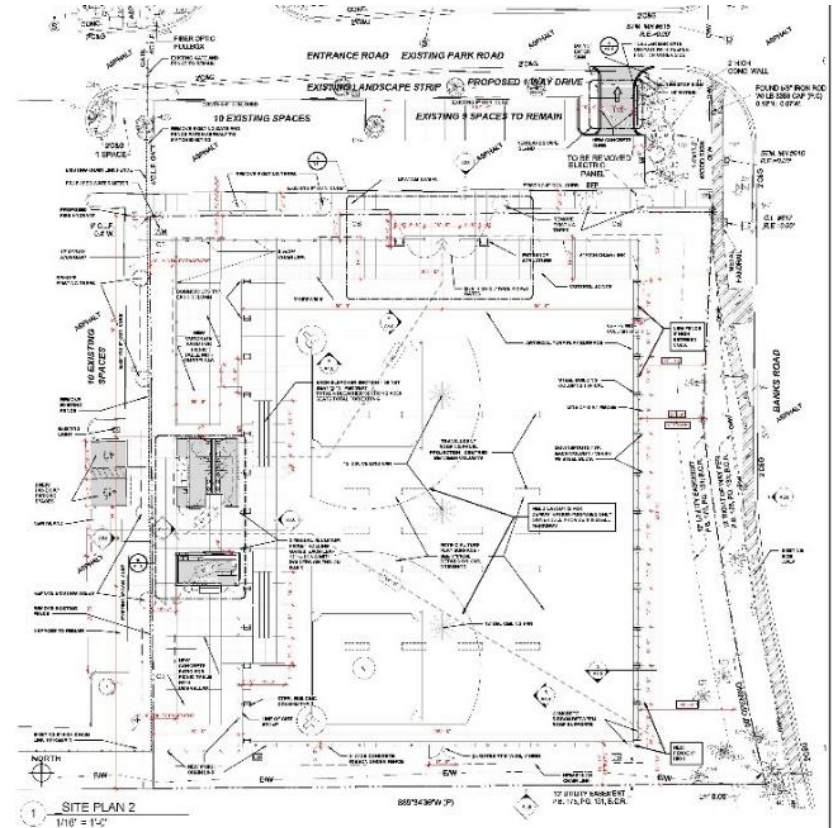
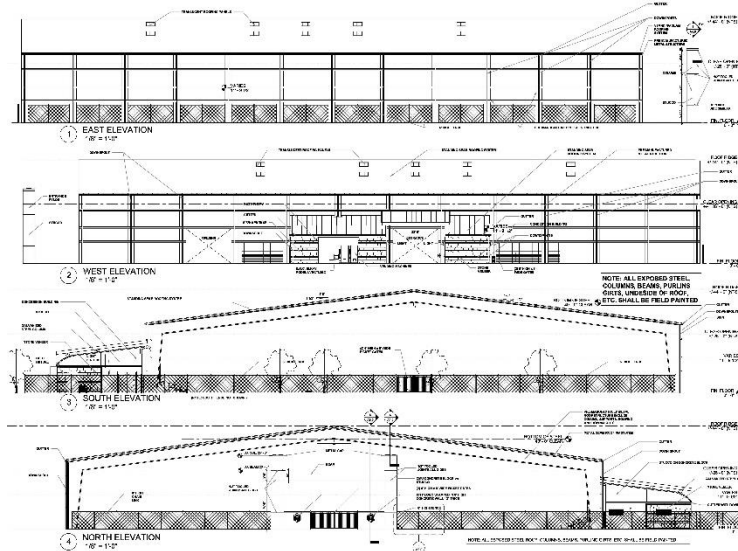
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Thank you for your time!

Questions and Answers?



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