



City of Carson

Carson Park Master Plan Project

Monthly Report No. 02 – February 2012

• Location:

21411 S. Orrick Ave.
Carson, CA 90745

• Owner:

City of Carson
701 E. Carson Street
Carson, CA 90745

• Architect:

Westberg + White, Inc.
1775 Hancock St., Suite 270
San Diego, CA 92110

• Construction Manager:

Vanir Construction Management
21411 S. Orrick Ave
Carson, CA 90745

• Contractor:

CWS Systems, Inc.
3814 E. Colorado St., Suite 102
Pasadena, CA 91107



Vanir Construction Management, Inc.

Project Description

The Carson Park Master Plan Project consists of two phases. Phase one scope of work is the demolition of the existing Restroom Building, Recreation Building, parking and selected existing parking elements such as the Ball Fields and lighting. Phase two is the construction of a new 21,227 S.F. one story concrete masonry Recreation Building, a Remote Restroom Building and new Ball Fields and associated lighting. The construction of a New Parking Area, New Landscaping and Hardscape elements.



PROGRESS SUMMARY



During the month of February underground water Transite pipes were removed from several locations, abated and removed from the site. The building footprint was then successfully over-excavated and backfilled to required grade with suitable imported soil. After receiving pad certification from the land surveyor the building footings were excavated. In addition, demolition and grading of other areas throughout the park continued.



PROJECT STATUS

- Building Demolition has been completed.
- Transite Pipe has been removed, abated and hauled off.
- Over-excavation, backfill & compaction of the Recreation Building Pad has been completed.
- Footing excavation for the Building has been completed.
- Demolition of park amenities continued.
- Storm Water Pollution Prevention Program has been implemented and is being maintained.
- Weekly construction progress meetings are being held.

NEXT 30 DAYS

- Site Grading
- Install underground plumbing and electrical at the Recreation Building
- Install Methane System in Footings at Recreation Building
- Install rebar for footings at Recreation Building
- Install Methane System for Recreation Building slab
- Install footing rebar at Remote Restroom
- Install underground utilities at Remote Restroom
- Pour Concrete footing at Remote Restroom
- Coordinate final power design with Edison

SITE SECURITY & SAFETY

- There was no vandalism on the site this month.
- The Contractor has maintained its safety plan.
- The Contractor / Subcontractors' weekly safety meetings are being held.
- Vanir CM's Injury & Illness Prevention Program is in place and regularly updated.

SCHEDULE MILESTONES UPDATE

A Construction Schedule has not been approved to date.

Completed Tasks:

Construction Start	January 3, 2012
Asbestos abatement	January 5, 2012
Building Demolition	January 19, 2012
Transite Pipe Removal	February 7, 2012
Bldg Pad Over-excavation	February 10, 2012
Bldg Pad Backfill & Compaction	February 21, 2012
Trenching for Bldg Footing	February 29, 2012

CRITICAL ISSUES

- On February 22nd an (E) underground water service line was broken during grading activities. California Water Service was called to remove that service line and cap the line.
- The Contractor has brought to the Construction Teams' attention that some of its Subcontractors will be substituted. Including Electrical, Concrete and Masonry.
- Existing underground water Transite pipe found in late January was successfully removed by February 7th. However, this unforeseen condition has delayed the construction schedule by 13 calendar days.
- Health Department requested the proposed Kitchen / Concession area to be changed to a full commercial Kitchen. Architects & Engineers are in the process of revising the design and getting the required approvals from respective County agencies.

CONSTRUCTION CONTRACT

	ORIGINAL	CURRENT
Contract Amount	\$9,351,000	\$9,351,000
Duration (Calendar Days)	360	360
Contract Completion Date	12/28/12	12/28/12

PROGRESS PHOTOS



Transite Pipe Removal



Secured Transite Pipe



Soil Export



Soil Export



Park Demolition



Park Demoliton

PROGRESS PHOTOS



Imported Soil



Imported Soil



Soil Compaction



Soil Compaction



Footing Excavation



Footing Excavation