



City of Carson

Carson Park Master Plan Project

Monthly Report No. 03 – March 2012

• Location:

Carson Park
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

Carson Park is an 11 acre Facility. The Carson Park Master Plan Project Consists of two phases. Phase one scope of work includes the demolition of the existing Restroom Building, Recreation Building, Parking and selected existing park elements such as the Ball Fields and Lighting. Phase two consists of the construction of a new 21,227 S.F. one story concrete masonry and structural steel Recreation Building which includes a Gymnasium, Dance Room, Activity Room, Computer Lab, Child Care and Workout Room. There will also be a Remote Restroom Building and renovated Ball Fields and associated lighting. It also includes the construction of a New Parking Area, New Landscaping and Hardscape throughout the Park. The construction of the new Recreation Building includes the design and installation of a Methane Gas Mitigation System.



PROGRESS SUMMARY



During the month of March remaining concrete, steel and tree debris were removed from the site. Underground electrical and plumbing was installed, inspected and approved. The main sewer line was installed and connected to the City's Sewer System, inspected, approved and back-filled. The fire water riser was installed, inspected and approved by the Fire Department. Trenching for the Methane Gas Mitigation system at the Recreation Building was completed. The Contractor began installing the Methane Gas System underneath the footings and in the Gymnasium area.



PROJECT STATUS

- Site rough grading completed.
- Underground plumbing and electrical at the Recreation Building were installed.
- Storm Water Pollution Prevention Program has been implemented and is being maintained.
- Weekly construction progress meetings are being held.
- Sewer line for Recreation Building was installed.
- Final power distribution design was received from Edison.
- Electrical, Concrete and Masonry Subcontractor Substitutions have been approved.

PROJECT 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 Recreation Bldg Footing	February 29, 2012
Fine Grade Remote Restroom Area	March 1, 2012
Footing Excavation for Remote Restroom	March 5, 2012
U/G Utilities @ Recreation Bldg (Elec & Waste)	March 19, 2012

NEXT 30 DAYS

- Install Methane Gas Mitigation System in Footings and underneath the slab at Recreation Building
- Install rebar for footings at Recreation Building
- Pour Concrete footings at Recreation Building
- Install Methane System for Recreation Building slab (Gym Area)
- Install and grout CMU walls to finish floor (Recreation Building)
- Install underground utilities at Remote Restroom
- Install rebar for footings at Remote Restroom
- Pour Concrete footing at Remote Restroom

CRITICAL ISSUES

- Kitchen: Health Department requested the Design of 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.
- Rain: March rains damaged the bottom of the footings at the Recreation Building. Contractor resurfaced the bottom of the footings at their own expense.
- Lack of Critical Submittals: Contractor is having difficulties securing the critical submittals from the subcontractors / suppliers. Vanir CM is assisting the Contractor and closely monitoring the submission of all required submittals.

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.

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



Recreation Building Footings



Underground Electrical Piping



Underground Electrical Installation



Main Sewer Pipe Installation



Building Underground Plumbing



Building Underground Plumbing

PROGRESS PHOTOS



Methane Gas Mitigation Trenching



Methane Felt Installation



Methane Perforated Pipe Installation



Methane Perforated Pipe Installation



Methane Perforated Pipe Installation



Remote Restroom Footing Excavation