



City of Carson

Carson Park Master Plan Project

Monthly Report No. 04 – April 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 Recreation Building, Restroom 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. The construction of the new Recreation Building includes the design and installation of a Methane Gas Mitigation System. There will also be a Remote Restroom Building and renovated Ball Fields with associated lighting. The Project also includes the construction of a New Parking Area, New Landscaping and Hardscape throughout the Park.



PROGRESS SUMMARY



During the month of April significant progress was achieved. At the Recreation Building, the Methane Gas Mitigation System was completely installed under the building footing and underneath the slab for the Gymnasium area. Concrete footings were poured. Masonry block for CMU starter walls were erected along the perimeter of the building. Structural steel deliveries began. In the field, trenching and installation of the underground electrical conduits started. At the Remote Restroom the contractor began installing the underground waste lines.



PROJECT STATUS

- Methane Gas Mitigation System was installed below the Footings and underneath the slab of the Gym area at Recreation Building .
- Installed Rebar for footings at Recreation Building.
- Poured Concrete footings at Recreation Building.
- Installed and grouted CMU starter walls at Recreation Building.
- Installed underground utilities at Remote Restroom.
- Underground Electrical at the West field began.
- Storm Water Pollution Prevention Program has been implemented and is being maintained.
- Weekly construction progress meetings are being held.

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
Install Methane System @ Bldg footings	April 5, 2012
Install Footing Rebar @ Recreation Bldg	April 17, 2012
Pour Concrete Footing @ Recreation Bldg	April 20, 2012

NEXT 30 DAYS

- Install rebar for footings at Remote Restroom
- Pour Concrete footing at Remote Restroom
- Install Methane Gas Mitigation System underneath the slab at Recreation Building. (Remaining Rooms)
- Pour Recreation Building slab
- Install steel columns, beams at Recreation Building
- Continue with CMU installation @ Recreation Building

CRITICAL ISSUES

- Kitchen Re-Design: Health Department requested the Design of the proposed Kitchen / Concession area to be changed to a full commercial Kitchen. Architect & Engineers are in the process of revising the design and getting the required approvals from respective County agencies. Electrical modification is the only item pending review from the County. Approval is Expected by the end of May.
- Critical Submittals: Contractor continues to have 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 vandalism on the site this month. A 2" water hose left unattended after the workday, was used to flood the footings at the Recreation Building.
- 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	\$9,381,901
Duration (Calendar Days)	360	373
Contract Completion Date	12/28/12	01/10/2013

PROGRESS PHOTOS



Methane Gas Mitigation in Recreation Bldg Footings



Methane Gas Mitigation in Recreation Bldg Footings



Reinforcement of Recreation Bldg Footings



Reinforcement of Recreation Bldg Footings



Concrete Footings Being Poured at Recreation Bldg



Concrete Footings Being Poured at Recreation Bldg

PROGRESS PHOTOS



Concrete Footings Being Poured at Recreation Bldg



Concrete Footings Being Poured at Recreation Bldg



Concrete Footings Poured at Recreation Bldg



Asphaltic Layer of Methane Mitigation Syst. (Rec. Bldg)



Sand Layer & Concrete Footings @ Gym Area



Structural Steel Delivered for Rec. Bldg

PROGRESS PHOTOS



Field Underground Electrical Trenching



Field Underground Electrical Installation



Backfill of Field Underground Electrical Trench



Masonry Mortar Mixers



CMU Starter Walls (Recreation Bldg)



CMU Starter Walls (Recreation Bldg)