



City of Carson

Carson Park Master Plan Project

Monthly Report No. 05 – May 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 May the following progress was made on site. The Methane Mitigation System was installed underneath the slab and concrete slab was poured in the remaining areas of the Recreation building. Installation of the structural steel columns, cages and beams were installed at the Gym Area. The plumbing in the Remote Restroom was completed, the footings were poured and CMU Block installation began. The site underground electrical work is progressing and the underground firewater line is being installed.



PROJECT STATUS

- Installed Methane Gas Mitigation System underneath the slab at Recreation Building. (Remaining Areas)
- Poured concrete slab at the Recreation Building (Remaining Areas)
- Installed steel columns, beams and cages at the Recreation Building
- Installed rebar footings at Restroom Building
- Completed plumbing installation at the Recreation Building
- Poured concrete footing at Restroom Building
- Began CMU installation @ Restroom Building
- Storm Water Pollution Prevention Program has been implemented and is being maintained.
- Weekly construction progress meetings are being held.

PROJECT COMPLETED TASKS

- | | |
|---|----------------|
| Fine Grade Restroom Building Area | March 1, 2012 |
| Footing Excavation for Restroom Building | 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 |
| Install & Grout CMU Walls to F.F. (Entire Bldg) | May 2, 2012 |
| Pour Concrete Slab (Gym) | May 4, 2012 |
| Pour Concrete Footings (Restroom Building) | May 10, 2012 |
| Install Structural Steel Columns (Gym) | May 11, 2012 |
| Install Methane Gas System @ Slab (Other Areas) | May 16, 2012 |
| Install & Grout CMU Walls to F.F. (Restroom Bldg) | May 17, 2012 |
| Pour Concrete Slab (Other Areas) | May 18, 2012 |
| Install Underground Utilities (Restroom Bldg) | May 24, 2012 |
| Install Main Structural Steel Beams (Gym) | May 29, 2012 |

NEXT 30 DAYS

- Continue with CMU Block installation @ Recreation Building
- Install steel beams (Remaining Areas)
- Complete CMU installation @ Restroom Building
- Install door and window frames @ Restroom Building
- Pour Concrete Slab @ Restroom Building
- Install Site electrical lines and complete Fire Water Line

CRITICAL ISSUES

- Kitchen Re-Design (changed to a full commercial Kitchen): Approved set of Kitchen plans was provided to the Contractor on May 31, 2012. PCO yet to be issued.
- 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.
- Structural Steel: Steel subcontractor was not able to provide in a timely fashion the required structural steel members to allow construction to progress without interruption. Corrective measures have been adopted and construction has resumed. Vanir continues to observe the steel fabrication in order to avoid any further delays.
- Construction Schedule: The Baseline Schedule was approved on March 5th. The end of March update was approved on April 6th. Due to delays, the Contractor was directed as of April 6th to prepare a Recovery Schedule. Several Schedule review meetings were held. The contractor has yet to provide the Recovery Schedule.

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	\$9,381,901
Duration (Calendar Days)	360	373
Contract Completion Date	12/28/12	01/10/2013

PROGRESS PHOTOS



Sand Layer over Methane System (Remaining Areas)



Preparation for Concrete Pour (Gym Area)



Slab Concrete pour (Gym Area)



Slab Concrete pour (Gym Area)



Slab Concrete Pour Complete (Gym Area)



Methane Mitigation System (Remaining Areas)

PROGRESS PHOTOS



Felt Layer over Methane System (Remaining Areas)



Site Underground Electrical Installation



Preparation for concrete footing pour (Restroom Bldg)



Restroom Bldg — Begin CMU Installation



Column Installation (Gym Area)



Rebar Cage Installation (Gym Area)

PROGRESS PHOTOS



Completed Rebar Cage Installation (Gym Area)



Beam Installation (High Roof)



Beam Installation (High Roof)



Beam Installation (High Roof)



Slab Concrete Pour (Remaining Areas)



Slab Concrete Pour Complete (Remaining Areas)