



City of Carson

Carson Park Master Plan Project

Monthly Report No. 07 – July 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 Main Park and Recreation-Facility within the Tich of . 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, Workout Room and a commercial Kitchen. The construction of the new Recreation Building includes the design and installation of a Methane Gas Mitigation System. There will also be a New Remote Restroom Building, renovated Ball Fields with associated lighting, a New Parking Lot, New Landscaping and Hardscape throughout the Park.



PROGRESS SUMMARY



During the month of July masonry installation at the Recreation Building continued in all areas and was completed at the high roof . Metal Door Frames were installed throughout the Building. Structural Steel continues to be installed on the High Roof as well as the Low Roof. The roof framing at the Restroom Building began. In the field, the Contractor began trenching for the Gas and Water Lines to the Recreation Building. The Light Pole standards foundations were poured as well as the Seat Wall footings. Additionally, the School Parking Lot Construction began and will be completed before the start of the next school year on August 13, 2012.



PROJECT STATUS

- Completed CMU Block installation at Gym area
- Continued CMU Block Installation @ Other areas of the Recreation Building
- Continue installation of metal door frames @ Recreation Building
- Continue installation of Field underground electrical conduits
- Installed Light Pole standards
- Poured Seal Wall footings
- Continued Structural Steel Erection @ Gym Roof
- Began trenching of Gas Line to Recreation Building
- Began trenching of Water Line to Recreation Building
- Installed underground Grease Interceptor north of Kitchen
- Began School Parking Lot Construction
- Began Roof Framing @ Restroom Building
- Weekly construction progress and coordination meetings are being held to address and resolve field issues.

NEXT 30 DAYS

- Continue CMU Block Installation @ Other areas of the Recreation Building
- CMU Top Out all areas
- Continue Steel Erection all areas
- Complete Gas Line trenching to Recreation Building
- Complete Water Line trenching to Recreation Building

SITE SECURITY & SAFETY

- The Contractor continues to provide a security guard when construction workers are not onsite.
- 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

PROJECT COMPLETED TASKS

Footing Excavation (Restroom Building)	March 5, 2012
U/G Elec & Waste Utilities (Recreation Bldg)	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
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
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
Install CMU to 4' A.F.F. (Other Areas)	June 29, 2012
Install CMU to Full Height (Restroom Bldg)	June 22, 2012
Install CMU to Full Height (Gym)	July 30, 2012

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 No. 07 was issued on July 20, 2012. Submittals for the Kitchen Equipment have been received and are being reviewed by the Architect.
- Submittals: Most of the critical submittals have been provided. Contractor continues to secure remaining submittals.
- Structural Steel: Steel subcontractor continues to not being able to provide in a timely fashion the required structural steel members to allow construction to progress without interruption. CWS will implement new corrective measures to expedite steel erection. Vanir continues to work with the contractor in order to avoid any further delays.
- Construction Schedule: The Baseline Schedule was approved on March 5th. The end of March schedule update was approved on April 6th. Due to delays, the Contractor was directed to prepare a Recovery Schedule. Several Schedule review meetings were held. The contractor provided a Recovery Schedule combined with the April/May Update on June 28, 2012. Review comments have been provided to the contractor for incorporation into the June Schedule Update. June Update has been returned to the contractor with further comments. Vanir will hold a meetings with CWS' scheduler to clarify and correct all schedule issues.

PROGRESS PHOTOS



CMU Installation (Gym Area)



CMU Installation (Gym Area)



Steel for Roof Installation (Gym Area)



Steel for Roof Installation (Gym Area)



CMU Installation (Remaining Areas)



CMU Installation (Remaining Areas)

PROGRESS PHOTOS



CMU Installation (Remaining Areas)



Forming for Light Pole Standards



School Parking Lot Demo



School Parking Lot Demo



School Parking Lot Trenching for New Lights



School Parking Lot Forming for New Lights

PROGRESS PHOTOS



Data Conduit Installation (Pool)



Data Conduit Installation (Pool)



Seat Wall Preparations



Seat Wall Trenching



Catch Basin Trenching



Completed Catch Basin Installation