



City of Carson

# Carson Park Master Plan Project

Monthly Report No. 08 – August 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  
3435 Wilshire Blvd., Ste 2420  
Los Angeles, CA 90010

**• 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 August the CMU installation was completed at the Recreation Building. Structural Steel continued to be fabricated and installed at the high and low roofs and the Metal Door and Window Frames continue to be installed. Installation of Metal Decking at the high roof began. In the Restroom Building the roof framing was completed. The remaining debris on the site has been removed. Musco Light poles and lamps have been erected and installed. The School Parking Lot construction was completed on time and available for use at the start of the new School Year.



### PROJECT STATUS

- Top Out CMU Installation @ All areas
- Continued installation of metal door and window frames @ Recreation Building
- Continued installation of Field underground electrical conduits
- Removal of remaining debris from site
- Mass grading of North & West Field
- Erected Musco Light Poles and Installed Lamps
- Installed Floor Drains & poured slab @ Restroom Building
- Trenched and Installed main line sleeve for Landscape
- Begin Metal Deck Installation @ Gym Roof
- Continued Structural Steel Erection @ Gym Roof
- Completed School Parking Lot Construction
- Completed Roof Framing @ Restroom Building
- Weekly construction progress and coordination meetings are being held to address and resolve field issues.

### 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   |
| School Parking Lot Substantial Completion       | August 8, 2012  |
| Install Roof Framing (Restroom Building)        | August 10, 2012 |
| Sports Lights Installation                      | August 17, 2012 |
| Install CMU Full Height (Other Bldg Areas)      | August 23, 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 canceled and re-issued on September 7, 2012 as PCO No. 07 R1 (For Equipment Only) and PCO No. 15 (For Architectural, Mechanical, Electrical and Plumbing Changes). Submittals for the Kitchen Equipment have been received and approved by the Architect.
- Submittals: Most of the critical submittals have been provided. Contractor continues to secure remaining submittals.
- Structural Steel: CWS defaulted Sal-Cal Construction due to lack of performance. Steel Connections is performing the steel installation for CWS. Vanir is providing continuous Welding Inspections & Reports to ensure no issues are overlooked by the new Steel Erector.
- 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 28th. 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. Comments on the June / July update were returned to CWS on Sept 7th. CWS is not providing correct information on the Schedule and therefore the schedules are not being updated properly. Vanir Provided the Schedule review comments with the actual activities Start & Completion dates and is waiting for CWSs incorporation and submission of an acceptable update.

### NEXT 30 DAYS

- Continue Steel Erection all areas
- Complete Gas Line installation to Recreation Building
- Complete Water Line installation to Recreation Building
- Complete Roof Metal Decking @ Recreation Building
- Begin Hardscape
- Begin irrigation installation

### 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	\$9,462,244
Duration (Calendar Days)	360	373
Contract Completion Date	12/28/12	01/10/2013

PROGRESS PHOTOS



Beam Installation (Gym Area)



Beam Installation (Gym Area)



Seat Wall Preparation for Footings



Poured Seat Wall Footings



School Parking Lot Paving



School Parking Lot Paving

**PROGRESS PHOTOS**



Paving Complete (School Parking Lot)



Striped (School Parking Lot)



Roof Framing (Restroom Building)



Completed Roof Framing (Restroom Building)



Musco Light Pole Base Installation



Musco Lights (Ready for Installation)

**PROGRESS PHOTOS**



Musco Lights Installed



Debris Removal (Field)



Vapor Barrier (Restroom Building)



Sand / Rebar Over Vapor Barrier (Restroom Building)



Walkway Preparation for Concrete Pour



Poured Walkway