## 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.

## 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

## 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**

<table>
<thead>
<tr>
<th>Task</th>
<th>Date</th>
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<tbody>
<tr>
<td>Construction Start</td>
<td>January 3, 2012</td>
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<tr>
<td>Asbestos abatement</td>
<td>January 5, 2012</td>
</tr>
<tr>
<td>Building Demolition</td>
<td>January 19, 2012</td>
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<tr>
<td>Transite Pipe Removal</td>
<td>February 7, 2012</td>
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<tr>
<td>Bldg Pad Over-excavation</td>
<td>February 10, 2012</td>
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<tr>
<td>Bldg Pad Backfill &amp; Compaction</td>
<td>February 21, 2012</td>
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<tr>
<td>Trenching for Recreation Bldg Footing</td>
<td>February 29, 2012</td>
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<tr>
<td>Fine Grade Remote Restroom Area</td>
<td>March 1, 2012</td>
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<tr>
<td>Footing Excavation for Remote Restroom</td>
<td>March 5, 2012</td>
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<tr>
<td>U/G Utilities @ Recreation Bldg (Elec &amp; Waste)</td>
<td>March 19, 2012</td>
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<tr>
<td>Install Methane System @ Bldg footings</td>
<td>April 5, 2012</td>
</tr>
<tr>
<td>Install Footing Rebar @ Recreation Bldg</td>
<td>April 17, 2012</td>
</tr>
<tr>
<td>Pour Concrete Footing @ Recreation Bldg</td>
<td>April 20, 2012</td>
</tr>
</tbody>
</table>

**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**

<table>
<thead>
<tr>
<th>Description</th>
<th>Original</th>
<th>Current</th>
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<tbody>
<tr>
<td>Contract Amount</td>
<td>$9,351,000</td>
<td>$9,381,901</td>
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<tr>
<td>Duration (Calendar Days)</td>
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<td>373</td>
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<td>Contract Completion Date</td>
<td>12/28/12</td>
<td>01/10/2013</td>
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</table>
PROGRESS PHOTOS

Methane Gas Mitigation in Recreation Bldg Footings

Reinforcement of Recreation Bldg Footings

Concrete Footings Being Poured at Recreation Bldg
<table>
<thead>
<tr>
<th>Concrete Footings Being Poured at Recreation Bldg</th>
<th>Concrete Footings Being Poured at Recreation Bldg</th>
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</thead>
<tbody>
<tr>
<td>Concrete Footings Poured at Recreation Bldg</td>
<td>Asphaltic Layer of Methane Mitigation Syst. (Rec. Bldg)</td>
</tr>
<tr>
<td>Sand Layer &amp; Concrete Footings @ Gym Area</td>
<td>Structural Steel Delivered for Rec. Bldg</td>
</tr>
</tbody>
</table>
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)