



City of Carson

# Carson Park Master Plan Project

Monthly Report No. 06 – June 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, 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 June the vertical construction of the Recreation Building began and of the Contractor's efforts were concentrated on the masonry installation.

Additional supporting steel beams and columns were also installed throughout the building. The installed structural steel was then plumbed and the masonry installation began above finish floor. Initially the contractor installed CMU block at the gymnasium area and by the middle of the month the installation of CMU commenced at the remaining areas of the building. The electrical subcontractor worked side by side with the masonry subcontractor to install the electrical conduits into the masonry blocks. At the Restroom Building the contractor completed the erection of the masonry walls. On the field the electrical contractor continued to trench/backfill and install conduits for the park lighting.



### PROJECT STATUS

- Continued CMU Block Installation @ Recreation Building
- Began metal door frame installation @ Recreation Building
- Installed Site Fire Water Line
- Began installation of Field underground electrical conduits
- Began installation of Grease Interceptor
- Storm Water Pollution Prevention Program has is being maintained.
- Weekly construction progress and coordination meetings are being held to address and resolve filed issues.

### 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   |
| Install & Grout CMU Walls to 20' A.F.F. (Gym)     | June 29, 2012  |
| Install CMU to 4' A.F.F. (Other Areas)            | June 29, 2012  |
| Install CMU to Full Height (Restroom Bldg)        | June 22, 2012  |

### NEXT 30 DAYS

- Begin School Parking Lot Construction
- Continue CMU Block Installation @ Recreation Building
- Install remaining structural steel
- Install roof framing @ Restroom Building
- Continue installation of Field underground electrical conduits

### 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.

### 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.
- Submittals: Most of the critical submittals have been provided. Contractor continues to secure remaining 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 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.

### 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



Concrete Pour — Remaining Areas



Remaining Areas — Concrete Slab Completely Poured



CMU Installation (Gym Area)



CMU Installation (Gym Area)



CMU Installation (Gym Area)



CMU Installation (Gym Area)

## PROGRESS PHOTOS



CMU Installation (Gym Area)



CMU Installation (Gym Area)



CMU Installation (Gym Area)



CMU Installation (Gym Area)



CMU Installation (Gym Area)



CMU Installation (Gym Area)

PROGRESS PHOTOS



CMU Installation (Remaining Areas)



CMU Installation (Remaining Areas)



Remote Restroom Building



Remote Restroom Building



Field Underground Electrical Conduit Installation



Field Underground Electrical Conduit Installation