



City of Carson

Carson Park Master Plan Project

Monthly Report No. 09 – September 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 September, installation of structural steel, metal doors and window frames continued. Roof decking and rough framing begun as well as Fire Sprinkler installation. The concrete masonry block walls at the Recreation Building were pressure washed. The steel beams and walls inside the Gym received a primer coat. In the field, mass grading of the North and West field as well as Hardscape and irrigation lines installation began.



PROJECT STATUS

Recreation Building

- Installation of metal door and window frames - *In Progress*
- Structural Steel Erection - *In Progress*
- Rough Framing - *In Progress*
- Fire Sprinkler Installation - *In Progress*
- Pressure Wash CMU walls - *Completed*

Gym

- Metal Deck Installation - *In Progress*
- Primer application on Steel Beams - *In Progress*
- Pour Trellis Columns - *Completed*

Site

- Installation of underground electrical conduits - *In Progress*
- Mass grading of North & West Field - *In Progress*
- Hardscape - *In Progress*
- Trench and Install main line irrigation for Landscape - *Completed*

Weekly Construction progress and coordination meetings are being held to address and resolve field issues.

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
- Continue Framing @ Recreation Building
- Continue Hardscape
- Begin Roofing Installation
- Application of Sealer & Anti-graffiti on CMU Walls
- Paint walls & steel beams @ Gym
- Continue Irrigation Lines Installation

PROJECT COMPLETED TASKS

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
Pour Concrete Slab (Restroom Bldg)	September 6, 2012
Install CMU Walls @ Trash Enclosure	September 10, 2012
Install Metal Decking (Gym)	September 11, 2012
Install Rough Fire Sprinklers (Gym)	September 13, 2012
Install Rough Framing (Gym)	September 28, 2012

SITE SECURITY & SAFETY

- The Contractor continues to provide a security guard after construction hours.
- 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 updated regularly .

CONSTRUCTION CONTRACT

	ORIGINAL	CURRENT
Contract Amount	\$9,351,000	\$9,534,981
Duration (Calendar Days)	360	373
Contract Completion Date	12/28/12	01/10/2013

PROGRESS PHOTOS



Metal Decking (Gym Roof)



Metal Decking (Gym Roof)



Metal Decking (Gym Roof)



Metal Decking (Low Roof)



Air Conditioning Unit Deliveries



CMU Walls Pressure Washing

PROGRESS PHOTOS



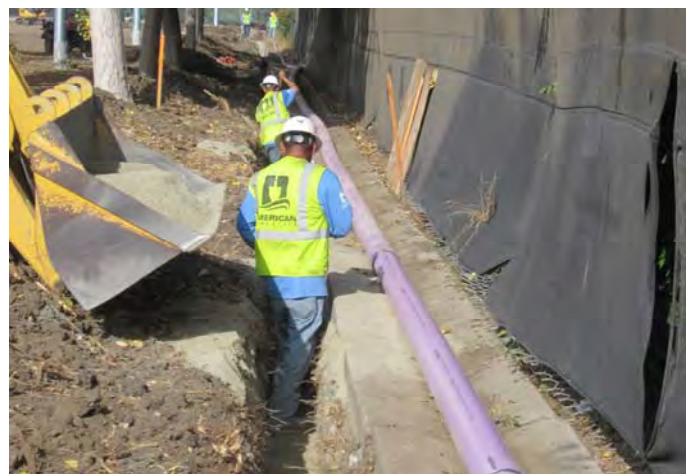
Framing (Recreation Area)



Framing (Recreation Area)



Framing (Gym)



Main Irrigation Line Installation



Irrigation Installation



Prep for Concrete Pour (Southwest Corner of Field)

PROGRESS PHOTOS



Pouring Concrete (Southwest Corner of Field)



Poured Concrete (Southwest Corner of Field)



Concrete Forming (Walkway Near Pool)



Completed Concrete Pour (Walkway Near Pool)



Seatwall Concrete Pour (Adjacent to Restroom Building)



Poured Seatwall (Adjacent to Restroom Building)