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DEPARTMENT OF  
PUBLIC WORKS  
  
ENGINEERING DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

December 1, 1992

927 TENTH STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2700

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CONSTRUCTION SECTION  
640 BERCUT DRIVE  
SUITE B  
SACRAMENTO, CA  
95814-0131

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City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: BANNON BARN PICNIC SHELTER (PN:LC66) - CONTRACT AWARD**

**LOCATION/COUNCIL DISTRICT:** Azevedo Drive and Bannon Creek Drive  
District No. 1

**SUMMARY**

This project will demolish the existing Bannon Barn to build a replica in its place. The new Bannon Barn will be used as a picnic shelter at the Bannon Creek Parkway. This project has been advertised for bids. Bids have been received and a contract award to IAS Construction for \$177,880 is recommended.

**STAFF RECOMMENDATION**

It is recommended that the City Council accept the low bid of IAS Construction for \$177,880, and award the contract.

**BACKGROUND INFORMATION**

The project site is located on the Bannon Creek Parkway on Azevedo Drive and Bannon Creek Drive within the South Natomas Community Plan Area. The Bannon Creek Parkway is classified as a Parkway which is defined as a linear park or closely interconnected system of City or school parks located along a roadway, waterway, bikeway or other common corridor. The Bannon Creek Parkway is comprised of a 26.42 acre site of which five acres is developed. The project site is surrounded by single family development to the north, commercial development to the south, a school to the east and apartments to the west.

Presently the project site is developed with the deteriorating Bannon Barn. This 60 by 80 foot structure was originally used to store farm equipment. However, due to the dilapidated condition of the structure, the structure is unused and fenced off the rest of the park site. Renovating this structure was evaluated and determined to be too costly. Hence, the Parks Department has recommended that the existing barn be demolished and a replica be built in its place.



City Council  
Bannon Barn Picnic Shelter (PN:LC66)  
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The new Bannon Barn will be similar in size to the original barn, and will be used for a group picnic shelter. This facility will have a maximum capacity of 60 people. The new Bannon Barn picnic shelter will have a barbecue, a serving table, potable water with a jug filler, and picnic tables. Every attempt has been made to replicate the architecture of the original Bannon Barn.

On October 6, 1992, City Council approved the plans and specifications for this project. Bids were received and opened by the City Clerk on October 28, 1992. The bids received were:

IAS Construction	\$177,880.00
Cioli & Sons Construction	\$178,268.00
Eden Master Builder & Dev., Inc.	\$183,399.00
The Lukins Corporation	\$202,800.00
Aberdeen Burris Incorporated	\$215,065.00
Thorcon Inc.	\$215,770.00
Sutter Pacific, Inc.	\$216,824.00
BRCO Construction, Inc.	\$222,700.00
W.S. Combs Construction	\$233,596.00
Lamon Construction Co., Inc.	\$241,928.00

The engineer's estimated construction cost was \$199,350. The estimated project completion date is May 28, 1993.

#### **FINANCIAL CONSIDERATIONS**

The estimated total project cost, including all planning, design and construction costs, is \$272,000. The current budget is \$300,000, which was approved in the Capital Improvement Program from Capital Grants (248) and South Natomas Community Improvements Fund (795). The funds available for this project amount to \$239,917, as of November 10, 1992.

#### **POLICY CONSIDERATIONS**

This action is consistent with Chapter 58, Article III, Section 58.304 of the City Code concerning award of contracts.

