



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Arturo Vela, Acting City Manager

PREPARED BY: Nate Smith, Deputy Director of Public Works/City Engineer

MEETING DATE: August 26, 2025

SUBJECT: Consideration of Resolution 2025-116 Approving Amendment No. 5 to the Professional Services Agreement with Albert A. Webb Associates, Inc. for an Additional Amount of \$59,600 for Engineering and Environmental Permitting Services for the Sun Lakes Boulevard Extension Project.

RECOMMENDATION:

Adopt Resolution 2025-116

BACKGROUND:

On April 14, 2020, City Council approved Resolution No. 2020-48 for Professional Services Agreement with WEBB for the design of the Sun Lakes Boulevard Extension Project in the amount of \$548,416.05.

On July 14, 2020, City Council adopted Resolution No. 2020-97, authorizing the City Manager to execute a Transportation Uniform Mitigation Fee (TUMF) Reimbursement Agreement with Western Riverside Council of Government (WRCOG) for up to \$1,000,000 in TUMF funds for the Sun Lakes Boulevard Extension project.

On February 11, 2022, a change order to the Professional Services Agreement with WEBB was approved for out-of-scope work including coordination with Western Riverside County Regional Conservation Authority (RCA) in the amount of \$24,983.25. The approval of this change order was within the City Manager's approval authority.

On March 21, 2022, a change order to the Professional Services Agreement with WEBB was approved for out-of-scope work for the preparation of a sediment transport analysis in the amount of \$5,974.88. The approval of this change order was within the City Manager's approval authority.

On October 11, 2022, City Council adopted Resolution 2022-139 to rescind Resolution 2022-106 and to amend the Professional Services Agreement with WEBB ("Amendment No. 1") to include additional compensation in the amount of \$148,222 and extend the term of the agreement to June 30, 2024. Amendment No. 1 was for out-of-scope work such as storm drain system design, environmental coordination with RCA, supplemental environmental documentation and jurisdictional delineation and permitting. Amendment No.1 increased the contract amount to \$751,947.66.

On October 24, 2023, City Council adopted Resolution 2023-175 to amend the Professional Services Agreement with WEBB ("Amendment No.2") to include additional compensation in the amount of \$496,079 for continued design of the Sun Lakes Boulevard Extension. Amendment No. 2 increased the contract amount to \$1,248,026.66.

On January 6, 2025, City staff amended the Professional Services Agreement with WEBB (“Amendment No.3”) to extend the Term of Agreement to June 30, 2026.

On May 27, 2025, City Council adopted Resolution 2025-70 to amend the Professional Services Agreement with WEBB (“Amendment No.4”) to include additional compensation in the amount of \$57,080 for environmental permitting related biological studies for the Sun Lakes Boulevard Extension. Amendment No. 4 increased the contract amount to \$1,305,106.66.

Under the previous contract Amendment No.4 to provide surveys for the Crotch’s Bumble Bee (CBB), the bee was found on the project site. As a result of the finding, additional permitting is required from the California Department of Fish and Wildlife (CDFW) for the project site including the offsite mitigation site for the Streambed Alteration Agreement with CDFW. Additional engineering services are needed to revise the final street and storm drain plans to accommodate the Kinder Morgan proposed pipeline alignment, in accordance with the encroachment permit application between the City of Banning and Kinder Morgan, owner of the easement and pipeline facility to be relocated.

The scope of work under this Amendment No.5 will include the following services before construction:

- Incidental Take Permit (ITP) Application
- CBB Habitat Assessment of Offsite Mitigation Site
- UAV Drone Survey
- Meetings and Coordination and Monitoring Agreement with Morongo Band of Mission Indians
- Prepare PRIMP and Paleontological WEAP
- Update the Street/Storm Drain plans
- Preparation of new easements

The above-mentioned scope of work change is essential to meet environmental mitigation requirements and to make sure that the project construction phase begins on time and in compliance with the grant agreement awarded by the Riverside County Transportation Commission.

Contract Summary:

Original Contract	\$548,416.05
Change Order No. 1	\$24,983.25
Change Order No. 2	\$5,974.88
Change Order No. 3	\$148,222.00
Contingency	\$24,351.48
Change Order No. 4	\$496,079.00
Change Order No. 5	\$57,080.00
Change Order No. 6	\$59,600.00
Total Contract Value	\$1,364,706.66

The TUMF reimbursement agreement between the City of Banning and WRCOG was executed to fund the environmental documentation, plans, specifications and cost estimate, and items on this change order are eligible expenses for reimbursement.

JUSTIFICATION:

Sun Lakes Boulevard is identified by the City of Banning General Plan Circulation Element as an Arterial Highway. The proposed extension of Sun Lakes Boulevard will ease traffic congestion on existing city streets; improve public safety and emergency response; and improve regional connectivity.

Amendment No. 5 is needed so that environmental mitigation measures can be conducted in a timely manner in order to avoid delaying the construction schedule which may affect the availability of \$13.5

Million Dollars in construction funding through the Measure A Regional Arterials grant from the Riverside County Transportation Commission.

FISCAL IMPACT:

An appropriation from the Measure A Fund in the amount of \$59,600 to Account No. 101-4900-431.93-16 is necessary to fund Amendment No. 5.

The project is funded by the TUMF program up to \$12,000,000 under existing reimbursement agreements, therefore the additional expenditures related to Amendment No. 5 will be reimbursed by the TUMF program.

ALTERNATIVES:

Do not approve Resolution 2025-116 and provide alternative direction to staff.

BUDGETED?:

Yes

CONTRACT/AGREEMENT:

Yes

ATTACHMENTS:

1. [Resolution 2025-116.docx](#)
2. [Att. 1 - Resolution No. 2020-048.pdf](#)
3. [Att. 2 - Resolution No. 2020-097.pdf](#)
4. [Att. 3 - Resolution No. 2022-139.pdf](#)
5. [Att. 4 - Resolution No. 2023-175.pdf](#)
6. [Att. 5 - Resolution No. 2025-070.pdf](#)
7. [Att. 6 - Original Services Agreement.pdf](#)
8. [Att. 7 - Amendment #1.pdf](#)
9. [Att. 8 - Amendment #2.pdf](#)
10. [Att. 9 - Amendment #3.pdf](#)
11. [Att. 10 - Amendment #4.pdf](#)
12. [Att. 11 - Change Orders #1,2 and 3.pdf](#)
13. [Att. 12 - Change Order #4.pdf](#)
14. [Att. 13 - Change Order #5.pdf](#)
15. [Att. 14 - Change Order #6.pdf](#)
16. [AMENDMENT NO 5.pdf](#)