



Staff Report

TO: City Council

FROM: Jeff Hart, Public Works Director

DATE: October 5, 2021

SUBJECT: Authorize City Staff to Issue a Bond Exoneration Letter for Performance and Payment Bond Nos. CMS331857, CMS331828, CMS331855, CMS331829, CMS331858 and CMS331856 for Improvements Associated with Tract Map No. 37298-1 and Accept Maintenance Bond Nos. CMS331857-M, CMS331828-M, CMS331855-M, CMS331829-M, CMS331858-M and CMS331856-M

Background and Analysis:

The City requires all developers to provide construction security for public improvements consisting of, but not limited to, street improvements, sewer improvements, storm drain improvements and survey monumentation. After the improvements are constructed, City staff verifies that the improvements are completed in accordance with the project's conditions of approval, design standards, and City requirements. Once verified, City Council may exonerate the construction security and accept a one-year maintenance security.

During the one-year maintenance period, the developer maintains all associated improvements. After the one-year term has elapsed, the developer petitions the City to accept the improvements into the publicly maintained system and exonerate the maintenance security.

Tri Pointe Homes IE-SD, Inc. (formerly Pardee Homes), Tract Map No. 37298-1 "ATWELL"

The Developer, Tri Pointe Homes IE-SD, Inc., has constructed all work associated with the following improvements:

1. Public Works File No. PW2020-0648 and as shown on City File No. 3291, under performance and payment bond No. CMS331857. Improvements generally consist of curb and gutter, ac paving, sidewalk, striping, signing, and street lighting along Highland Springs, from Eighth Street to the Southern California Edison (SCE) easement;

2. Public Works File No. PW2020-0649 and as shown on City of Banning Tract No. 37298-1 ATWELL Traffic Signal Installation and Modification Plans, under Performance and Payment Bond No. CMS331828. Improvements generally consist of traffic signal installation at the intersection of Highland Springs Avenue and Eighth Street;
3. Public Works File No. PW2020-0650 and as shown on City of Banning Tract No. 37298-1 ATWELL Traffic Signal Installation and Modification Plans, under Performance and Payment Bond No. CMS331855. Improvements generally consist of traffic signal installation at the intersection of Highland Springs Avenue and Starlight Avenue;
4. Public Works File No. PW2020-0651 and as shown on City of Banning Tract No 37298-1, City File No. 3292B, under Performance and Payment Bond No. CMS331829. Improvements generally consist of storm drain improvements within Highland Springs Avenue, from Eighth Street to SCE easement;
5. Public Works File No. PW2020-0652 and as shown on City of Banning Tract No 37298-1 ATWELL Traffic Signal Installation and Modification Plans, under Performance and Payment Bond No. CMS331858. Improvements generally consist of traffic signal installation at the intersection of Highland Springs Avenue and Oak Valley Parkway; and
6. Public Works File No. PW2020-0653 and as shown on City of Banning Tract No 37298-1 ATWELL Traffic Signal Installation and Modification Plans, under Performance and Payment Bond No. CMS331856. Improvements generally consist of traffic signal installation at the intersection of Highland Springs Avenue and Sundance Drive.

City staff has verified that the improvements were constructed in accordance with the project's conditions of approval, design standards, and City requirements. Additionally, City staff has received and reviewed the following maintenance bonds:

1. CMS331857-M, provided by Tri Pointe Homes IE-SD, Inc.,
2. CMS331828-M, provided by Tri Pointe Homes IE-SD, Inc.,
3. CMS331855-M, provided by Tri Pointe Homes IE-SD, Inc.,
4. CMS331829-M, provided by Tri Pointe Homes IE-SD, Inc.,
5. CMS331858-M, provided by Tri Pointe Homes IE-SD, Inc., and
6. CMS331856-M, provided by Tri Pointe Homes IE-SD, Inc.

The following table is a summary of the bonds.

Table 1 – Tract Map No. 37298-1 Bond Summary				
#	Improvement	PW No.	Performance Bond Number	Maintenance Bond Number
1	Street	PW2021-0648	CMS331857	CMS331857-M
2	Traffic Signal	PW2021-0649	CMS331828	CMS331828-M
3	Traffic Signal	PW2021-0650	CMS331855	CMS331855-M
4	Storm Drain	PW2021-0651	CMS331829	CMS331829-M
5	Traffic Signal	PW2021-0652	CMS331858	CMS331858-M
6	Traffic Signal	PW2021-0653	CMS331856	CMS331856-M

City staff recommends that City Council accept the maintenance bonds and authorize City staff to issue a bond exoneration letter for the performance and payment bonds.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350.

Recommended Action:

Authorize City staff to issue a Bond Exoneration Letter for Performance and Payment Bond Nos. CMS331857, CMS331828, CMS331855, CMS331829, CMS331858 and CMS331856 for improvements associated with Tract Map No. 37298-1; and

Accept Maintenance Bond Nos. CMS331857-M, CMS331828-M, CMS331855-M, CMS331829-M, CMS331858-M and CMS331856-M.

Attachments:

- A. PW2021-0648 Bond Exoneration App. & Maintenance bond CMS331828-M
- B. PW2021-0649 Bond Exoneration App. & Maintenance bond CMS331857-M
- C. PW2021-0650 Bond Exoneration App. & Maintenance bond CMS331855-M
- D. PW2021-0651 Bond Exoneration App. & Maintenance bond CMS331829-M
- E. PW2021-0652 Bond Exoneration App. & Maintenance bond CMS331858-M
- F. PW2021-0653 Bond Exoneration App. & Maintenance bond CMS331856-M