

AMENDMENT NO. 1
TO THE PROFESSIONAL SERVICES AGREEMENT
DE-25-179-SP
BETWEEN
THE CITY OF FONTANA
AND
STEINER STUDIOS

1. Parties and Date.

This Amendment No. 1 to the Professional Services Agreement DE-25-179-SP is made and entered into as of this 13th day of January, 2026, by and between the City of Fontana (“City”) and Steiner Studios, a corporation with its principal place of business at 17800 Mitchell North, Irvine, California 92614 (“Consultant”). City and Consultant are sometimes individually referred to as “Party” and collectively as “Parties.”

2. Recitals.

2.1 Consultant. The City and Consultant have entered into an agreement entitled “Professional Services Agreement DE-25-179-SP” dated September 15, 2025 (“Agreement”) for the purpose of retaining the services of Consultant to provide Architecture and Interior Design Services for the 8470 Nuevo Avenue Renovation Project.

2.2 Amendment Purpose. The City and Consultant desire to amend the Agreement to add the scope of services, and the not-to-exceed compensation amount.

2.3 Amendment Authority. This Amendment No. 1 is authorized pursuant to Section 3 of the Agreement.

3. Terms.

3.1 Amendment. Section 1 of the Agreement is hereby added to the scope of services attached hereto as Exhibit “A.”

3.2 Amendment. Section 2 of the Agreement is hereby amended in its entirety to read as follows:

b. In no event shall the total amount paid for services rendered by Consultant under this Agreement exceed the sum of **\$292,800.00**. This amount is to cover all printing and related costs, and the City will not pay any additional fees for printing expenses.

Periodic payments shall be made within 30 days of receipt of an invoice which includes a detailed description of the work performed. Payments to Consultant for work performed will be made on a monthly billing basis.

3.3 Continuing Effect of Agreement. Except as amended by this Amendment No. 1, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. 1. From and after the date of this Amendment No. 1, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 1.

3.4 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 1.

3.5 Severability. If any portion of this Amendment No. 1 is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

[Signatures on Next Page]

**SIGNATURE PAGE FOR AMENDMENT NO. 1
TO PROFESSIONAL SERVICES AGREEMENT DE-25-179-SP**

CITY OF FONTANA

STEINER STUDIOS

By: _____
Matthew C. Ballantyne
City Manager

By: _____
Amy Steiner
Principal

Attest:

By: _____
Germaine McClellan Key
City Clerk

By: _____
Phillip Burum
Deputy City Manager

Approved as to form:

Best Best & Krieger LLP
City Attorney

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

Jessica Brown
Chief Financial Officer

Sid Lambert
Purchasing Manager

EXHIBIT "A"



Date: December 8, 2025

Client:

City of Fontana

Phillip Burum

Deputy City Manager • Development Services

pburum@fontanaca.gov • Office: (909) 350-6727

Re: Addendum # 1

Additional Services proposal corresponding to the Professional Design Services for the future Restaurant/Bakery Tenant at 8470 Nuevo Avenue, Fontana, CA 92335

CONTRACT NUMBER DE-25-179-SP

A. ADDITIONAL DESIGN SERVICES

The following service was not part of the original scope of this project, but will be completed for the project.

Additional scope to include Tenant plans at the adjacent space which is 3000sf for a Rotisserie Chicken concept by the same tenant.

B. COMPENSATION

The design services fee will be as follows:

Architectural	\$ 22,000.00
Trimark KEC	\$ 9,300.00
Electrical/Mech/Plumbing	\$ 31,000.00
<u>Structural</u>	<u>\$ 12,200.00</u>
Total	\$ 74,500.00

Steiner Studio

City of Fontana, CLIENT

A handwritten signature in blue ink that reads "Amy Steiner Bagley".

Amy Steiner Bagley
Principal Architect

By:
Title:
Date: