



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: AUGUST 4, 2026

DEPARTMENT: COMMUNITY DEVELOPMENT

FROM: LISA BRINTON, DIRECTOR

THROUGH: GRANT LEONARD, PLANNING MANAGER

TITLE: AMENDMENT NO. 6 TO AGREEMENT FOR PROFESSIONAL SERVICES WITH TEF ARCHITECTURE AND INTERIOR DESIGN, INC. FOR ARCHITECTURAL SERVICES

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager to execute Amendment No. 6 to Agreement for Professional Services with TEF Architecture and Interior Design, Inc. for architectural services to expand the scope of services and to increase the total compensation amount by \$49,000 for a maximum compensation amount not to exceed \$1,414,734.

EXECUTIVE SUMMARY:

The City currently has a professional services agreement with TEF Architecture and Interior Design, Inc. to develop conceptual site plans and architectural renderings for a mixed-use affordable housing development to be located on City-owned property at 34, 36, 38, and 40, 37 and 39, and 45 Soledad Street. This Amendment expands the scope of services provided and increases the total compensation amount by \$49,000 for a maximum compensation amount not to exceed \$1,414,734.

BACKGROUND:

As part of the on-going efforts to implement the Chinatown Revitalization Plan (2019), the City purchased 34, 36, 38, 37, 39, 40, and 45 Soledad Street to support redevelopment in Chinatown. In February 2024, the City entered into a professional services agreement with TEF Architecture and Interior Design, Inc. for an amount not to exceed \$82,250 to develop conceptual site plans and architectural renderings for a mixed-use affordable housing development to be located at 34-38 Soledad Street.

On November 19, 2024 the Council approved Amendment No. 1 to the TEF Architecture and Interior Design, Inc to further refine the design concepts, select a preferred concept for 34, 36, 38, and 40 Soledad Street, to include additional design and pre-development work for the City-owned

property at 45 Soledad Street, extend the contract term to December 31, 2025, and increase the not to exceed compensation amount to \$252,290.

On July 1, 2025, the Council approved Amendment No. 2 to develop the design concepts for 34, 36, 38, 40 and 45 Soledad Street into schematic designs for entitlement prior to the preparation of a Request for Proposals for development of the sites. Amendment No. 2 also included design work for 37 and 39 Soledad Street, which is the location of the historic Republic Café and is a cornerstone of the Chinatown Revitalization Plan.

On October 28, 2025, the Council approved Amendment No. 3 to complete additional design, historic structure analysis, structural engineering, and geotechnical work for 34, 36, 38 and 40, 37 and 39, and 45 Soledad Street. On February 3rd, 2026, the Council approved Amendment No. 4 to complete additional design and provide Permit and Bid documents and construction administration. On April 21, 2026, the Council approved Amendment No. 5 to complete additional design work, determine the condition of existing wood framing, and additional construction administration for the rehabilitation of 37-39 Soledad Street.

To date, TEF Architecture and Interior Design, Inc. has prepared conceptual site plans and architectural renderings for 34, 36, 38, 40 and 45 Soledad Street that have been informed by site visits, the historic context of the property and neighborhood, multiple stakeholder meetings, and consultation with affordable and market rate housing developers. Renderings for 37 and 39 Soledad have also been developed, and TEF Design is finalizing construction documents for the rehabilitation of 37-39 Soledad Street.

Amendment No. 6 allows the City and TEF Architecture and Interior Design, Inc. to complete additional design work related to the future museum space to be located at 37-39 Soledad Street. The expanded scope of work is detailed in the proposal from TEF Architecture and Interior Design, Inc. provided as Exhibit A to the Amendment.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes.

STRATEGIC PLAN INITIATIVE:

Development of the City-owned properties in Chinatown advances the City Council’s 2025-2028 Housing and Economic Development initiatives by supporting the development of mixed-use affordable housing and the revitalization of the Chinatown neighborhood.

DEPARTMENTAL COORDINATION:

The Community Development Department is leading this effort with close coordination with Public Works and Finance Departments.

FISCAL AND SUSTAINABILITY IMPACT:

Funding for Amendment No. 6 will come from the City’s Chinatown Revitalization CIP (9070).

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
1000	30.9070.63.5900	Outside Services Other Professional Services	\$586,178	\$49,000

ATTACHMENTS:

1. Resolution
2. Amendment No. 6
 - a. Exhibit “A” TEF Architecture and Interior Design, Inc. Proposal/Scope of Work
3. Professional Services Agreement
4. Amendment No. 1
5. Amendment No. 2
6. Amendment No. 3
7. Amendment No. 4
8. Amendment No. 5