



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: OCTOBER 28, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

FROM: LISA BRINTON, DIRECTOR

THROUGH: GRANT LEONARD, PLANNING MANAGER

TITLE: AMENDMENT NO. 3 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. 3 to the Agreement for Professional Services with TEF Architecture and Interior Design, Inc. for architectural services to increase the total compensation amount by \$104,329 for a maximum compensation amount not to exceed \$840,889.

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 \$104,329 for a maximum compensation amount not to exceed \$840,889.

BACKGROUND:

As part of the on-going efforts to implement the Chinatown Revitalization Plan (2019), the City purchased 34, 36, 38, and 40 Soledad Street in December 2022. In 2023 the City applied for and received \$1,555,000 in Regional Early Action Planning Grant (REAP 2.0) funding from the Association of Monterey Bay Area Governments (AMBAG) to complete predevelopment activities for the development of mixed-use affordable housing to be located at 34, 36, 38, and 40 Soledad Street in the Chinatown neighborhood.

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. In October 2024, the City received authorization from AMBAG to expand the

scope of work for the REAP 2.0 funding to include other properties within Chinatown that could be developed for mixed-use affordable housing. On November 19, 2024 the Council approved Amendment No. 1 to the TEF Architecture and Interior Design, Inc. agreement 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.

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. A summary presentation of the work to date for 34, 36, 38, 40, and 45 Soledad Street including conceptual renderings are included at Attachment 3. Renderings for 37 and 39 Soledad are currently being developed.

Amendment No. 3 allows the City and TEF Architecture and Interior Design, Inc. 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. The expanded scope of work is detailed in the proposal from TEF Architecture and Interior Design, Inc. (Exhibit A).

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). 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. 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.

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 this project comes entirely from the Regional Early Action Planning Grant (REAP 2.0) funding from the Association of Monterey Bay Area Governments (AMBAG).

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
2953	30.3111-63.5010	Outside Professional Services	\$609,128	\$104,329

ATTACHMENTS:

1. Resolution
2. Amendment No. 3
 - a. Exhibit "A" TEF Architecture and Interior Design, Inc. Proposal/Scope of Work
3. Summary Report and Renderings
4. Professional Services Agreement
5. Amendment No. 1
6. Amendment No. 2