

RESOLUTION NO. _____ (N.C.S.)

**A RESOLUTION APPROVING AMENDMENT NO. 3 TO THE AGREEMENT FOR
PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS AND TEF
ARCHITECTURE AND INTERIOR DESIGN, INC**

WHEREAS, as part of the on-going efforts to implement the Chinatown Revitalization Plan, the City purchased 34, 36, and 38 Soledad Street in December 2022; and

WHEREAS, 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; and

WHEREAS, In February 2024, the City entered into an Agreement for Professional Services 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 at 34, 36, 38, and 40 Soledad Street; and

WHEREAS, 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; and

WHEREAS, on November 19, 2024, the Council approved Amendment No. 1 to refine the design concepts further and 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 term of the contract to December 31, 2025, and increase the not to exceed compensation amount to \$252,290; and

WHEREAS, On July 1, 2025, the Council approved Amendment No. 2 to develop the design concepts for 34, 36, 38, and 40, 37 and 39, and 45 Soledad Street into schematic designs for entitlement prior to the preparation of a Request for Proposals for development of the sites, extend the term of the contract to December 31, 2026, and increase the not to exceed compensation amount to \$736,560; and

WHEREAS, TEF Architecture and Interior Design, Inc. has prepared conceptual site plans and architectural renderings for 34, 36, 38 and 40, 37 and 39, 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; and

WHEREAS, TEF Architecture and Interior Design, Inc. has submitted a proposal 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; and

WHEREAS, the City has \$1,133,302 in REAP 2.0 funds available for predevelopment work at 34, 36, 38 and 40, 37 and 39, and 45 Soledad Street; and

WHEREAS, 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). Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council authorizes the City Manager to execute Amendment No. 3 to the Agreement for Professional Services between the City of Salinas and TEF Architecture and Interior Design, Inc. to expand the scope of services provided in Exhibit A, increase the total compensation amount by \$104,329.00 for a maximum not to exceed compensation amount of \$840,889.00.

PASSED AND APPROVED this 28th day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dennis Donohue, Mayor

ATTEST:

Patricia M. Barajas, City Clerk