

RESOLUTION NO.

A RESOLUTION APPROVING AMENDMENT NO. 6 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, 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, 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, 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 prior to the preparation of a Request for Proposals for development of the site, and increase the not to exceed compensation amount to \$840,889; and

WHEREAS, On February 3rd, 2026, the Council approved Amendment No. 4 to complete additional design and provide Permit and Bid documents and construction administration, and increase the not to exceed compensation amount to \$1,314,499; and

WHEREAS, 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; and

WHEREAS, TEF Architecture and Interior Design, Inc. has submitted a proposal to complete additional design work for 37-39 Soledad Street; and

WHEREAS, the City has \$473,835 in Chinatown Revitalization Plan CIP 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. 6 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 Amendment No. 6, increase the total compensation amount by \$49,000 for a maximum not to exceed compensation amount of \$1,414,734.00.

PASSED AND APPROVED this 4th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dennis Donohue, Mayor

ATTEST:

Patricia M. Soratos, City Clerk