

RESOLUTION NO.

A RESOLUTION APPROVING AMENDMENT NO. 4 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, 38, and 40 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, 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, TEF Architecture and Interior Design, Inc. has submitted a proposal to complete additional design work and provide Permit and Bid documents and construction administration for 37-39 Soledad Street; and

WHEREAS, the Regional Early Action Planning Grant (REAP 2.0) from the Association of Monterey Bay Area Governments (AMBAG) has been the funding source for this Agreement;

and

WHEREAS, REAP 2.0 funding has a March 31, 2026, expenditure deadline and TEF Design’s work will extend past March 31, 2026; and

WHEREAS, the City has \$1,059,908 in the Chinatown Revitalization Plan CIP 9070 available for predevelopment work at 34, 36, 38, and 40, 37 and 39, and 45 Soledad Street, therefore funding for Amendment No. 4 will come from the City’s Chinatown Revitalization CIP (9070); 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. 4 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 \$473,610 for a maximum not to exceed compensation amount of \$1,314,499. Amendment No. 4 will be funded through the Chinatown Revitalization Plan CIP 9070.

PASSED AND APPROVED this 3rd day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dennis Donohue, Mayor

ATTEST:

Patricia M. Soratos, City Clerk