



CITY OF CARMEL-BY-THE-SEA

Update and Request for Direction Architectural Services for the New Police and Public Works Facilities Project

City Council Regular Meeting
July 7, 2026



History

The Journey So Far

Phase 1 (Past)

Conceptual effort by Indigo Group. Failed due to misaligned / misunderstood criteria for success of the design.

**November
18, 2025**

Released a renewed RFP, approved by Council.

**February
2026**

Received 8 valid proposals.

Spring 2026

Rigorous evaluation by the Ad Hoc Committee and staff.



Overview

Today's Objectives



1. Review the Evaluation Process

Review how the proposals were scored.



2. Top Four Firms

Whether and how to proceed with interviewing top 4 firms.



3. Address Timeline

Discuss how project timeline aligns with other City priorities, including November ballot measures.



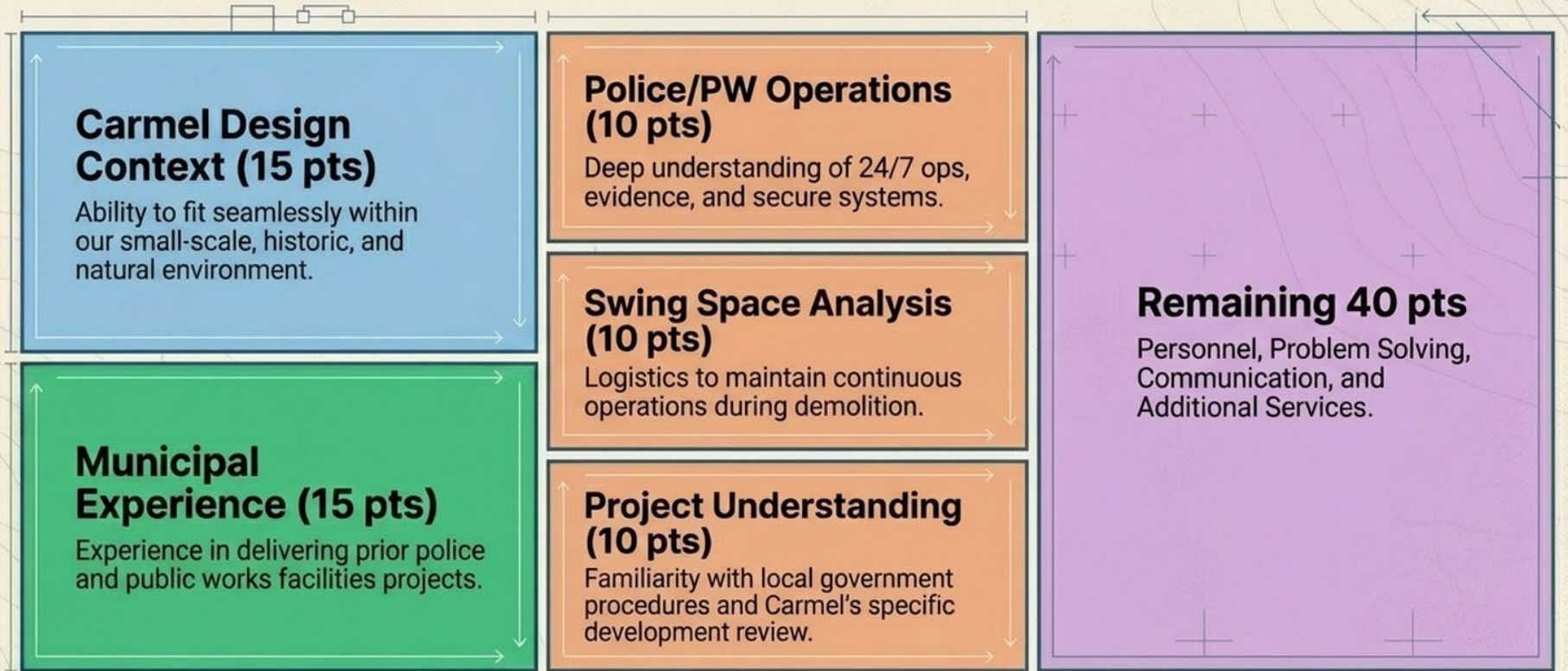
4. Finance

Schedule a municipal bond expert to explain potential funding mechanisms.



Evaluation Criteria

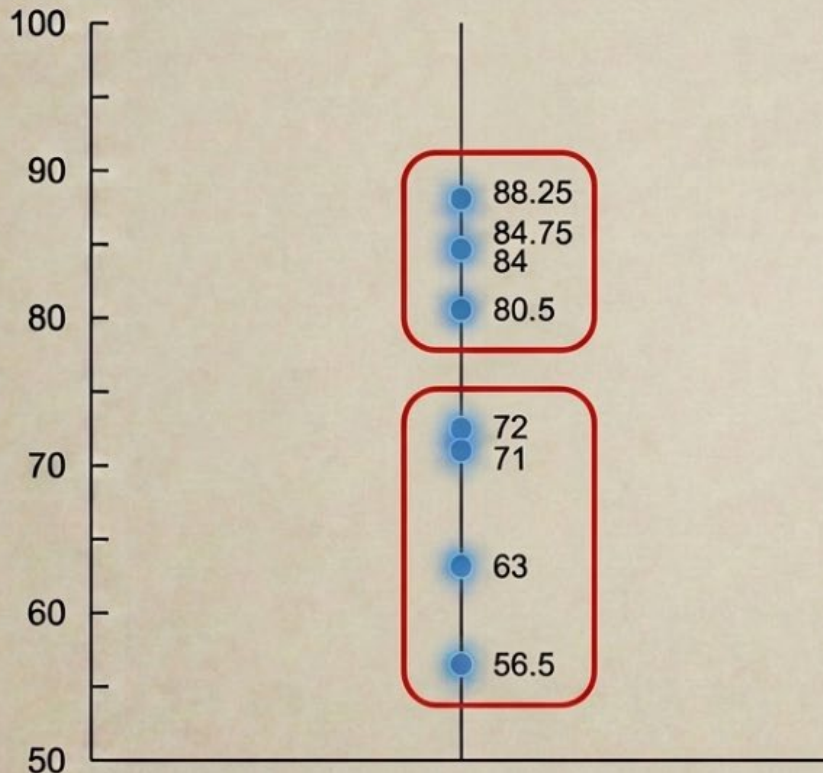
The Evaluation Framework (100 Points Total)





Proposal Scoring

The Results: A Clear Top Tier



What separated the top tier:

- ☑ Extensive, verifiable experience delivering highly specific municipal projects (Police and Public Works).
- ☑ Demonstrated understanding of Carmel's design process, unique character, and thorough understanding of this project's prior efforts, including missteps.
- ☑ Highly tailored to this specific project in Carmel-by-the-Sea, including detailed community engagement planning with a local presence.



Discussion

Decision Point 1: Authorizing Interviews



Recommendation:
Provide direction on whether and how to proceed with interviewing Top 4 Firms.

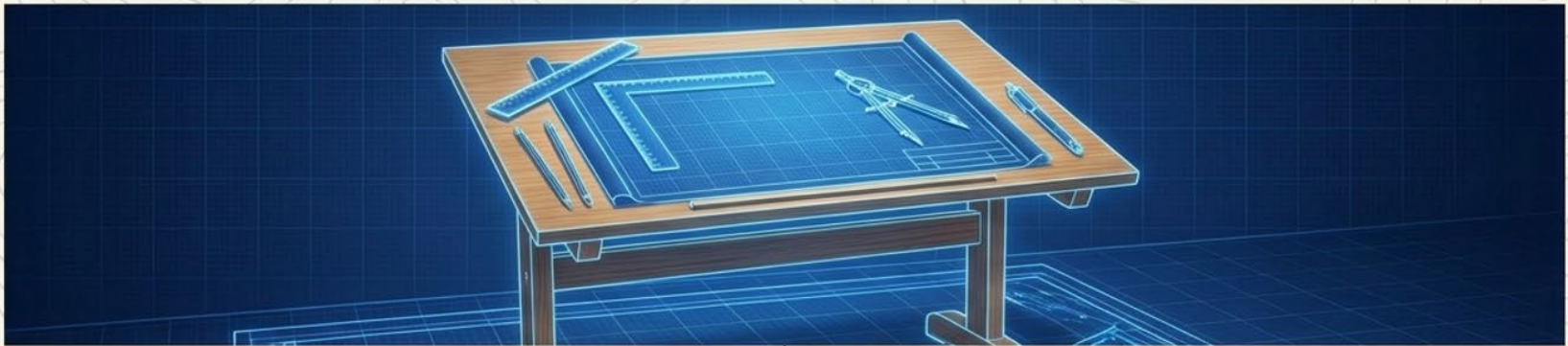
Interview Objectives:

- ✓ Validate the proposed team dynamics and designated Project Managers.
- ✓ Probe deeper into their swing-space and operational continuity strategies.
- ✓ Clarify minor RFP irregularities and confirm timeline flexibility.
- ✓ Negotiate costs and services



Discussion

Decision Point 2: The “Carmel Context” Rendering Exercise



Question

Should we request the Top 4 firms to produce a conceptual rendering of a hypothetical Carmel site as part of the interview process.

The Strategy

- Demonstrates the firms can translate their technical municipal expertise into Carmel’s highly specific design guidelines.
- Provides the Council and community with visual assurance that the selected firm “gets it”.



Discussion

Decision Point 3: Project Timeline vs. Civic Calendar

➤ July to November, and onward.

The Ask: How should the architectural timeline harmonize with upcoming tax measures and City priorities? Do we proceed full steam ahead, or strategically pace the interviews and design phases?



Discussion

Decision Point 4: Demystifying Project Finance

The Ask: Direct staff to schedule a municipal bond expert for a future, separate public session.

 Internal Funding Sources	 External Funding Sources
Can be authorized directly by the City Council based on projected future revenues. (Does not require voter approval)	Can be tied to property tax increases to fund the infrastructure. (Requires a voter ballot measure)
Why an expert is critical right now: A dedicated session will ensure the community fully understands the available mechanisms to fund this critical infrastructure.	



Recap

Summary of Requested Actions

- ☐ Do we proceed with interviewing the Top 4 firms?
- ☐ Do we request a hypothetical “Carmel Context” rendering exercise?
- ☐ What is the Council’s guidance on timeline alignment (Proceed vs. Pace)?
- ☐ Shall we schedule a municipal bond expert for a public session?