



CITY OF CARMEL-BY-THE-SEA

Proposed Professional Services Agreement with Moore Ruble Yudell Architects for the Centennial Restoration of the Harrison Memorial Library

**City Council Meeting
July 1, 2025**



Project Proposed by Foundation

The Foundation will fund the Harrison Memorial Library Centennial Restoration Project (“Project”) to upgrade primarily the interior of this historic facility:

- Structural/Seismic
- Basic Infrastructure
- Accessibility
- Technology and Systems

Project costs including Architect Services and Construction Costs are estimated in the \$15 million to \$20 million range.



Project Proposed by Foundation

There are three contracts necessary for the Project:

1. Contract between the City and Foundation
(Recommended by Library Board on March 20 and approved by City Council on April 1)
2. Contract between the City and Architect
(Recommended by Library Board on June 24 and under review by City Council today)
3. Contract between City and Construction Contractor
(To be developed as part of this Project)



Request for Proposal for Architectural Services

- RFP for Architectural Services for The Harrison Memorial Library Renovation Project was issued by the City on August 8, 2024.
- Six proposals were received in response to the RFP.
- The proposals received were thoroughly reviewed by the 19-member Architect Selection Committee.
 - Members had backgrounds in architecture, interior design, and local history.
- After a final review of the two finalists, the Committee unanimously recommended that the City Council approve entering into negotiations with Moore Ruble Yudell Architects (MRY).



Moore Ruble Yudell Architects Experience

- MRY has extensive experience with historic renovations and designing libraries.
- November 1, 2024 letter from Buzz Yudell to the City (Attachment 2) notes:
 - MRY expertise includes some twenty library projects as well as scores of civic and cultural projects.
 - “As the role of libraries in communities evolves, civic, cultural, and educational programs increasingly inform libraries as the centers of community life and learning.”



Proposed Agreement with Ruble Yudell Architects

- The Proposed Professional Services Agreement with MRY (“Agreement”) is Attachment 3 to Staff Report.
- The Agreement includes terms under which MRY will provide the Scope of Services described in Section 1A:
 - Concept and program validation
 - Schematic design
 - Design development
 - Construction documents and permit support
 - Construction bid support
 - Construction observation
 - Architect’s Certificate for Payment
 - Post-occupancy review
 - Addressing matters relating to seismic, accessibility, technology and systems upgrades



Proposed Agreement with Ruble Yudell Architects

- The Foundation will be funding the cost of the services of MRY. There will be three phases for the services by MRY which include:
 - Phase 1: Cost for Schematics/Conceptual Design and Community Engagement
 - Phase 2: Design Development, Engineering and Construction Drawings/Documents and specifications, Estimate of probable cost of construction.
 - Phase 3: Support and consultation during construction.



Proposed Agreement with Ruble Yudell Architects

- The Fixed Fee for each of the Phases will not exceed the following total amounts:
 - Phase 1: \$515,627
 - Phase 2: \$1,081,492
 - Phase 3: \$630,014
- In addition to the Fixed Fee, MRY shall be entitled to compensation for:
 - Supplemental and Optional Services pre-approved in Exhibit C to the Agreement
 - Compensation for Additional Services, if any, in the manner described in the Agreement.



Harrison Memorial Library Board of Trustees

At its meeting on June 24, 2025, the Harrison Memorial Library Board of Trustees reviewed the proposed Agreement with MRY and recommended that the City Council approve the Agreement.



Recommendation

Motion to Adopt a Resolution of the City Council of the City of Carmel-by-the-Sea authorizing the City Administrator to execute a Professional Services Agreement with Moore Ruble Yudell Architects for the Centennial Restoration of the Harrison Memorial Library

Questions?