

REBUILD



ROCK ISLAND
ILLINOIS

MARCH 25, 2024



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1

Enhance Public
Spaces

2

Encourage Private
Investment

3

Improve Overall
Quality of Life for
Downtown
Workers, Business
Owners, Residents,
and Visitors



- Base Bid
- Arts Alley (Alternate 1)
- Green Lawn (Alternate 5)
- Future Scope (Alternate 2, 3, 4, 6)
- 1st Ave Redevelopment (Separate Scope)



1

Complete reconstruction of streets and sidewalks from building face to building face



2

Replacement of utilities including water main, storm and sanitary sewers



3

Streetscape improvements including streetlights, trees, benches and trash receptacles



4

Placemaking to include public art, lighting, gateway signage and outdoor patio district

What is being recommended?

- **Base Bid**
 - Reconstruction of 2nd Ave Plaza to a festival street, 18th Street from 1st-3rd Ave, 3rd Ave from 18th-19th St, streetscaping including trees, lighting, downtown gateway at 1st Ave, gateway columns, water, sewer, storm sewer
- **Arts Alley revitalization** (Alt 1)
 - Lighting, pavement, murals, vendor stall, new signage, outdoor art gallery
- **18th Street Green Space** (Alt 5)
 - Convert existing parking lot to green space, new lighting, "ROCK ISLAND" placemaking signage

What is not being recommended?

- Reconstruction of 3rd Ave from 17th-18th St (Alt 2)
- Dog Park at 3rd Ave & 21st St (Alt 3)
- Alley reconstruction near proposed dog park at 3rd-4th Ave and 20th-21st St (Alt 4)
- WHBF Tower lighting (Alt 6)







DOWNTOWN AERIAL OF 2ND AVE & 18TH ST

- Enhance Public Spaces, Encourage Private Investment, & Improve Quality of Life -











Lights spaced
50' apart on
alternating sides

(Currently 60' apart on
alternating sides)

Tree and in-ground
planters spacing 50'
on alternating sides

(Currently no consistency)

Picture frame
concrete for the
sidewalks

4 waste/recycle
cans per block



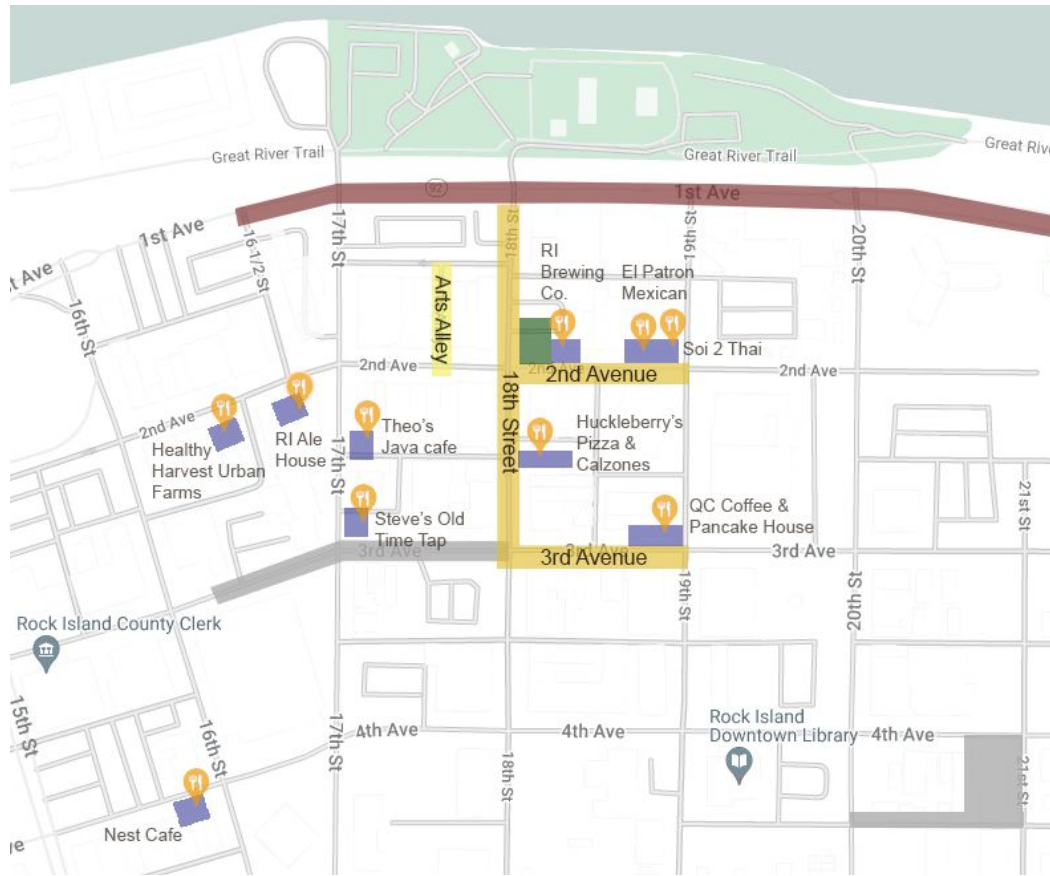


ARTS ALLEY FACING NORTH (Alternate 1)

- Enhance Public Spaces, Encourage Private Investment, & Improve Quality of Life -



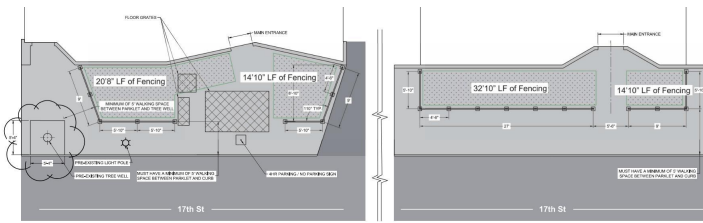




- Proposed Outdoor Patio Locations
- Base Bid
- Arts Alley (Alt - 1)
- Green Lawn (Alt - 5)
- Future Scope (Alt 2, 3, 4, 6)
- 1st Ave Redevelopment Project (Separate Scope)

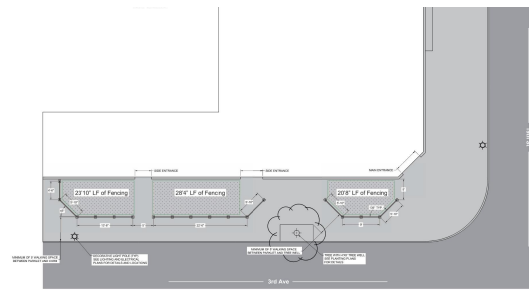
Patios at 17th Street

Theo's Java Cafe and Steve's Old Time Tap



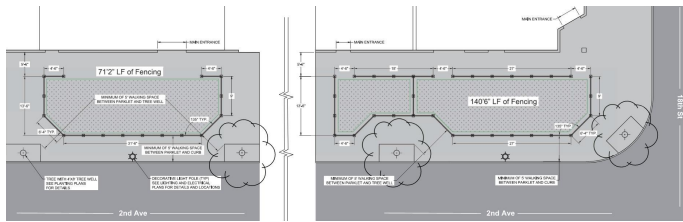
Patios at 3rd Ave & 19th Street

QC Coffee and Pancake House



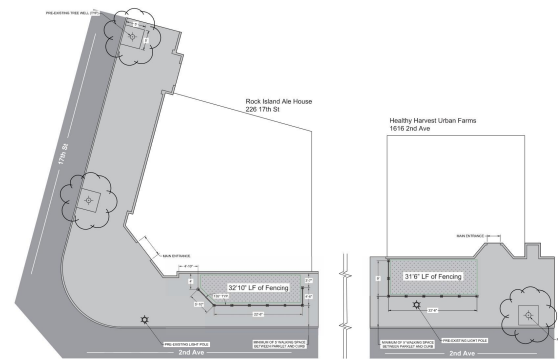
Patios at 2nd Ave

RI Brewing Co., Soi 2 Thai Street Food, and El Patron Mexican



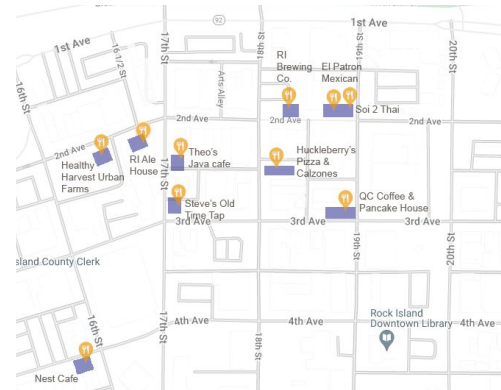
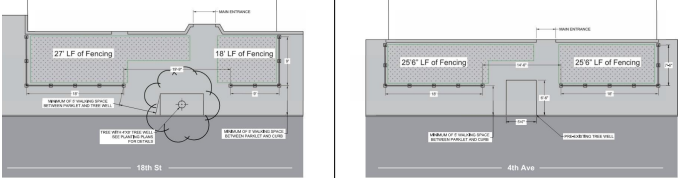
Patios at 17th Street & 2nd Ave

RI Ale House and Healthy Harvest Urban Farms



Patios at 18th Street

Huckleberry's Great Pizza & Calzones, and Nest Cafe



PATIOS AT ESTABLISHED RESTAURANTS
- Enhance Public Spaces, Encourage Private Investment, & Improve Quality of Life -







\$3 million

State of Illinois Rebuild Downtowns grant

+ **\$3.9 million***

American Rescue Plan Act (ARPA) funds

+ **\$1.5 million**

Downtown Tax Increment Financing (TIF) District funds

+ **\$267,000**

State of Illinois Tourism Attractions grant

\$8.7 million

*\$1.4 million added to ARPA funds from the Mill Street Digester project to fund water, sewer and other ARPA qualifying items.

Rebuild Downtown Rock Island Improvements Project

Downtown Alliance Recommendations

Priorities for Future Phases- Items Moved from Base Bid & Alternatives

BID LETTING - FEBRUARY 15

Date:3/21/2024

Items to Eliminate	Base	ALT 1 - Arts Alley	ALT 5 - 18th Street Lawn
Two gateway columns	\$ 36,000		
Planters	\$ 11,100		
Pop-up stage	\$ 25,000		
Dumpster enclosure	\$ 86,450		
Roundabout lights	\$ 22,600		
Aggregate Base Course, Type B 6"	\$ 7,435		
Vendor stall		\$ 103,000	
Postcard wall		\$ 85,000	
Green screen		\$ 75,000	
Murals		\$ 102,100	
Parklets	\$ 192,725		
Parklets (Buy Parklets direct w/ vendors)	\$ 124,855		
Sanitary Sewer Santite Pipe	\$ 145,625		
18th St Play Lawn Structures			\$ 22,500
Total cost reduction	\$ 526,935	\$ 160,900	\$ 22,500
Total revised bid	\$ 7,036,764	\$ 496,987	\$ 223,901
Total Revised Bid Bid + Arts Alley+ 18th St Lawn	\$ 7,757,652		
Engineering & Contract/Grant Administration	\$ 500,000		
5% Contingency	\$ 466,842		
Grand Total Project Cost	\$ 8,723,524		
Total Secured Funding	\$ 8,723,524		
Difference in Funding	\$ -		

ALT 2, 3, 4, 6

Base Bid, ALT 1, ALT 5

Not Recommended Acceptance

Recommended Acceptance w/ these changes above.

COST BREAKDOWN

Category		Cost
Pavement (5 blocks)	\$	1,528,211
Sidewalk (5 blocks)	\$	1,090,713
Water (4 blocks)	\$	798,145
Sanitary (4 blocks)	\$	1,349,480
Storm (4 blocks incl. 1 block trunk line)	\$	887,394
Electrical (5 blocks)	\$	888,411
Landscaping (4 blocks & lawn)	\$	149,397
Furnishings (5 blocks)	\$	811,885
Misc. (Mobilization, Const Layout, Project Sign, etc)	\$	253,045

06/27

Public feedback meeting

07/24

City Council study session

08/14

City Council study session update, direction to move forward into construction documents

08/14 - 01/11

Construction documents, site surveying, engineering

01/25

Project released for bids

Bids are received and opened

03/25

City Council study session to review bids and scope

03/25

Council formal approval for construction contract

Pre-construction meeting

Downtown Stakeholder meeting

Construction starts

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QUESTIONS?