



City Council Study Session Agenda
January 22, 2024 - 5:15 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

[Click Here to Watch Live](#)

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Presentations**
 - a. City Hall Remodel Design Presentation.
 - b. American Rescue Plan (ARPA) Update.

- 5. Adjourn**
 - a. Motion to Adjourn.

Motion:	Motion whether or not to adjourn.
VV	Voice vote is needed.

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.



THIS TOWN
ROCKS

ROCK ISLAND CITY HALL REMODEL

Design Presentation January 22, 2024



Your Dedicated Project Team



Andrew Dasso
AIA, NCARB, LEED AP
Principal Architect



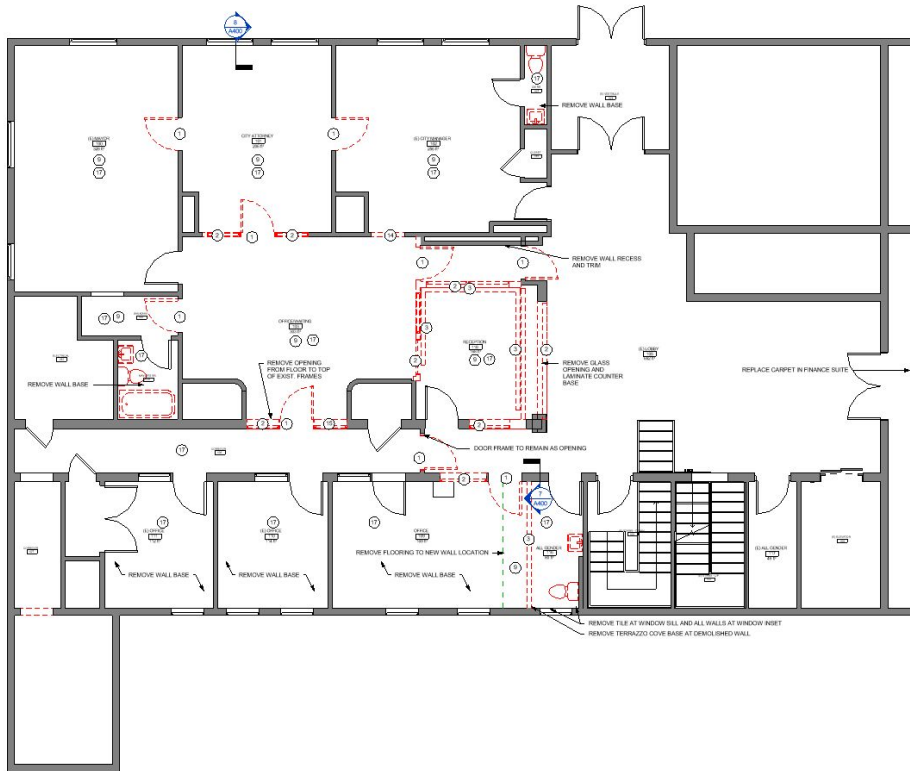
Emily Storm
Project Manager
Interior Design



Melissa Morse
Senior Architect

FIRST FLOOR

Review Existing Conditions



FIRST FLOOR PLAN

- KEEP GOLDEN OAK MILLWORK THROUGHOUT
- TERRAZZO FLOORS TO REMAIN
- REPLACE CARPET
- PAINT ALL WALLS
- CEILING AND LIGHTING REPLACEMENT
- REPLACE FURNITURE
- WINDOW SILLS TO BE REPAIRED
- PLUMBING FIXTURES TO BE REPLACED

FIRST FLOOR

PROPOSED RENOVATIONS



- NEW FLOORING THROUGHOUT OFFICE SPACES
- NEW RECEPTION DESK
- NEW FURNITURE
- (1) ADDITIONAL OFFICE
- ADA RESTROOM AND FINISHES
- UPDATED TECHNOLOGY
- DOOR REMOVALS/ADDITIONS
- NEW TROPHY CASE
- CEILING AND LIGHTING UPDATES
- PAINT AND WOOD REFINISHING
- UPDATED WAYFINDING AND SIGNAGE
- IMPROVED SECURITY THROUGHOUT

FIRST FLOOR

PROPOSED RENOVATIONS



- INVITING ENTRANCE
- GREETED AT THE ENTRANCE BY STAFF MEMBERS
- SECURED ENTRANCE
- MAINTAIN THE HISTORIC CHARACTER OF CITY HALL

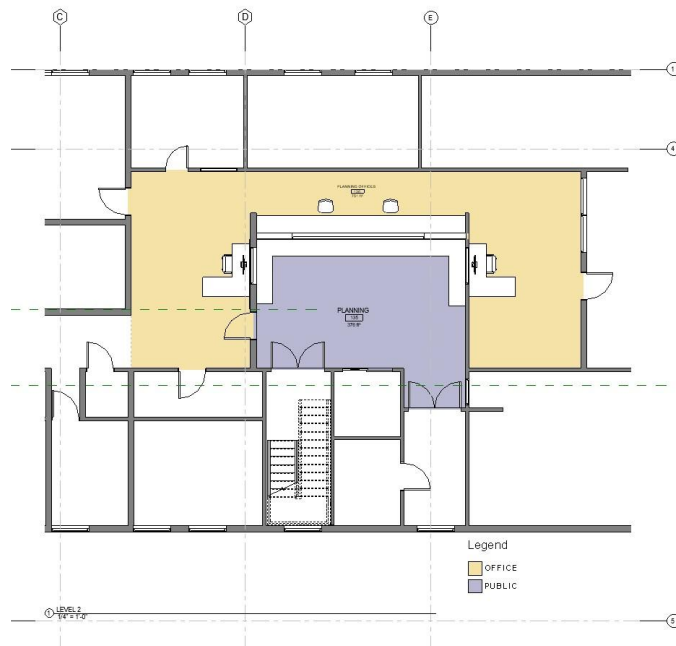
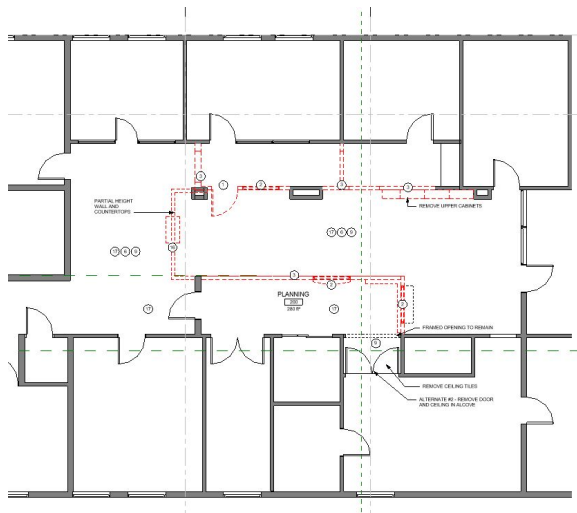
FIRST FLOOR

PROPOSED RENOVATIONS



SECOND FLOOR

PROPOSED RENOVATIONS



- MULTIPLE WORKSTATIONS
- OPPORTUNITY TO IMPROVE SECURITY AND ACCESS
- CREATE A LARGER WAITING AREA
- DEMO EXISTING WALL AND BUILD NEW WALL FURTHER BACK
- ADD MOLDING TO COORDINATE WITH THE REST OF THE BUILDING

SECOND FLOOR

PROPOSED RENOVATIONS



- INVITING ENTRANCE
- GREETED BY STAFF MEMBERS
- UPDATED FINISHES
- LARGER MAIN WINDOW

CONCEPTUAL RENDERING

THIRD FLOOR

Proposed Renovations

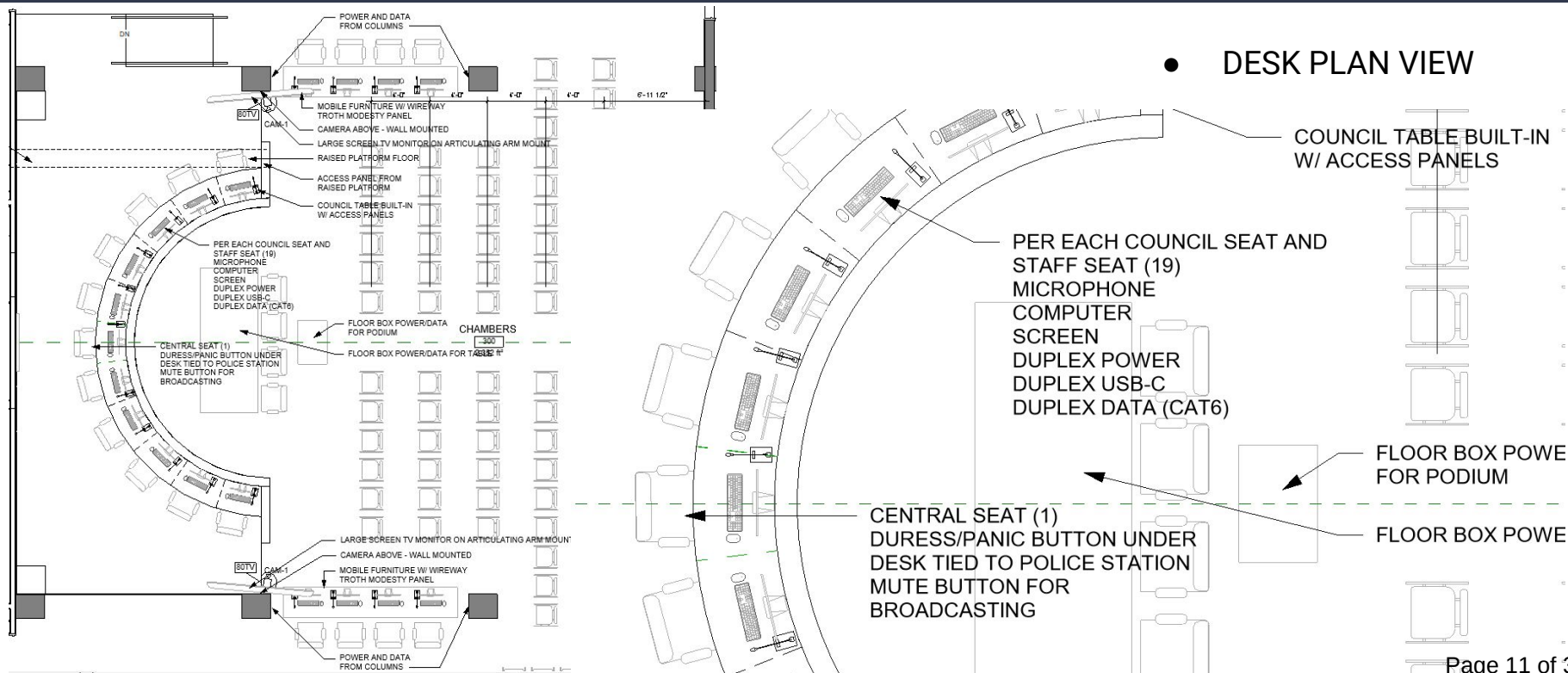


PROPOSED RENOVATIONS

- ADD CONFERENCE ROOM, AV ROOM AND STORAGE
- NEW STAFF SEATING AND FLEXIBLE PUBLIC FURNITURE
- ELEVATED COUNCIL SEATING
- RESTROOM UPGRADES
- FINISH UPGRADES
- UPGRADED TECHNOLOGY
- NEW MEDIA BACKDROPS
- WINDOW TREATMENTS
- UPGRADED WAYFINDING AND SIGNAGE

DESIGN ITEMS

THIRD FLOOR



THIRD FLOOR

PROPOSED RENOVATIONS



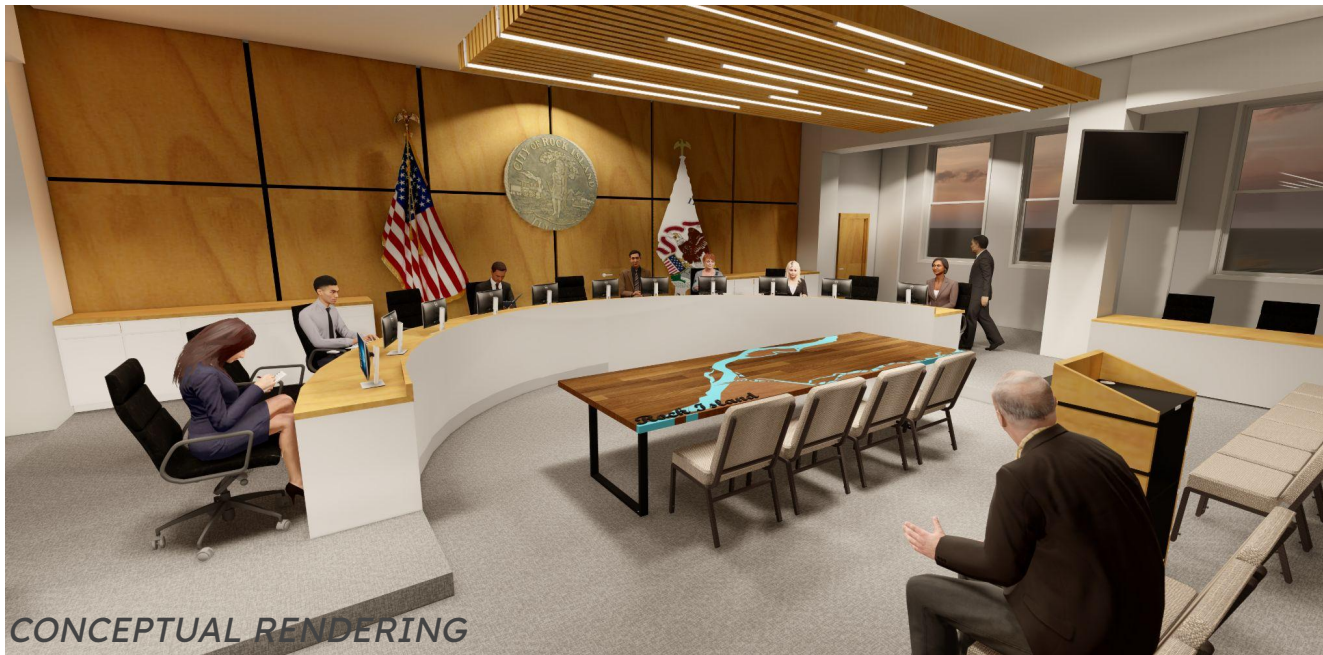
CONCEPTUAL RENDERING



- COLLABORATIVE SPACE FOR COUNCIL MEMBERS, STAFF, AND RESIDENTS
- INVITING FOR THE COMMUNITY
- FLEXIBLE SPACE
- OPEN & CLOSED MEETINGS
- 60+ SEATING

COUNCIL CHAMBERS

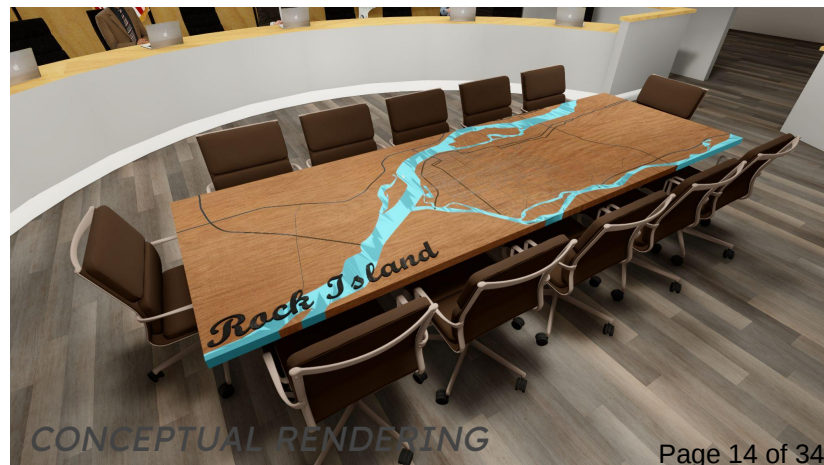
PROPOSED RENOVATIONS



CONCEPTUAL RENDERING

COUNCIL CHAMBERS

PROPOSED RENOVATIONS



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PROJECT SCHEDULE

SUMMARY



Rock Island City Hall Renovation

ID	Task Mode	Task Name	Start	Finish	Notes	Qtr 4, 2023 Oct	Nov	Dec	Qtr 1, 2024 Jan	Feb	Mar	Qtr 2, 2024 Apr	May	Jun	Qtr 3, 2024 Jul	Aug
1		PRE-CONSTRUCTION	Mon 11/27/23	Fri 3/8/24												
2		NOTICE OF AWARD	Mon 11/27/23	Mon 11/27/23												
3		DESIGN DEVELOPMENT DRAWINGS	Tue 11/28/23	Tue 12/12/23												
4		Design and Finish Meeting with steering committee	Mon 12/11/23	Mon 12/11/23												
5		Streamline to complete CD set for budgeting	Fri 12/15/23	Fri 12/15/23												
6		DESIGN DEVELOPMENT BUDGETING	Mon 12/18/23	Thu 1/4/24												
7		Complete CD set for Bid Solicitation and GMP finalization	Thu 1/11/24	Mon 1/22/24												
8		FINALIZE GMP AND SEND AGENDA ITEM TO CITY	Thu 1/18/24	Thu 1/18/24												
9		GMP TO CITY FOR BUDGET CITY HALL MEETING	Mon 1/22/24	Mon 1/22/24												
10		BID DOCUMENTS	Mon 12/25/23	Mon 1/22/24												
11		BID PACKAGE DEVELOPMENT	Mon 1/8/24	Fri 1/12/24												
12		BID PACKAGE REVIEW	Mon 1/15/24	Thu 1/18/24												
13		BID SOLICITATION	Tue 1/23/24	Tue 1/23/24	AFTER GMP APPROVED BY CITY											
14		PRE-BID WALK-THRU	Tue 1/30/24	Tue 1/30/24												
15		BID RFI'S Due	Wed 2/7/24	Wed 2/7/24												
16		ADDENDA ISSUED	Tue 2/13/24	Tue 2/13/24												
17		BID OPENING	Wed 2/21/24	Wed 2/21/24												
18		BID REVIEW	Thu 2/22/24	Thu 2/22/24												
19		PROCUREMENT & CONTRACTING	Fri 2/23/24	Fri 3/8/24												
20		CONSTRUCTION	Mon 3/11/24	Mon 7/22/24	PENDING LEAD TIMES											

THANK YOU.

ROCK ISLAND CITY HALL REMODEL

Design Presentation January 22, 2024





American Rescue Plan Act (ARPA)

Update to the Rock Island City Council

January 22, 2024

ARPA Refresh

- Brief Recap and Refresh
- Updates to U.S. Treasury Interim Final Rule
- Budget Update
- Project updates
- Leveraging/Grants



ARPA Budget Restricted Funds

Project	Original Project Budgeted	Total Budget amount as of 1/12/2024	Project Status
Salaries – ARPA Manager & Community Engagement Manager (includes fringe benefits and pension)	\$ 420,000.00	\$ 420,000.00	In Progress
Downtown RI Project	\$ 2,500,000.00	\$ 2,500,000.00	Engineering and Design Started; bid opening scheduled for February Construction start late March or April 2024
ARPA Survey expenses and other materials	\$ 5,000.00	\$ 4,7691.51	Complete
Augustana Slough Sewer Replacement	\$ 400,000.00	\$ 400,000.00	In Progress – completion anticipated in Spring 2024
Broadband Fiber Optic Infrastructure Expansion	\$ 300,000.00	\$ 50,000.00	Not Started
Hauberg Estate Carriage House	\$ 250,000.00	\$ 254,967.47	Complete
Advanced Metering Infrastructure	\$ 1,500,000.00	\$ 1,500,000.00	In Progress
Watts/Midtown Library	\$ 500,000.00	\$ 500,000.00	Complete
Fleet Replacement (Fire ambulances)	\$ 869,199.00	\$ 869,199.00	Complete
Denkmann Park Basketball Resurfacing	\$ 100,000.00	\$ 76,520.73	Complete
STEAM Lab – MLK	\$ 100,000.00	\$ 100,000.00	In Progress – completion anticipated early summer 2024
Replace Weather Sirens	\$ 58,000.00	\$ 58,771.00	Complete
Mill Street Anaerobic Digester Rehab	\$ 1,400,000.00	\$ 1,400,000.00	No Started
Video Recording System	\$ 45,000.00	\$ 40,000.00	In Progress – equipment anticipated to arrive in Spring 2024
SW Treatment Plant Influent Pump Station	\$ 2,650,000.00	\$ 2,650,000.00	In Progress
Backup Generators - water treatment plant	\$ 500,000.00	\$ 500,000.00	Not Started
Station Alerting System - New P25	\$ 200,000.00	\$ 210,000.00	Not Started
West End Initiative - Revitalization	\$ 50,000.00	\$ 100,000.00	In Progress

ARPA Budget Restricted Funds (cont.)

Project	Original Project Budget	Total Budget amount as of 1/12/2024	Project Status
City Camera Network System	\$ 250,000.00	\$ 250,000.00	In Progress
Emergency Services Radio	\$ 1,072,000.00	\$ 820,144.33	Not Started
Housing Rehabilitation	\$ 250,000.00	\$ 250,000.00	In Progress – land bank contribution complete; housing rehabilitation projects 2024
Extrication Equipment	\$ 112,000.00	\$ 106,690.77	Complete
Mel McKay Pickleball Courts	\$ 300,000.00	\$ 300,000.00	In Progress – completion anticipated Spring 2024
License Plate Reader Lease/Shot spotter - 3 years	\$ 225,000.00	\$ 225,000.00	In Progress – scope changed with cost savings to add ALPR to squad cars
Public Safety - 3 years	\$ 300,000.00	\$ 150,000.00	Not Started
Public Safety – City Hall Security	-	\$ 150,000.00	Not Started
Police Hiring/ Retention/ Recruitment	\$ 250,000.00	\$ 236,000.00	In Progress
RIFAC Repairs	\$ 750,000.00	\$ 750,000.00	In Progress – completion anticipated Summer 2024
Highland Springs Clubhouse	\$ 600,000.00	\$ 600,000.00	Complete
Demolitions	\$ 250,000.00	\$ 250,000.00	In Progress – Bear Manufacturing
City Hall AV & Technology Upgrades	\$ 75,000.00	\$ 75,000.00	Not Started
Douglas Park Lighting	\$ 200,000.00	\$ 200,000.00	Complete
1st Avenue Road Diet Reconstruction Project	\$ 720,000.00	\$ 720,000.00	Not Started
TOTAL RESTRICTED FUNDS:	\$17,201,199.00	\$16,717,062.81	

ARPA Unrestricted Funds

Project	Original Project Budget	Total Budget amount as of 1/12/2024	Project Status
City Software	\$ 2,250,000.00	\$ 1,500,000.00	In progress (anticipated completion 2025)
Rock Island Parkway	\$ 333,709.84	\$ 333,709.84	Complete
Parking Garage	\$ 1,200,000.00	\$ 920,821.80	Complete
Fleet	\$ 608,409.82	\$ 608,409.82	Complete
Sunset Marina	\$ 1,000,000.00	\$ 1,000,000.00	In progress
Road Repairs	\$ 1,000,000.00	\$ 500,000.00	Not started
Assistance to Businesses	\$ 750,000.00	\$ 750,000.00	In progress
Infill Housing and New Housing Incentives	\$ 500,000.00	\$ 500,000.00	Not started
City - Lost Revenue	\$ 1,000,000.00	\$ 617,000.00	Complete
Mental Health	\$ 250,000.00	\$ 250,000.00	Not started
Aid to Tourism	\$ 250,000.00	\$ 250,000.00	Not started
Homelessness	\$ 250,000.00	\$ 250,000.00	Not Started
City Hall Renovations	\$ TBD	\$ 1,775,000.00	Not Started
Façade Improvement Program	\$ 500,000.00	\$ 500,000.00	In progress
<u>TOTAL UNRESTRICTED FUNDS:</u>	<u>\$9,892,119.66</u>	<u>\$ 9,754,941.56</u>	

ARPA Project Updates

Rebuild & Revitalization: Downtown Rock Island Project (restricted funds)

- Public Survey conducted in July 2023
- Multiple funding sources
- Bid opening scheduled for mid-February; construction to start late Spring



ARPA Project Updates

ROAD PROJECT

- **Proposed Project: 1st Avenue Road Diet Reconstruction**
- **\$720,000 local match (ARPA restricted funds)**
- **Surface Transportation Block Grant \$1.6M**



ARPA Project Updates

Martin Luther King Jr. Center STEAM Lab

- Anticipated completion June 2024

CONCEPT

DATE: 6/17/22
PROJECT: 21437
CITY: -
STATE: -
NATIONAL: -
21437-MLKC_STEAM_
Environmental_Graphics
VERSION 3



ARPA Project Updates

Assistance to Businesses: Grow Rock Island Together (GRIT) Program & Property Enhancement Program (PEP)

- 29 projects were approved to begin an application
- 9 projects are approved and underway
- 8 projects have been completed

GRIT: Projects funded through this program represent over \$14M in investments in the City of Rock Island

PEP: Projects funded through this program represent \$2.277M in private investments

SMALL BUSINESS ASSISTANCE

Is Here!

Rock Island's Community and Economic Development Department is still accepting applications for \$1.25 million in PEP and GRIT funding

DARI
DEVELOPMENT ASSOCIATION
of ROCK ISLAND



ARPA Project Updates

DEMOLITION: BEAR Manufacturing (anticipated completion summer 2024)



ARPA Project Updates

Infill Housing & New Housing Incentives

- **Unrestricted funds – no time limit**
- **Proposal: Strategic Housing Study in 2024 to help determine how these funds should best be utilized.**



ARPA Project Updates

New City Software

- New Project Amount of \$1.5M
 - New Software implementation costs: \$658,442
 - Current software system costs for CY2024: \$224,100
 - Estimated new software system annual cost (after implementation): \$254,439
 - Presentation to Council forthcoming in February 2024
 - Implementation anticipated in late 2024 through 2026
-

City Hall Remodel

- Total projected costs of \$2.25M
- Improvements to the first floor City Manager/Mayor/Clerk's Offices, second floor CED customer service space and counter, and Council Chambers; updated security and technology; new conference room; updated carpet
- Anticipated project start date in March 2024 and completion scheduled for July 2024

ARPA Project Updates

RIFAC Updates

- New pool windows
- Exterior Masonry work
- Steam and Sauna Replacement
- Preschool glass security wall/door
- New pool amenity
- Anticipated completion Summer 2024



ARPA Project Updates

Mel McKay Pickleball Courts

- Court, fencing and ADA entry are complete
- Grating and lot work still remaining
- Anticipated completion Spring 2024



ARPA Focus Group Updates

Focus Groups (held in fall 2022)

Mental Health

- Follow-up meeting with Ald. Hurt forthcoming in January 2024

Homelessness

- In the fall 2023, City Council allocated \$250,000 to Project NOW for building rehabilitation

Tourism

- Options in the process of being prepared

Leveraging ARPA Funds

Public Private Partnerships

- **Watts – Midtown Library:** Rock Island Public Library, Library Foundation, YMCA, City of Rock Island and other funding
- **Douglas Park:** Rock Island Parks & Recreation, Friends of Douglas Park, T-Mobile Grant, City of Rock Island
- **Hauberg Estate Carriage House:** Rock Island Parks & Recreation, Friends of Hauberg, CDBG Funds, City of Rock Island

Leveraging Funds with Grants and Donations

- **Denkmann Park:** ARPA funds and HUD funds
- **Highland Springs:** ARPA funds, private donations and financing from First Tee of the Quad Cities
- **Mel McKay Pickleball Courts:** ARPA funds and Open Space Land Acquisition and Development Grant
- **Downtown Rock Island:** ARPA funds, Downtown TIF funds, state grants
- **Downtown Parking Structure:** ARPA funds and Downtown TIF funds
- **MLK STEAM Lab** – ARPA funds and grant funds
- **1st Street Road Diet Reconstruction** – ARPA funds and Surface Transportation Block Grant

Thank You!

Discussion & Questions