

City of Moline, Illinois

Sangeetha Rayapati, Mayor



Call for Expression of Interest for the Moline Riverfront Master Plan

Issued: February 1, 2023

CITY OF MOLINE REQUEST FOR EXPRESSION OF INTEREST FOR CONSULTING SERVICES FOR THE MOLINE RIVERFRONT MASTER PLAN

Deadline: 5:00 P.M. CST, February 28, 2023

I. Introduction

The City of Moline and Renew Moline are soliciting Request for Expressions of Interest (RFEI) from consultants to prepare a Moline Riverfront Master Plan. This RFEI is the preliminary step in preparing a master plan and serves as an opportunity to get to know your firm(s) better. The City of Moline's Project Management Team will review responses and selected firms will be invited to submit full responses to a Request for Proposals.

II. Background

Moline, Illinois is a city of 45,000 in a bi-state region situated on the Mississippi River known as the "Quad Cities" having a total population of about 385,000. It is the largest metropolitan area between St. Louis and Minneapolis. It is home to the First Army Headquarters on Arsenal Island and the corporate headquarters of John Deere & Company have been a strong presence in the community for almost 200 years.



Downtown Moline has had considerable success in redevelopment in the last 20 years. This area includes some significant and intensive uses, including the Vibrant Arena at the Mark (12,000 seat multipurpose arena), Centre Station (transit center and parking structure), KONE, Inc., and Riverstation office buildings. In addition, there have been a number of successful redevelopment and adaptive reuse projects, including Stoney Creek Hotel, Element Hotel (Marriott), and the Axis Hotel (Tapestry by Hilton) and the Wyndham, as well as substantial institutional development with the Western

Illinois University Campus. However, it also has its share of empty storefronts, vacant property and underdeveloped parcels. The construction of the new I-74 bridge presents a unique opportunity to redevelop areas of Downtown Moline that once laid under the existing interstate highway. Renew Moline, a private, non-profit corporation works closely with the City of Moline and has participated in significant redevelopment projects over its 30-year history.

The City and Renew Moline have been working on foundation work for any future master plan. In April 2021, Renew Moline (in partnership with the City and other local entities) contracted with the Urban Land Institute to conduct an Advisory Panel to contemplate the future of riverfront and the I-74 redevelopment area. [ULI's final report](#) and more information about Renew Moline is available [here](#). The City is currently wrapping up the drafting of a form-based code that will guide future development within the downtown area. Adoption of this form-based code is anticipated in Spring 2023.

III. Purpose and Goals

The project will focus on the preparation of a master plan for the downtown Moline riverfront as well as the former footprint of the I-74 Bridge. This plan will include a detailed implementation plan that list



specific priorities as well as a breakdown of the anticipated public and private investment required. The plan will require a multi-disciplinary approach of land planning, engineering (with a special focus on flood protection/riverfront development), and public/private financing. Downtown Moline is the city's center and a regional hub for recreation, arts, and employment and is looking to build upon 35 years of public and private investment on its transition to a 24/7 destination

Photo Credit: Miller + Miller Architectural Photography

that includes additional residential, recreational, commercial, and placemaking development and redevelopment opportunities. This plan will build upon the City of Moline’s Core Values, which are:

- **Collaboration**
 - Partnering with local governments, organizations, businesses, and residents to create positive solutions for all.
- **Service & Engagement**
 - Providing a level of service that meets or exceeds the community’s expectations.
 - Fully engage residents, businesses, and organizations to understand the needs and wants of the community.
- **Innovation, Adaptability, and Resiliency**
 - Providing innovative solutions and promoting a forward-thinking environment that supports creativity and continuous improvement.
- **Excellence**
 - Engage in outstanding performance and deliver high quality services with the greatest value to our residents and businesses.
- **Welcoming & Inclusive**
 - A welcoming community, made stronger by the rich diversity of our residents and which is celebrated with dignity, equity, and respect.
- **Stewardship**
 - A good and dependable steward of our financial, human, and environmental resources.



This RFEI is a preliminary step in preparing the Riverfront Master Plan. It is an opportunity for the City and Renew Moline to learn more about your multi-disciplinary project team and to determine the best process to move the project forward. This RFEI will also help identify best practices in riverfront redevelopment and determine a qualified list of firms who will be invited to respond to a formal Request for Proposals (RFP) in Spring 2023.

Development Context

The Riverfront Master Plan will cover the primary area, generally described as the Mississippi River to the north, 7th Avenue to the South, 23th Street to the east and 18th Street to the east. A secondary area expands the plan area to the east to 25th Street (See **Exhibit A.**)

This planning area focuses primarily on the development opportunity presented by the construction of the new I-74 bridge, and the removal of the old I-74 Bridge. The changed traffic patterns and land that will become available create opportunities for public (pedestrian connections, new open spaces) and private development sites.

The City of Moline and John Deere are anticipated to be the largest land owners in the plan area. The City of Moline purchased the former Bridgepointe 485 site in December 2022, a 6-acre site and home of the former Montgomery Elevator Company. This site adjacent to the Riverfront and new I-74 Bridge will present a unique and challenging development opportunity. In July 2022, new legislation was signed by Governor Pritzker to allow municipalities a “right of first refusal” for property no longer needed by the Illinois Department of Transportation. This new legislation, combined with the City’s acquisition of the

Bridgepointe property means the City of Moline will control all property north of River Drive to the immediate west of the new bridge (approximately 13 acres).



IV. Expression of Interest Submission Requirements

The City of Moline and Renew Moline seek a highly qualified multi-disciplinary firm/team to prepare the Moline Riverfront Master Plan document and implementation plan. For this RFEI, the City of Moline and Renew Moline are requesting the following from interested firms/project teams. Please limit your submittal to no more than 15 pages.

- 1) Letter of Interest
- 2) Contact information for key assigned staff people
- 3) Statement highlighting experience with projects of similar size and complexity
- 4) Public engagement approach to project
- 5) Suggested preliminary framework/proposed components for project by phase and task
- 6) Approximate budget for this type of work by phase and task
- 7) Suggested timeline by phase and task
- 8) Any questions relating to the project parameters

An **optional** virtual pre-submittal meeting will be held February 15, 2023 as a way to introduce the project area, the anticipated topics to be covered in a plan and an opportunity for interested firms/teams to ask questions about the project and connect with each other.

Pre-Submittal Meeting:

February 15, 2023 – 2:00 p.m. CST

<https://meetings.ringcentral.com/j/1472969893>

Proposals shall be submitted in Adobe Portable Document Format (PDF) file **must be received on/before 5:00 pm February 28, 2023**. **Emailed proposals are required to rhvitlok@moline.il.us**. Digital proposals exceeding 7 MB must be compressed below 7 MB or sent via a file sharing service. Applicants are encouraged to submit proposals early in case there are technology issues. The City of Moline and Renew Moline is not responsible for proposals that are not received due to technology issues. No phone calls please. All information received in response to this RFEI that is marked proprietary will be handled accordingly. Responses to the RFEI will not be returned.

All inquires of the proposal shall be directed to:

Ryan Hvitløk, AICP
Community and Economic Development Director
City of Moline Community & Economic Development Department
619 16th Street
Moline, IL 61265
Telephone: (309) 524-2030
rhvitlok@moline.il.us

V. Evaluation Process:

The City of Moline and Renew Moline will develop a short list of firms/project teams from which to solicit proposals based upon the following information from the RFEI submittal:

- Qualification and Experience of Firm/Project Team: Those who demonstrate they are qualified to execute a complex and multi-disciplinary plan that includes land planning, engineering, and knowledge of public-private financing tools.
- Team Capacity: Those who best demonstrate the creative capacity to develop the Moline Riverfront Master Plan.
- Reputation: Those who have a track record of successful public-private partnerships built upon trust, integrity, and a desire to achieve a project that is a win-win for the firm/project team and the City and Renew Moline.

VI. Proposed Project Time Line

The City of Moline and Renew Moline have developed a proposed timeline shown below. This timeline is an estimate of the phases and tasks to be completed and may be adjusted pending the RFEI and RFP process.

- November 2022 – January 2023: Project Scoping and Definition
- February 2023: RFEI Distributed
- Early – mid March 2023: RFEI Submittals Reviewed, Short List Firms Notified

- March 2023: Prepare and Refine RFP
- Early April 2023: Project Management Team Review of RFP
- April 2023: RFP Issued
- May 2023: Review Proposals/Interview
- Late May 2023: Consultant Review and Approvals
- Early - Mid June 2023: Contract Review and Approvals
- Late June 2023: Project Starts
- Late June 2023 – Winter 2024: Master Planning Process
- Winter 2024: Project Completed, Plan Adoption

VII. Due Diligence

Prior to submitting an Expression of Interest, respondents are encouraged to review the City’s planning work regarding downtown and the Riverfront. The City has invested in planning for its future and has its [plans and studies](#) on its website. Key documents include:

- [Moline Centre Plan Updates \(Floreciente, Moline Centre and Edgewater\) \(2014\)](#)
- [Moving Moline Forward \(2016\)](#)
- [Moline Centre Design Guidelines \(2007\)](#)
- [Downtown Streetscape Master Plan \(2009\)](#)
- [Urban Land Institute Advisory Panel Final Report \(2021\)](#)
- [Moline Centre Form For the Future Form-Based Code Public Draft \(2023\)](#)

VIII. Reservation of Rights

The City of Moline reserves the right to (1) cancel or withdraw the RFEI prior to or after the submission deadline; (2) Modify or issue clarifications to the REFI prior to the submission deadline; (3) Reject any submission it deems incomplete or unresponsive to the submission requirements; (4) Reject all submissions that are submitted under the REFI; (5) Modify the deadline for submissions or reissue the RFEI, a modified RFEI, or a new RFEI, RFP or RFP whether or not any submissions have been received in response to the initial REFI issuance.

The City of Moline will post on the City’s official website (moline.il.us) notices or information regarding cancellations, withdrawals, modifications to deadlines, and other modifications to this RFEI. Teams/Firms shall have the obligation to check the website for any such notices and information, and the City and Renew Moline shall have no duty or obligation to provide direct notices to potential submitters.

All submissions shall be the property of the City of Moline, any and all ideas in any submission may be used by the City, whether the submission is selected or rejected. The City of Moline and Renew Moline may request that teams/firms clarify their submissions and/or submit additional information pertaining to their submissions. They may request best and final submissions from any team/firm and/or request an oral presentation.

The selection by the City of Moline and Renew Moline indicates only an intent to continue with the selection process and/or negotiate; the selection does not constitute a commitment to execute a final agreement or contract. By participating in the REFI process, the team/firm agrees to the hold the City of

Moline and Renew Moline and its officers, employees, agents, representatives, and consultants harmless from all claims, liabilities, and costs related to all aspects of this solicitation.



Exhibit A

MOLINE, ILLINOIS
 I-74 REALIGNMENT ZONE LAND USE STUDY
 STUDY AREA BASE MAP



Study Areas	
- Primary:	± 114 acres
- Secondary:	± 60 acres
Bridge Realignment	
- I-74 Bridge Shifts East	
- Reclaimed Land:	± 13.5 acres

JULY 2018
 DRAFT

