



**Request for Proposal**  
**For**  
**Campground Feasibility Study**  
**Sunset Park & Pettifer Island**

**The City of Rock Island, IL**

Public Works Department

1309 Mill Street

Rock Island, IL 61201

309-732-2200

## **INVITATION FOR BIDS**

**The City of Rock Island is seeking a qualified consultant to perform a feasibility study for development of a RV park and campground, along with support amenities and infrastructure. To be considered, interested parties must respond to this Request for Proposal (RFP) and the submittal requirements outlined herein.**

Sealed bids will be accepted by the City of Rock Island Public Works Department until 10:00 a.m. on Friday, April 21st, 2023 for the following project: Campground feasibility study for Sunset Park & Pettifer Island.

### **Campground Feasibility Study**

A digital copy of the specifications may be obtained downloaded from the City's website at: <https://rigov.org/bids.aspx>

The Contractor will be responsible for complying with all local, state, and federal regulations pertaining to this project.

The City of Rock Island is committed to preserving equal rights for all of its citizens during the construction of its public works projects and encourages minority contractors to submit bids for this work. The City also encourages bidders to consider hiring subcontractors and employees of all racial and ethnic backgrounds.

It is the intent of the City of Rock Island to award a contract to the lowest responsible bidder provided the bid has been submitted in accordance with the bidding requirements. The City reserves the right to reject any or all bids and to waive informalities or technicalities.



-----  
Luke D. VanLandegen  
Municipal Services Superintendent

BIDS DUE: Friday, April 21st, 2023  
10:00 a.m. Central Time  
Public Works Department  
1309 Mill Street  
Rock Island, IL 61201

PROJECT: Campground feasibility study for Sunset Park  
& Pettifer Island.

OWNER: City of Rock Island  
1528 Third Avenue  
Rock Island, IL 61201

Sealed bids will be received, opened at 10:01 a.m. on April 21st, 2023 or at such later time and place as may then be fixed.

Bids may be hand carried or mailed and will be received at the City of Rock Island Public Works Facility, 1309 Mill Street, Rock Island, IL 61201 until 10:00 a.m. on April 21st, 2023. Bid envelopes must be sealed and marked "**Campground feasibility study for Sunset Park & Pettifer Island.**"

# CITY OF ROCK ISLAND

Mayor

Mike Thoms

City Clerk

Samantha Gange

Alderman

	<u>Ward</u>
Moses Robinson Jr.	1
Randall Hurt	2
Judith Higgins Gilbert	3
Jenni Swanson	4
Dylan Parker	5
Mark Poulos	6
Bill Healy	7

City Manager

Todd Thompson

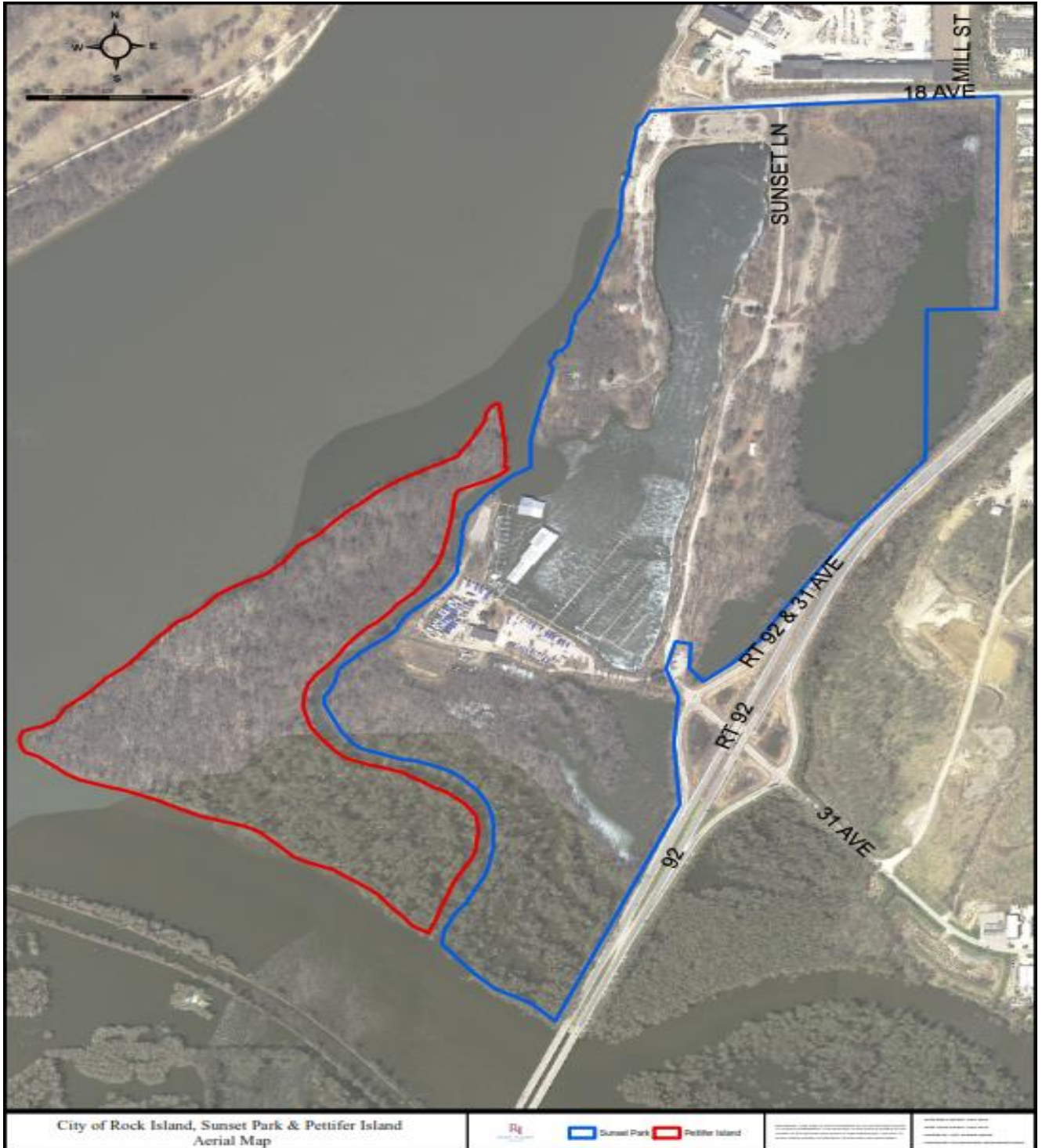
Public Works Director

Michael T. Bartels

City Engineer

Michael J. Kane, P.E.

# PROPERTY LOCATION AND DESCRIPTION



**Sunset Park (Blue)** - Sunset Park is a public park located in Rock Island, Illinois. It is situated on the banks of the Mississippi River and covers an area of about 61 acres. The park features a variety of recreational facilities, including several picnic areas, playgrounds, and sports fields. Visitors can also enjoy a scenic walk along the park's numerous walking trails or fish in the river from the park's fishing pier. In addition, Sunset Park is home to a number of community events and festivals throughout the year, making it a popular destination for both locals and visitors.

The Park features a marina where boaters can launch their boats and enjoy the scenic views of the Mississippi River. The marina offers boat slips, boat rentals, and a fuel dock. It's a popular spot for fishing, water skiing, and other recreational activities on the river.

Sunset Park is located in a convenient location, close to several amenities and attractions in Rock Island, Illinois. One of the most notable nearby attractions is the Bally's Casino & Hotel, which is located just a few minutes away from the park. The casino features a variety of gaming options, restaurants, and entertainment venues, making it a popular destination for visitors to the area.

Additionally, Sunset Park is just a short drive away from other popular attractions in Rock Island, including the Quad City Botanical Center, the Figge Art Museum, and the Rock Island Arsenal Museum. There are also several restaurants, shops, and hotels in the area, providing visitors with plenty of options for dining, lodging, and entertainment.

Overall, the proximity of Sunset Park to other amenities and attractions in Rock Island makes it an ideal destination for visitors looking to explore the area and enjoy outdoor activities in a beautiful setting.

**Pettifer Island (Red)** – Island owned by the City of Rock Island and consists of 80 acres of wooded property

## **SUBMITTAL REQUIREMENTS**

The City of Rock Island is requesting a proposal and fee schedule that will provide a feasibility study to develop recreational RV and campground sites in Sunset Park & Pettifer Island to include the following:

1. Conduct a preliminary site analysis, engineering, and environmental assessment. Analyze proposed sites for development strengths and constraints including: city zoning and site development regulations, impact on environment and infrastructure needs.
2. Conduct a market analysis: Industry trends, location, local area characteristics, competition, identify customers and other information.
3. Develop conceptual RV Park and campground operational and finance plans. Complete a performance and financial analysis of the project which should identify development costs, revenue potential, operations costs, and investment strategies.
4. Plan the organizational structure. Develop the staffing and resource requirements needed to convert the lands into RV Park and campground facilities.
5. Write an Executive Summary. Formulate a narrative describing details of the project, findings, and strategic recommendations designed to meet the City's needs.
6. Present the Executive Summary to the City Council at a regularly scheduled meeting in person or virtually and answer questions.
7. Provide at least 3 references, with project description and photos, that can be contacted by the City.