

**Memorandum
Public Works Department**



To: City Manager
Subject: Rock Island Transfer Station Opportunity in Rock Island
Date: March 27, 2012
Number: 2010-075

The staff has negotiated an intergovernmental agreement with the Rock Island County Metropolitan Mass Transit District for the Rock Island Transfer Station project. The proposed site for the new transfer station is at the northwest corner of the intersection of 2nd Avenue and 20th Street. The Executive Summary is attached along with the Intergovernmental Agreement.

Recommendation

The Public Works Department recommends the City Council approve the Intergovernmental Agreement and authorize the City Manager to sign the documents.

Submitted by: Robert T. Hawes, P.E., Assistant City Manager/Public Works Director

Approved by: Thomas Thomas, City Manager



Executive Summary

Rock Island Transfer Station Opportunity in Rock Island, Illinois

Request for Proposals: Architectural and Engineering Services

Submittal Due Date: March 9, 2012



Station East Elevation

Transit Transfer Station Improvements
2nd Avenue and 20th Street Rock Island, Illinois



McClure Engineering Associates, Inc.
Bracke, Hayes, Miller, Mahon, Architects LLP

Contact: Chelsey Waterman, MetroLINK

Project Manager

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Rock Island Metropolitan Mass Transit District

The Rock Island County Metropolitan Mass Transit District, commonly referred to as MetroLINK, is a multi-city public transit system that was created in 1970 to serve the Illinois Quad Cities. Service is currently provided to the communities of Carbon Cliff, Colona, East Moline, Hampton, Milan, Moline, Rock Island, and Silvis. As a progressive transit system, MetroLINK has worked extensively with private and public partners in developing strategies to promote transit as a key integral fabric of a community. MetroLINK's sophisticated technologies and efficient route structure has attracted a growing ridership each year. Strategic plans centered on livable communities and environmentally sound practices reinforce MetroLINK's commitment towards sustainability.



MetroLINK's fixed-route services, referred to as "Metro," operate seven days a week on 15, 30, or 60-minute headways. The system is comprised of twelve (12) fixed-routes, with additional peak service to serve employment and education-related centers. Metro's active fixed-route fleet consists of approximately fifty-six (56) transit coaches, with over 50% powered by Compressed Natural Gas (CNG). Metro's transportation network includes three key terminals that are located in Moline, East Moline, and Rock Island. 3.5 million rides are given annually on the Metro.

In addition to the fixed route system, MetroLINK offers Paratransit ADA (American with Disabilities Act) service, Special Transportation Service for kidney dialysis patients and Association for Retarded Citizens (ARC) clients, and the Channel Cat Water Taxi. The Channel Cat Water Taxis, owned by MetroLINK since 1995, are 48-passenger ferry boats offering daily route service along the Mississippi River between Memorial Day and Labor Day. Seasonal ridership is approximately 34,000.

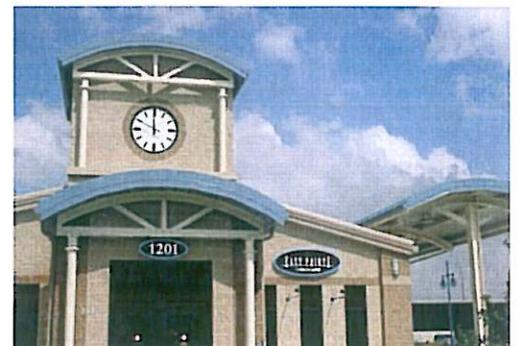
Existing Transit Centers

Centre Station, the premier transportation hub for MetroLINK's services, was introduced in May of 1998 as an integral piece of the nationally recognized "John Deere Commons Development". The station is located along River Drive in



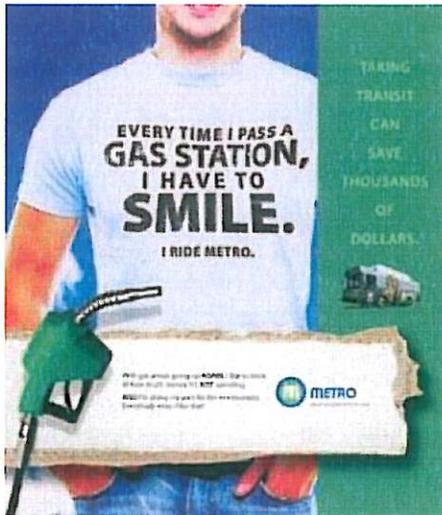
Moline, and encompasses a fully enclosed, 12,000 square-foot terminal and an attached parking garage. Approximately 3,000 people pass through Centre Station on a daily basis. Centre Station is a mixed use transit center that offers a convenience store, banquet space for business meetings, weddings, and special events, the Mid-Coast Fine Arts art exhibit, two Rock Island Sheriff's Deputies to maintain safety and security of MetroLINK's services, and the City of Moline 911 Communication Center. Passengers at Centre Station can connect to additional modes of transportation via Burlington Trailways, the Great River Trail, the Channel Cat Water Taxi, and in 2015 – passenger rail to Chicago.

In 2006, MetroLINK constructed a second passenger facility in East Moline. "East Pointe" is a 4,500 square-foot facility offering a covered waiting area, restrooms, and lighting and security enhancements. The building features a state-of-the-art training facility with space to accommodate up to 40 people, a kitchenette, and office for MetroLINK staff. East Pointe's training room serves MetroLINK's training needs and is also made available to community groups and businesses.



The third key transit center is currently located at 16th Street and 3rd Avenue in Rock Island, Illinois. The location has covered shelters and offers connections to the west end of the Metro system. The proposed project described herein will provide a fully functioning station for Metro passengers, with plans that include a lobby, restrooms, and the potential for retail space.

Sustainability



MetroLINK has made a commitment to sustainability in the communities it serves. Beyond transitioning over 50% of its fixed-route fleet from traditional clean burning diesel fuels to CNG, recent initiatives include a “Go Green” campaign to educate the public on the importance of using transit to reduce one’s carbon footprint. The campaign launched in 2008 and has garnered positive media attention in local and national outlets.

Capitalizing on the success of “Go Green”, MetroLINK’s “Get on Board” campaign educates employers on the benefits of offering transportation to their employees. It is estimated that over 50% of MetroLINK riders utilize our services for their daily commutes.

In early Spring 2012, MetroLINK will begin construction on a new Transit Maintenance Facility in Rock Island’s Columbia Park redevelopment area, which has the potential to obtain LEED Gold Certification. The facility will incorporate elements such as a rooftop Photovoltaic Solar Array System, a solar thermal hot water system, white TPO roofing, heat recovery systems, and the use of bioswales and native grasses to control storm water runoff. Other unique human engineering design elements include maximizing natural light, providing an open office layout to encourage communication, promoting employee wellness through a fitness room and access to multi-use trails, and service and maintenance areas that are designed to increase efficiency and reduce safety risks.



Technology

In 2002, MetroLINK began using a GPS/CAD AVL System known as INIT (Innovations in Transportation, Inc.), which provides various technologies to improve rider information, system efficiency, and data collection systems.

The INIT system provides real-time passenger information, which is displayed on LED signs or LCD screens at main transfer points. The technology is also available via the web on Google Maps and through desktop widgets. The system allows passengers with mobile devices to utilize Metro’s “TxtLINK” service, which provides over 2,000 stop codes that provide real-time route information via text.

Bus and operator communication occurs via a command center located in the heart of Metro’s Operation Center. Real-time location information provides vital information for dispatch and customer service functions. In addition, when buses enter MetroLINK’s garage, they automatically connect to a wireless network and send detailed information to a

statistics database. This information can then be used to perform extensive route analysis and obtain detailed passenger and fleet information.

Community Partnerships

Over the past quarter century, MetroLINK has assumed an active role in developing and redeveloping the Illinois Quad Cities Area. The relationships built have been critical in shaping a vision that embraces livability, connectivity, and sustainability.

MetroLINK strives to communicate transit's value as a catalyst for future growth, both economically and socially, within the communities it serves. The system has established and will continue to maintain strong relationships with local governments and businesses, to promote these initiatives.

MetroLINK is currently working with the City of Moline on the extension of the John Deere Commons development through the adaptive re-use of the former O'Rourke building, located at the corner of 12th Street and 4th Avenue, Moline. The "Multi-Modal Station", located on the first floor of the building, will serve future passenger rail service to and from Chicago. The future rail connection to Chicago is a catalytic project for the region, representing a significant reinvestment in downtown Moline that is expected to spur additional private investment in the surrounding area. The Moline Multi Modal Station will serve as a vibrant mixed-use center, mixed-use transit hub taking advantage of existing and future transit-related investments.

City of Rock Island

The City of Rock Island is a community of approximately 40,000 residents located along the Mississippi River, approximately 175 miles west of Chicago. Rock Island is known for its historic neighborhoods, art and cultural festivals, and the surrounding Mississippi and Rock Rivers that support recreational activities and scenic views.

The District Downtown Neighborhood

"The District," short for the Downtown Rock Island Arts and Entertainment District, is a compact and intact downtown with a number of anchor employers supporting an area full of residential living, shopping, art galleries, nightlife, dining, and numerous cultural festivals. Redevelopment of the downtown began in 1992, and has since led to the filling of vacant storefronts, the transformation of dormant upper floors as loft apartments, and the opening of new businesses. Capitalizing on the success of the "arts and entertainment" brand, Rock Island's Downtown Strategic Plan builds on the strength of the area in creating a true "live, work and play" downtown. A full copy of the plan can be downloaded from the City's website at www.rigov.org/index.aspx?NID=323.



Quad Cities Region

The City is part of a larger Quad Cities Area with a population of 400,000 that encompasses the communities of Rock Island, Moline, and East Moline, Illinois and Davenport and Bettendorf, Iowa. The Quad Cities Area is located on the bend of the Mississippi River where "the river runs east and west," and is easily accessible by rail, barge, and air travel. The Region is the largest metropolitan area between the Minneapolis-St. Paul and the St. Louis areas.

The Quad Cities region is the converging point of Interstates 80, 74, and 280, and is home to the Quad Cities International Airport, the third busiest airport in Illinois. Major employers include John Deere, Alcoa, and the Rock Island Arsenal, the largest government-owned weapons manufacturing arsenal in the United States.

Rock Island Transfer Station Project

Existing Transfer Center

As noted previously, MetroLINK currently operates its Rock Island transfer hub from the northeast corner of 16th Street and 3rd Avenue. The site is very small and bus transfers interfere with traffic on a daily basis. The current hub is utilized by a minimum of eight (8) transfers on 30 -minute headways. The site is also a transfer location for MetroLINK riders wishing to travel to Davenport, Iowa via the Davenport CitiBus Bridgeline Route. The site lacks bus docking stations for transferring passengers, posing a safety concern for riders.



Planning Background

The desire to incorporate a mixed use transit facility within downtown Rock Island has been a part of MetroLINK's strategic plan for over a decade. In 2006, the City of Rock Island updated its "Downtown Strategic Plan" to include increased utilization in the downtown area, integrating the downtown as a place of commerce and recreation, continuing to grow the downtown residential population, and enhancing a pedestrian-friendly area. The City, GROWTH, and MetroLINK are currently partnering to develop a neighborhood plan for the area, which will incorporate the Rock Island Transfer Station and surrounding development plans.

MetroLINK considered expanding its existing transfer hub at its current location, but found that there was limited property available to serve riders in a safe and efficient manner. Retrofitting the current intersection and constructing bus berths was not determined to be a financially feasible option. In 2009, MetroLINK contracted for the development of preliminary conceptual design plans. A copy of the preliminary conceptual design is available in the RFP 2012 RITS-AE document, which is available at www.gogreenmetro.com.

Proposed Transfer Station

The proposed site for the new Rock Island Transfer Station is located at the northwest corner of the intersection of 2nd Avenue and 20th Street in Rock Island. The site is currently a paved parking lot, with a 199-unit residential facility located directly to the east and the Mississippi River directly to the north. The project will involve the construction of an approximately 1,600 square-foot Transfer Station with passenger amenities such as a lobby, restrooms, and the potential for retail space. The existing curbs along 20th Street and 2nd Avenue will be reconfigured to accommodate green space and bus docking stations for approximately ten (10) transit coaches.



MetroLINK is working with the City of Rock Island, Rock Island Economic Growth Corporation (GROWTH), a nonprofit Community Housing Development Organization (CHDO), and the Development Association of Rock Island (DARI) to advance the Station's conceptual design and address the goal of Transit-Oriented Development (TOD) in the downtown area. The new Transfer Station is expected to generate economic activity, offer new housing opportunities, and improve multi-modal access between housing, employment, and recreation for downtown residents. The broader project area goal will incorporate new market-rate housing adjacent to the station, as well as retail space, a bicycle path, and street improvements.

Proposed Project Schedule

February 2012	MetroLINK issues Request for Proposals and Qualifications (RFP) to identify the most responsive, responsible, and qualified A&E Firm for the Project.
March-April 2012	MetroLINK identifies selected A&E Firm and negotiates a contract award.
April 2012	Contract is awarded and A&E Design work begins.
October 2012	A&E Design is completed. MetroLINK initiates bidding process for Project construction.
October 2012	Bids are opened, costs are tabulated, and construction contracts are awarded, as deemed appropriate
November 2012	Construction Contractor(s) are mobilized and preliminary construction work begins
November 2012- July 2013	Rock Island Transfer Station (RITS) is constructed.
August 2013	Punch List for Owner approval and acceptance is completed.
August 2013	Project is completed and Certification for Occupancy is received.
TBD	Public Ribbon-cutting Ceremony and Official Opening of the Rock Island Transfer Station is held.

INTERGOVERNMENTAL AGREEMENT

The agreement is made as of the 4th day of April, 2012, by and between the:

CITY OF ROCK ISLAND, ILLINOIS,
an Illinois municipal corporation,
("CITY")

and

ROCK ISLAND COUNTY METROPOLITAN MASS TRANSIT DISTRICT
an Illinois municipal corporation
("MetroLINK")

and in consideration of the mutual promises and covenants set forth herein, the parties state and agree as follows:

RECITALS

WHEREAS, the CITY is the owner of real estate property bounded by 20th Street to the east and 2nd Avenue to the South, located in area of said City hereinafter described as the MetroLINK Rock Island Transfer Station; and

WHEREAS MetroLINK wishes to lease said property from the CITY for the purposes of constructing and operating a transit terminal that includes a station with passenger amenities and adjacent bus docking stations along 2nd Avenue and 20th Street; and

WHEREAS the CITY is agreeable to leasing said property to MetroLINK under certain terms and conditions hereinafter set forth; and

WHEREAS, intergovernmental cooperation between units of local government to contract, further combine, or transfer a lawful power or function in any manner not prohibited by law or ordinance is authorized by Article VII, Section 10 of the Illinois Constitution of 1970; and

WHEREAS, the Illinois General Assembly, in order to implement Article VII, Section 10 of the Illinois Constitution of 1970, adopted the Intergovernmental Cooperation Act (501 ILCS 605/1 et seq.); and

WHEREAS, the CITY wishes to participate in this Intergovernmental Agreement for the following public purposes, which purposes shall include, without limitation, the development of the community and the CITY's general business base, the general public benefit, including the improvement of the health, safety and welfare of CITY and its residents as well as the elimination of undeveloped areas and areas which have remained undeveloped without public participation, for the creation of jobs, for the increase of the CITY's tax base, including without limitation the increase in the CITY's sales tax and property tax; and

WHEREAS, the action of the CITY herein is intended to provide an impetus to economic development and to continue promotion of the commercial rebirth of its downtown, and to provide improvements to the efficiency, safety and security of the community's public transit services; and

WHEREAS the CITY also wishes to eliminate all factors impairing and arresting sound community growth and economic stagnation generally in the area of and surrounding its downtown as well as to improve the marketability of the property located within and near the MetroLINK Rock Island Transfer Station; and

WHEREAS, all aspects of this Agreement are designed and intended to enhance the public health, safety, morals and welfare, as related to the CITY and its residents.

NOW, THEREFORE, in a spirit of comity, and pursuant to the appropriate constitutional and statutory provisions, the CITY and MetroLINK do hereby agree as follows:

1. The CITY does hereby lease to MetroLINK the following described real estate to be used as a Transit Terminal and Transfer Facility, to-wit:

The southeast corner of 20th Street and 2nd Avenue commonly known as “Lot C” and the west side of 20th Street from 1st to 2nd Avenue and the north side of 2nd Avenue from 19th to 20th Street in the City of Rock Island in Rock Island County, Illinois. A site map is attached as Figure 1.

2. MetroLINK agrees to lease said property heretofore described and to pay as consideration therefore, the sum of One Dollar (\$1.00) each year.
3. This lease shall be for the term of twenty (20) years commencing on the date of execution hereof with an automatic renewal for MetroLINK for an additional period of twenty (20) years under the same terms and conditions of the original lease.
4. It is understood between the parties that any disposal of the real property funded with Federal or State assistance as part of this project are subject to prior Federal Transit Administration (FTA) and State of Illinois Department of Transportation (IDOT) approval. Disposal of such property will comply with FTA’s disposition requirements including calculating the fair market value of project property and equipment.
5. It is understood between the parties that during the term of this Lease the CITY will provide MetroLINK at least eight (8) parking spaces within the City parking lot presently known as “Lot C” (immediately adjacent to the MetroLINK Rock Island Transfer Station and within the same block).
6. If, at any time during the original term of this lease, or an extension thereof, the CITY has need for the leased premises for a public purpose, the CITY shall have the right to buy the leasehold improvement interest of MetroLINK at a purchase price based on its fair market value. A precondition to the CITY’s exercise of its rights under this paragraph is the CITY’s delivery of written notice to MetroLINK specifying the CITY’s intent and the basis for acquisition of MetroLINK’s leasehold improvement interest, all at least twelve (12) months prior to the CITY’s proposed date of possession.
7. It is understood between the parties that any construction to be undertaken by MetroLINK must be approved by IDOT and FTA. Prior to approval by IDOT and FTA, MetroLINK agrees to submit the design for the proposed construction and landscaping to the CITY for approval.
8. MetroLINK shall have the right to sublease space in the Transfer Facility on such terms as it deems appropriate and retain any rent received, provided however, that all such subtenants shall be consistent with the Restrictions and Covenants of the MetroLINK Rock Island Transfer Station and the CITY reserves the right to disapprove any subtenant, which right shall not be unreasonably exercised.
9. The CITY shall be responsible for any and all sewer and water charges incurred in the operation of the Rock Island Transfer Station, except those incurred by commercial subtenants of MetroLINK or commercial tenants of the CITY. The CITY and MetroLINK mutually agree to develop a snow removal plan for the Rock Island Transfer Station. MetroLINK shall be responsible for the routine and ongoing maintenance of the Rock Island Transfer Station.
10. MetroLINK agrees to install only signs that are in conformance with applicable Restrictions and Covenants of the MetroLINK Rock Island Transfer Station.
11. MetroLINK agrees to indemnify and hold the CITY harmless from any and all claims for personal injury or property damage related to the leased premises, excluding claims which arise from the negligence of the City or its agents or employees or claims which relate to public sidewalks; and MetroLINK further agrees to name the CITY as an additional insured in connection with MetroLINK’s

insurance coverage, which coverage shall provide protection to the City in an amount of not less than \$5 million per occurrence. MetroLINK will provide to the City a Certificate of Insurance which is consistent with MetroLINK's obligations under this paragraph. MetroLINK will provide to the City a Certificate of Insurance which is consistent with MetroLINK's obligations under this paragraph.

12. The obligations of MetroLINK under this Agreement are made expressly contingent upon the consent of IDOT and FTA.
13. This Agreement and Each and every one of the terms and provisions thereof, shall be for the benefit of and be binding upon the parties hereto and each of them and their respective successors and assigns.
14. This Agreement constitutes the sole agreement of the parties hereto and all prior negotiations or correspondence shall be deemed merged into this Agreement; and the terms of this Agreement and attachments, if any, shall govern the rights of the parties exclusively.
15. This Agreement shall not be modified or changed in any manner unless the same be reduced to writing and signed by all parties, setting forth the modifications and changes.
16. This Agreement is made and entered into in Rock Island County, Illinois, to be performed in the State of Illinois, and any dispute arising hereunder shall be settled under the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties have caused this Intergovernmental Agreement to be executed as of the date set forth above.

CITY OF ROCK ISLAND, ILLINOIS,
An Illinois Municipal Corporation

By:

Attest:

City Manager

City Clerk

Approved as to Form:

City Attorney

ROCK ISLAND COUNTY METROPOLITAN MASS TRANSIT DISTRICT,
An Illinois Municipal Corporation

By:

Attest:

Board Chairman

Board Secretary

Approved as to Form:

Attorney