



RFEI Boston Harbor Islands Welcome Center

Questions and Answers

Q. What are the specs on the current utilities for water and electricity?

A. The building is equipped with electricity provided by Nexamp. There are solar panels located on the roof of the Welcome Center. Current usage is 4,500 KWh per month, during operating months. There is a water supply to the Welcome Center that provides water to the single restroom, water spout, and the water fountain located adjacent to the south building.

Q. Are the current buildings weather sealed for the cold weather if we were able to run year-round?

A. The current buildings are not weather sealed. The two buildings have a sliding door to open and close them.

Q. Can you confirm if there is HVAC?

A. There is no HVAC.

Q. You mentioned that the goal is to continue to offer informational services. Are you planning to continue to offer additional programming such as the zumba and yoga classes held in the past?

A. Visitor services will continue. Other programming will depend on the usage proposed.

Q. Would there be ability to sell beer/wine similar to how the current beer gardens work?

A. Boston Harbor Now welcomes a variety of ideas relative to utilization of the space. Proposed uses would need to compliment the intent of the Visitors Center as a gateway to the Harbor and the islands and would require further discussion with the vendor.

Q. Is there already a rent plan in mind to consider (example % sales).

A. Currently, Boston Harbor Now does not have a fixed rent plan in mind. A suggested pro forma is attached in the RFI and can also be found [here](#).

Q. You also mentioned the potential to activate a test this fall. Should we mention our ability to do that in our proposal?

A. Boston Harbor Now is happy to entertain the idea of pilot plans for the Fall. Please include it in the proposal.