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15 State Street Suite 1100
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bostonharbornow.org

Boston Harbor Islands National and State Park

Pedlocks Islands Management & Conceptual Development Plan

REQUEST FOR EXPRESSIONS OF INTEREST

Boston Harbor Now (BHN) works in partnership with public agencies, communities, and the private and non-profit sectors to plan, advocate, and activate a thriving waterfront, harbor, and Boston Harbor Islands National and State Park. In collaboration with Massachusetts Department of Conservation & Recreation (DCR) and the National Park Service (NPS), BHN is seeking brief expressions of interest from consultant teams to lead a process that will result in a widely supported management and conceptual development plan, an engaged public, strengthened partnerships that support a transformational visitor experience, and a sustainable model for redevelopment and an enhanced island park environment.

Pedlocks Island Description

Pedlocks Island is a part of the Boston Harbor Islands National and State Park within the broader Boston Harbor Islands National Recreation Area. Pedlocks Island is located off the point of Hull, MA, in Hingham Bay. The island is 113 acres made up of five drumlins (glacial outcroppings), four of which are connected by low-lying sandbars, and it has one of the longest shorelines of all the islands in the Harbor. Over the centuries, the island has been developed for farming, a summer resort, a military outpost, and now a state park. Many of the buildings associated with Fort Andrews (1897–1958) are extant and provide tremendous opportunity for redevelopment. The island is seasonally accessible by ferry, usually from late June to early September. Infrastructure on the island includes public water, sewer, and electrical service.



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Vision

Pedlocks Island offers incredible opportunities for people from the Boston metropolitan area to enjoy a close-to-home “island experience” that is easily accessible via ferry, with unique outdoor recreation opportunities and outstanding scenic views, as well as great potential to redevelop historic Fort Andrews through a dynamic public-private sector partnership.

To guide our work going forward the partnership (BHN, DCR, and NPS) have developed an initial vision of the future of Pedlocks Island:

- Pedlocks Island is recognized as a 21st-century park that blends public-private investments within one of the most scenic and historical landscapes in the harbor island system and offers layered experiences for diverse visitors;
- Pedlocks Island is a place where visitors enjoy high-quality and varied experiences that reveal the history of the island’s development over time, offers outdoor recreation opportunities on land and water, and provides hands-on youth, educational, and stewardship programs;
- Pedlocks Island becomes a setting for special events, great food, a range of options for overnight stays (camping, yurts, hotel, hostel, etc.), concerts, art, festivals, and conferences;
- Pedlocks Island is connected to the larger Boston Harbor landscape, contributing unique experiences that complement the waterfront and other island offerings;
- The natural, cultural, and scenic resources are recognized as critical to the island and are properly planned for in the process for developing the island management and development plan;
- Pedlocks Island becomes a rich resource for youth engagement and education for the region;
- The collaborative work of the island partners provides a rich milieu and a spectrum of experiences that connect people with each other and bring new audiences to a broader understanding of this place.

To Achieve This Vision



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- With our consultant team, the partners creatively engage the broader community in shaping the physical, experiential, and social character of the island and larger Boston Harbor landscape;
- The partners collaborate with the private and non-profit sector in developing and providing infrastructure improvements, visitor services, and programs;
- The partners understand each other's strengths, capabilities, resources, and respective roles in supporting island development for a high-quality visitor experience.

The Planning Process

In addition to the partners' own experience in park planning, public involvement, educational programming, visitor experience, heritage tourism, and resources management, we believe that engaging a diverse team of creative, forward-thinking professionals is essential to help us shape the future of Peddocks Island. We seek a team that might comprise:

- expertise in landscape architecture, park planning, development, placemaking, historic preservation, historic preservation tax credits, and heritage tourism;
- expertise in innovative and effective means of engaging key stakeholders in planning processes;
- expertise in private-public partnerships that create sustainable business strategies for achieving a desired future;
- expertise in conceptualizing highly relevant visitor experiences and hospitality services specific to this place, within context of the broader Boston Harbor Islands.

The collaborative team expects to work in concert with the selected consultant team to shape the planning process, and we invite you to use your experience and creativity in your response.

The desired product is a conceptual plan focused on the 113-acre island park area that includes physical and programmatic connections to the larger Boston Harbor Islands National and State Park. The plan will be highly graphic and used to articulate the potential for Peddocks Island to serve as a world-class island experience. Components of the plan will include:



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1. Design approach to creating a unique island experience linked to history, cultural landscape features, ecological systems, sustainability, creative programming, outdoor recreation, and diverse visitor amenities;
2. Supporting facilities (including wayfinding, roads and trails, lighting, signage, marine facilities, etc.);
3. Physical and programmatic improvements that define opportunities for education and interpretation of island resources, youth engagement and education programs and resources, outdoor recreation, rehabilitation and reuse of historic structures, new development, landscape improvements, circulation (on island and water), creative placemaking, special events; and
4. Strong public-private partnership strategies that have the potential to generate revenue streams that support the redevelopment and operations of the island (i.e., leasing, private investments, concessions, etc.).

The plan should be no greater than 50 pages and should incorporate graphics designed for use on electronic media. The planning process will include the development of graphic boards and/or electronic media depicting renderings of development options. Decisions will be made by the project partners: BHN, DCR, and the NPS, in consultation with the Counselors of Real Estate (a pro bono advisor on this project) and the Boston Harbor Islands Partnership.

The plan should be developed within a 9-month timeframe.

Roles

The partners suggest that the consultant team provide the following services that will result in an overall conceptual plan with additional brief proposals that spark creative thinking and/or lead to early implementation.

Public Involvement and Communications: The vision and the development plans need to be clearly communicated in order to build interest, excitement, and political and financial support. The plan must facilitate dialogue, providing compelling and easily understood content that engages stakeholders and the public. The stakeholders include Town of Hull, City of Boston, the island cottage community residing on



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the island, Boston area boating interests, Save the Harbor/Save the Bay, Friends of the Harbor Islands, Boston Harbor Islands Partnership, etc.

Research and Understanding: Consultant must demonstrate a qualitative and quantitative understanding of the resources and issues associated with Peddocks Island in the context of the Boston Harbor Islands National and State Park and Boston's waterfront.

Analysis: Based on existing information and the consultant's observations, the planning process will include thorough mapping, quantitative analysis, and graphics:

- Physical asset condition of historic resources and potential uses based on real estate market assessment for development (with input from the Counselors of Real Estate);
- Constraints;
- Cultural, natural, recreational values and traditions that should to be protected , developed and/or enhanced;
- Park activation potential;
- Desired visitor experiences;
- Water transportation;
- Peddocks Island within the broader context of Boston Harbor Islands; and
- Revenue generation opportunities.

The consultant team facilitates partners in refining vision, based on above assessments, and in developing conceptual plans for the visitor experience, including education, interpretation, and experiential learning; signature events, water transportation, landscape enhancements, building use, private use/leasing/concessions, potential for revenue generation, and relationship to the associated communities and other Boston Harbor Islands.

The partners commit to the following roles:

- A vision for a desired future;
- Work with stakeholders to confirm common vision and goals for visitor experiences and public-private partnerships;
- Compile existing assessments, reports, plans, and data;
- Early evaluation by expert consultants and partner staff; and
- Identify stakeholders; assist in facilitating meetings and outreach opportunities; manage notifications; establish and maintain project website for project team and the public.



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To Respond

A website with background information can be found at <http://bostonharbornow.org/PeddocksIslandRFI>

An introduction to the proposed project by the partners and a tour of the island will be held on Friday, June 1st, 2018. Ferry transport to the island will depart from the pier at Moakley Courthouse at 9:30 am. The meeting is mandatory for at least one member of each responding team. Please RSVP to PeddocksRFI@bostonharbornow.org. Questions are welcome both during the meeting and until close of business on Wednesday, June 6th at PeddocksRFI@bostonharbornow.org. Responses will be posted on the project website.

Contract Value

The award of this contract is estimated to have a value between \$150,000 and \$175,000.

Submission Requirements

By COB Friday, June 22nd, in a letter not to exceed two pages, please describe the approach you would take to achieving the vision for this project. Using no more than two pages for each proposed team member and/or firm, please indicate the team members you would include, their qualifications, the expertise they would bring to the team, and brief descriptions of three similar projects completed in the last five years. Provide a current phone number and email address for the responsible client point-of-contact for each project referenced.

Send four (4) hard copies and one (1) digital copy of your response to:

Jack Murray
Vice President, Partnerships and Operations
Boston Harbor Now
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Selection and Award

From the responses, the partners will select up to three teams to interview. We ultimately will select a team to prepare a detailed proposal. We reserve the right to request substitutions on proposed teams. The selected team will be strongly encouraged to visit the Islands often during the summer months to gain insight into the island's potential during the recreational season.