



**Request for Proposal RFP23-01
for a
Master Plan - Silent Witness Memorial**

February 6, 2023

Closing Date: February 23RD, 2023, 2:00 p.m. Local Time

Synopsis

The Town of Gander is seeking to develop a master plan for the enhancement of the Silent Witness Memorial site and its visitor experience. The site honours the soldiers and flight crew of Arrow Air flight MF128-5R, lost in the December 1985 crash, the worst air disaster ever on Canadian soil.

While the site has been maintained since opening in 1990, there have been only a few modest investments. Highway visibility and access to the can be challenging, parking is not practical, interpretative materials are missing and overall amenities are sub-standard. In short, there is a definite need to improve the visitor experience. Despite its shortcomings, it is a popular and highlighted attraction for tourists with an estimated 5,000+ visitors annually not including the patrons of upwards of 200 bus tours.

The master plan must include detailed design recommendations for site and feature accessibility, landscaping, interpretive materials, and visitor amenities with specific consideration to washroom facilities, drinking water stations, site, and feature lighting.

Background

On December 11th, 1985, Arrow Air flight MF128-5R, departed Cairo, Egypt on an international charter flight to Fort Campbell, Kentucky, USA, via Cologne, Germany, and Gander, Newfoundland. On board were eight crew members and 248 passengers. The flight was the return portion of the second in a series of three planned troop rotation flights originating at McChord Air Force Base, Washington, USA, and terminating in Multinational Force Observers (MFO) to transport troops, their personal effects and some military equipment to and from peace keeping duties in the Sinai Desert. All 248 passengers who departed Cairo on the 11th December 1985 were members of the 101st Airborne Division (United States Army) based in Fort Campbell.

The flight arrived at Gander at 5:34 am where passengers were deplaned, and the aircraft was refuelled and serviced. The flight departed Gander on runway 22 from the intersection of runway 13 at 6:45 am. The aircraft gained little altitude after rotation and began to descend crossing the Trans-Canada Highway approximately 900 ft beyond the departure end of runway 22. The aircraft continued to descend until it struck down sloping terrain approximately 3,000 ft beyond the departure end of the runway.

The aircraft was destroyed by impact forces and severe fuel-fed fire. All 256 occupants on board sustained fatal injuries.

A dedication ceremony for the Silent Witness Memorial was held on June 24th, 1990. The site itself includes the Silent Witness Memorial, a monument containing the names of all victims, and a spire topped with the cross fabricated from metal from one of the aircraft's emergency doors. It is located on land belonging to the Gander International Airport Authority and maintained by the Town of Gander.

Scope of Work

A consultant is to complete a full review of the Silent Witnesses Memorial site from the TransCanada Highway to the lakeshore taking into consideration opportunities for improvements consistent with achieving the above noted objectives. More specifically the Consultant, shall:

1. Supply solutions to the challenges of visitor parking, tour bus turnaround and accessible paths, ramps and walkways,
2. Provide recommendations with conceptual renderings for a landscaping plan for the entire site including the use of ground coverings, wood and masonry structures, trees and shrubs and manmade features,
3. Provide recommendations for vegetation management and maintenance of entire site,
4. Provide recommendations with conceptual renderings for interpretive materials including signs, lighting, panels, and markers,
5. Address vegetation management and maintenance of entire site, and
6. Provide a phased implementation schedule and preliminary development cost estimate.

Deliverables

The Consultant shall provide:

- Detailed design recommendations for the site and noted in the Scope of Work,
- Detailed design and content for interpretative materials, and
- A phased implementation plan with preliminary development cost estimate.

Timeline

The Consultant shall complete all work outlined in this request for proposal including the submission of all deliverables no later than March 31, 2023.

The Proponent

The Town of Gander is a modern, progressive community that prides itself on the quality of life it offers residents while maintaining reasonable tax rates. The main economic industries for the town include transportation, communications, public administration and defense. In addition, a large portion of Gander's economy is driven by the service industry. As the commercial hub for a regional population of more than 80,000, the Town of Gander offers a full range of retail goods and services.

Travel to Gander is accessible and convenient through Gander International Airport and the adjacent Trans-Canada Highway. Our central location, ample hotel accommodations and high quality sporting/convention venues has positioned Gander as a recognized hub for regional, provincial and Atlantic Canadian event hosting.

Gander's population has grown by ~30% since 2006 and is now estimated at 11,880 as of July 2021. Residential and commercial construction is consistently strong in Gander.

Dispute Resolution

This RFP is the primary document and should a dispute arise between the RFP and the Bidder/Consultant proposal then the RFP will supersede the Bidder/Consultant proposal in any legal dispute.

Ownership

All data, specifications, concept plans, designs, rationales, presentation materials, economic and technical reports and related information produced by the consultants in development this plan shall be the property of the Town of Gander and its immediate funding partners.

Contact

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