

**RADNOR TOWNSHIP, WAYNE PA  
REQUEST FOR PROPOSALS (RFP) FOR A PROFESSIONAL OPERATING  
BUSINESS PLAN DEVELOPMENT**



Radnor Township is looking to retain a qualified and experienced firm to develop a Professional Operating Business Plan for the Willows Mansion located at 490 Darby-Paoli Road. The Willows Mansion, Cottage and Park Property is a 47-acre estate owned by Radnor Township that is located along Darby-Paoli Road in Villanova, Pennsylvania. It was originally built in 1910 for John Sinnott, and designed by Charles Barton Keen.

The Willows Mansion has been utilized by the Radnor Township and its community as a magnificent setting for events, weddings, private parties, civic functions, business meetings, and other special functions, accommodating 25 to 150 guests. Inside the Mansion, there is a large reception area, dining room, paneled library, and spacious solarium with Italian marble terrazzo floor and sliding glass doors that open onto a curved terrace with a view of the setting. The park and connecting grounds have provided a distinctive facility for passive and active recreational pursuits such as hiking, picnicking, fishing and painting.

The Business Plan shall include the proposed architectural changes to make the facility usable for the proposed uses; preservation of all three floors is recommended but not essential; that uses should be primarily public and for use by the community with low impact; and the rehabilitation costs not exceed \$1 million; as presented and suggested or proposed at the Board of Commissioners meetings on October 24 & November 14, 2016 (Links to the BOC Meetings shall be provided as requested).

Nearby public facilities to the Willows include Chanticleer Gardens, Overbrook Country Club, Radnor Valley Country Club, Aronimink Golf Club, Wayne Art Center, Villanova University, Cabrini College, Eastern University, and Valley Forge Military Academy & College. The Willows is conveniently located within 5 miles to Interstate 476 and just 13 miles outside of Philadelphia, PA.

All Questions shall be directed to: Robert A. Zienkowski  
Township Manager/Secretary  
Radnor Township  
610-688-5600  
301 Iven Avenue  
Wayne, PA 19087  
[rzienkowski@radnor.org](mailto:rzienkowski@radnor.org)

**PROPOSED RFP SCHEDULE**

***Proposals Are Due: June 1, 2017 Close of Business 4:00 PM***

Proposals shall be submitted to:

*Robert A. Zienkowski, Township Manager/Secretary  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087*

***Proposals shall be Presented at the Board of Commissioners meeting on June 12, 2017 beginning at 6:30 PM (Firms will have 15 minutes to present their proposals followed by questions from the Board Commissioners, Township Staff and The Public)***