

**PROPOSED TOWNSHIP
RECREATION FACILITY
FEASIBILITY STUDY**

- *Included in the 2013 Approved Township Budget.*
- *Strategic Approach and Long Term Planning.*
- *To Solve a Recreation Facility Problem (Sulpizio Gym and RTSD).*
- *To Increase Recreational Opportunities for the Entire Community and All Age Groups.*
- *Potential of 50% Funding Redevelopment Assistance Capital Program (RACP) Grant.*
- *The Study is NOT site specific, it will look Township wide. May include non-Township owned land.*
- *This will NOT only be focused on Ice Rinks, Flyers or SkateZone; but will include an active and passive Recreational Services.*
- *This does not include the Radnor Memorial Library, Radnor Studio 21 and the Wayne Senior Center.*

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- This looks at creating a Public-Private partnership with a major company providing operations, maintenance and management of the facility.
- The Township will provide a portion of the programming.
- Previous studies were completed which consisted of the Township assuming all the costs associated with operating and maintaining the facility.
- The previous approach would have required numerous employees along with associated salaries, benefits and pensions.

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- *The proposed study is a ground breaking model in pursuing Public-Private partnerships!*
 - *Memorial Field was a huge win! [\$0 tax dollars]*
 - *The Willows will be another! [\$0 tax dollars]*
- *This is a trend we should be following in light of the alternatives.*
- *CARFAC has agreed to be part of the study and provide input, insight and recommendations in regards to the business side of this type of project to include all the potential financial impacts.*

SULPIZIO GYM PROBLEM

In addition to the approximate annual \$30,000 in utility expenses the real costs of Sulpizio Gym are below.

- Public Works Time in maintaining / cleaning the facility
- IT resources with regard to the security / networking of the facility
- The resources needed to bring the facility into a useful standard
Eliminating potential future water issues, fixing the roof, fixing the locker rooms, upgrading the restrooms to be ADA compliant, creating functional recreation space/ room, adding gym space (to alleviate having to pay the schools), fixing the floor, fixing the partition, and many more. At the end of the day, all these funds will be invested into a facility that has long expired its useful life.

Sulpizio Gym could never be an adequate recreational facility. First, the Township does not own the building; even if resources were invested into Sulpizio, it would still lack the recreational amenities and parking to successfully provide the potential level of services.

Overall Management Scope-of-Services

Under full or contract management, the owner retains all of the rights and privileges of ownership while Skate Zone performs assigned management functions. The owner sets policies; Skate Zone establishes procedures to implement the policies. Skate Zone recognizes that no two facilities, markets, or owners are identical. Instead of subscribing to a "one-size-fits-all" management philosophy, Skate Zone can customize a unique management solution for Radnor Township Ice Arena and Sports Complex and Sports Complex. By adapting proven industry practices and instituting creative procedures, Skate Zone-managed facilities function at high levels of operational and fiscal responsibility. Management solutions typically include the following key areas:

Management Administration & Finance

- Accounting
- Accounts payable/receivable
- Annual audits
- Budgeting
- Customer Contract Administration
- Cash management
- Financial controls & reporting
- Fixed asset inventory & control
- Staff Recruitment and Training
- Information Technology (IT)
- Database Management
- Investments & banking relations
- Payroll
- Purchasing
- Risk management/insurance

Programming Development & Administration

- Hockey Skills Development Programs
- Youth & Adult Hockey Leagues
- Tournaments
- Learn-to-Skate & Learn-to-Play Hockey Lessons
- Group sales
- Birthday Parties
- Public Skating
- Marketing & promotion of events
- Sale of naming rights, advertising signage, sponsorships and other commercial rights opportunities
- Website development & management

Facility Management & Operations

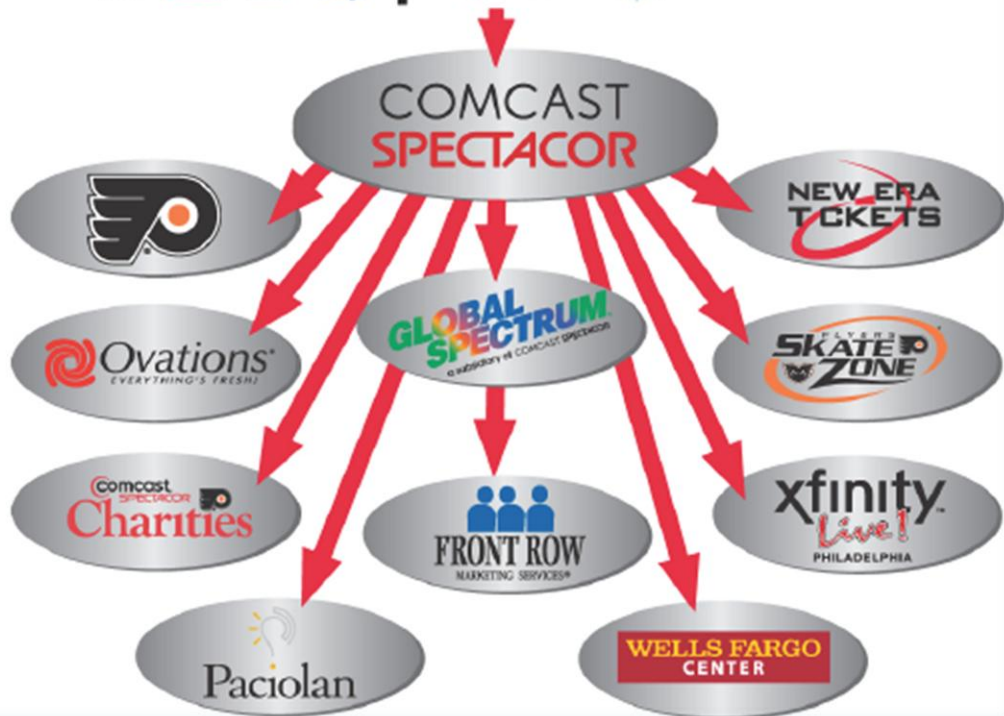
- Ice Maintenance
- Ice Resurfer Maintenance
- Building Maintenance
- Capital improvement programs (FF&E)
- Events management
- Housekeeping and janitorial maintenance
- HVAC/utility management
- Repairs & maintenance
- Security/emergency planning and evacuation procedures
- Snow & trash removal
- Green building (environmentally friendly, energy efficient)

Management of Ancillary Services (includes supervision of 3rd party contractors)

- Business services/rentals to tenants
- Retail Operation
- Food & beverage



COMCAST



- *This is an Action Plan NOT a Consulting Fee*
- *Cutting Edge Public-Private Partnership*
- *Collaboration with a Global Corporate Powerhouse*
- *Comcast-Spectacor has a proven model of success and views this as a positive opportunity*
- *State of the Art Facility*
- *Expanded Active and Passive Recreational Activities*
- *Provides Activities for ALL Ages*
- *Provides Additional Multi-purpose Space*
- *Positive Economic Impact*
- *This will be the Final Recreation Facility Study similar to the Chagrin Valley Engineering Stormwater Management Study*
- *No additional management or overhead costs (i.e. Pension or OPEB)*
- *The Township Addresses Long-term Financial Capital and Operating Budget Impacts*

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