



W I L L O W S

— P A R K P R E S E R V E —



WILLOWS

PARK PRESERVE



Tish Long
President

Board Directors



Tish Long, *President*

Ted Pollard, *Secretary*

John Faust

Jane Galli

Al Murphy

Denise Dayton, *Treasurer*

Mike Antonoplos

Skip Kunda

John Tuten

Chris Hatch

Professional Team



BUSINESS PLANNING

David Fiorenza, Professor of Economics, *Villanova University*
Tom Glancey, *Glancey Financial Services*

FUNDRAISING

Becki Kapelusznik, *The Non-Profit Center at LaSalle*

LEGAL

David J. Falcone, Esq., *Saul, Ewing, Arnstein + Lehr*
Evelyn McGravey, Esq., *Cheshire Law*

PR AND COMMUNICATIONS

Barbara Gall Sheehan, *Madison + Gall*

Solid Organizational Foundation



- Assets: \$623,214.17
- Will Hire an Executive Director

Time Invested



- Estimate over 10,000 professional / volunteer hours invested
- Equivalent to 4 full time staffers for a year

Responsible Approach



- Great care and diligence was taken in crafting this plan
- Goal: Yield significant benefits for all citizens not just today but for the generations

The Big Idea



Revitalize the Mansion so that it becomes the beating heart of the park and its nerve center. The doors will be open daily for the public to come relax, learn, connect and deepen their connection with nature and each other.

Benefits



PRESERVE the architectural and social history of the region and our unique sense of place

STRENGTHEN community by creating a place to gather, connect, discover and engage

ENHANCE quality of life by learning new things and deepening our connection to nature

It Will Become



- An Indoor / Outdoor Community Hub
- A Nature Retreat to Escape the Demands of Modern Day Life
- A Place to Learn New Things and Meet New People
- A Location for Community Events and Festivals
- A Premier Private Event Site

Today



The Future





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Skip Kunda

Project Management

Forensic Evaluation



- Electrical hot spots
- Leaky roof that was causing interior damage
- Runoff from poor gutter systems causing water infiltration in the basement
- Daily deterioration from lack of use









Design Schematics



- Code and usage designation
- WPP's mission-driven design input
- Township Staff input

Feasibility Study



- Menu of many options
- Every conceivable add on or extra was accounted for including things like geothermal
- Not a true picture of project costs
- Study of the many possible paths forward

Project Cost



FINAL STEP - Construction costs estimated by 3 locally-based general contractors:

- Cullen Construction
- C. Raymond Davis
- The How Group



The Renderings Reveal



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Tish Long
and
Warren Claytor, AIA



WARREN CLAYTOR
ARCHITECTS



TEVEBAUGH
ARCHITECTURE



Township of
Radnor Pennsylvania

Best Views in the Region



Daily Public Use



Site For Festivals



Performance Space



Many Original Features





Project Plan & Execution

Execution



Building Stabilization - Phase I

- **Cost: \$2,662,827**
- Fully Funded
- Ready to Proceed.
- Start: June 2019. Completed: March 2020.

Mansion Interior / Addition / Terraces – Phase II

- **Cost: \$2,982,116**
- Private Donations to Fund
- Fundraising Underway
- Start: May 2020. Grand Opening Spring 2021.



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Al Murphy

WPP Fundraising Chair

Phases / Funding



- Total Project Cost - Estimated at \$6 Million
- Building Stabilization – Phase I
\$2.6 Million (funds in hand)
- Mansion Interior / Addition / Terraces / New
Porch and Roof Top Terrace – Phase II
\$3 Million – fundraising to this number

Endowment



- Goal: Open with a \$2.5 Million endowment to aid sustainability
- Requires lease adjustment

Moving Forward



- Extend the lease length to 25 years.
- Approve phased approach. Approve immediate start of the Building Stabilization – Phase I. Approve use of the Township's full appropriation (\$1.7 million that's remaining) to be combined with WPP's \$1 Million contribution.
- Approve running the construction contract through the WPP to expedite execution and significantly lower construction costs.

