

RESOLUTION NO. 2013-26

RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING A FEASIBILITY STUDY TO BE PERFORMED BY COMCAST-SPECTACOR FOR A TOWNSHIP RECREATIONAL FACILITY.

WHEREAS, the Board of Commissioners has determined the need for a feasibility study for a Township recreational facility; and

WHEREAS, Radnor Township has received a donation commitment to fund the performance of such a feasibility study; and

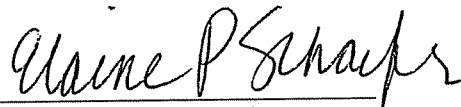
WHEREAS, the Administration has reviewed the proposal of Comcast-Spectacor and recommends that the Township engage the professional services offered by Comcast-Spectacor for the performance of a feasibility study for a recreational facility.

NOW, THEREFORE, be it *RESOLVED* that the Board of Commissioners of Radnor Township does hereby approve the performance of a feasibility study by Comcast-Spectacor as set forth in its Phase I Proposal, a copy of which is attached hereto and incorporated herein, provided that the costs of the study are funded through a donation from BioMed Realty in the amount of \$50,000..

SO, RESOLVED, this 18th day of March, 2013.

RADNOR TOWNSHIP


By:



Name: Elaine P. Schaefer

Title: President

ATTEST:


Robert Zienkowski, Secretary



Pat Ferrill
Vice President
Rink Management and Development

3601 South Broad Street
Philadelphia, PA 19148
Phone: 215-952-4167 Fax: 215-389-9548
PFerrill@comcast-spectacor.com
www.flyersskatezone.com

February 19, 2013

Mr. Bob Zienkowski
Township Manager
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Dear Bob:

Thank you for the opportunity to submit this Proposal for the Radnor Township Ice Arena and Sports Complex project. Flyers Skate Zone is excited about the prospect of partnering with you to develop, build, and operate an ice arena and multi-use sports complex for the community of Radnor Township.

We firmly believe that your community will benefit significantly from the resources, corporate support, and direct oversight Flyers Skate Zone can offer. Flyers Skate Zone was created in response to the need for more high quality ice facilities in the Philadelphia area. Comcast-Spectacor, as parent company of the Philadelphia Flyers and Global Spectrum, capitalized on its sports and entertainment management experience to develop, own, and operate a number of ice facilities throughout the Flyers marketing area. There are currently four Flyers Skate Zone locations operated by Comcast-Spectacor and each provides a high quality, total-entertainment-destination experience.

Flyers Skate Zone's parent company, Comcast-Spectacor, is the Philadelphia-based sports and entertainment firm that owns the Philadelphia Flyers of the National Hockey League, the Wells Fargo Center, and Comcast SportsNet, the 24-hour regional sports programming TV network.

Similar to your goals for Radnor Township, the primary objective for the development of Flyers Skate Zone was to increase the opportunities for a diverse cross section of people in the Philadelphia region to experience ice skating and hockey in a fun, safe, and comfortable environment. Each facility emphasizes superior customer service while striving to provide every guest with a friendly and enjoyable experience. With this initiative, we provide programming excellence that ensures a positive experience for every participant and offer activities and benefits that will promote repeat customer visits.

In addition to the full management scope-of-services described in this Proposal, Skate Zone can also provide pre-opening consulting services, including design review and business plan analysis, in addition to assisting with the procurement of rink-specific machinery and equipment.

We look forward to answering your questions and to the next step in the process.

Sincerely,

A handwritten signature in black ink that reads "Pat Ferrill". The signature is stylized and cursive.

Pat Ferrill
Vice President

BBB ARCHITECTS

February 19, 2013

Mr. Pat Ferrill
VP, Rink Management & Development
Comcast Spectacor Ventures
3601 South Broad Street
Philadelphia, PA 19148-5290

Dear Pat:

Thank you for the information that you provided with respect to Radnor Township's proposed Sports Complex.

We look forward to the opportunity to work together again.

As discussed, the indoor sports complex would generally include:

- Two Ice Rinks.
- One additional concrete-based rink that could be used for roller hockey and other indoor sports, but also include the piping from the refrigeration plant to make ice if necessary in the future (ceiling height to allow for basketball).
- Indoor Track.
- Two-to-Four Gymnasiums (space permitting).
- Small Fitness Center
- Multipurpose Rooms (meetings, computer lab, tutoring, etc)
- Normal front-of-house and back-of-house support areas for the above including party rooms; skate rental room; pro shop; snack bar and office spaces.

Our services would be as follows:

PHASE 1

In this phase, we propose to complete the following "Deliverables":

- An outline building program listing all of the main areas.
- Concept Design Plans showing all of the proposed areas in the project.
- Site Plan demonstrating how it could fit on the property.
- One exterior rendering.

We propose the following schedule and workplan:

- Week 1: Conference Call to discuss project objectives, priorities and lists of required/ preferred areas and functions.
- Week 3: Meeting in Radnor Township's offices where we will present the draft program of areas (with options) and "site building design blocking plans" for discussion and input.
- Week 6: Meeting in Radnor Township to present the Deliverables for review and comment.
- Week 7 or 8: Digital and hard copies of the Deliverables (with all input incorporated) are sent to Radnor Township.

The fee for the above is \$47k including all expenses.

Page 1 of 2

PHASE 2

In this phase, we propose to complete the following "Deliverables":

- Schematic Design Drawings showing all of the proposed areas in the project and including:
 - site plan.
 - plans of all levels.
 - main building sections.
 - building elevations.
 - single line MEP drawings.
- Structural narrative.
- Outline Room Finish Schedule.
- One exterior and one interior rendering.

The above will be sufficient for 3rd party cost consultant or contractors to prepare a Schematic Design Level Construction Cost Estimate.

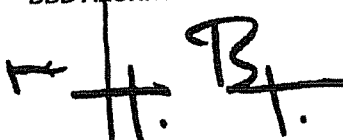
We propose the following schedule and workplan following Phase 1:

- Week 1: Conference Call to receive further input to discuss any changes in the project objectives, priorities and lists of required areas/functions designs.
- Week 3: Meeting where we will present more detailed architectural design drawings.
- Week 6: Meeting where we will present the first draft of all Deliverables for review and comment.
- Week 9: Meeting where we will present the final drafts of all Deliverables for review and comment.
- Week 10 or 11: Digital and hard copies of the Deliverables (with input incorporated) are finalized.

The fee for the above is \$142k including structural, MEP, fire protection and data/com engineering services and expenses as outlined above.

Thanks again for this opportunity.

Yours truly,
BBB ARCHITECTS



Murray Beynon
Partner