



MANAGER – EXT. 2208
HUMAN RESOURCES –EXT. 2233

TOWNSHIP OF HAVERFORD

DELAWARE COUNTY
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Request for proposals Lease of café space at Haverford Skatium Addendum #1

September 4, 2025

Purpose

The following questions were otherwise submitted by proposers and/or additional details requested as to specifications within the RFP. As this information may be helpful to all potential responders in formulating a proposal, the Township is posting as an official Addendum.

Questions/Additional Details

Question: Would there be an opportunity for us to inspect the size of the kitchen?

Answer: A video recording is posted alongside this addendum.

Question: Do we require a description of each menu item?

Answer: No. If there is an item that does not seem self-explanatory, you may add a description, but it is not required.

Question: For the financial statement, would a list of accounts suffice or are you looking for a full report from our financial advisor?

Answer: To ensure that the Proposer has sustainable financial assets to operate the business for the entire Lease term, we prefer a full report. However, if a full report is not available, a listing of assets and liabilities would be sufficient.

Question: Are the times in the RFP basically the number of hours per day or per week the township would like the business to be open? For example, would you like for the restaurant to be open for 60 hours/week during the winter season and 48 hours in the spring and summer? Does 3-9pm just mean you would like the business to be open for

at least 6 hours on those days? If awarded the lease, would we be able to close 1-2 days/week on days when there is not much foot traffic or patrons at the Skatium?

Answer: Please refer to the RFP under Horus of Operations. These specific hours have been identified as high User hours and the Skatium desires food/drink offerings during these times. Any hours outside of the listed are permitted, but are not required. Please note the RFP allows for reduced hours on specific occasions after discussion with Skatium management (e.g. in extreme adverse weather conditions).

Question: Would the township consider a construction allowance for leasehold improvements?

Answer: No. Any improvements made to the facility are made at the sole expense of the successful Proposer. The Lease will include language that the tenant must have Landlord's written consent before making any alterations, improvements, or installations to the Leased premises. Both parties would decide, in writing, whether the alteration, installation, or improvement shall be surrendered as part of the premises at the end of the lease or belong to the Tenant and if any compensation would be due to the Tenant at the end of a non-renewed Lease. In absence of such writing, it shall be assumed that the alteration, installation, or improvement shall be surrendered as part of the premises when the Lease comes to term.

Question: What is the group rate for skaters?

Answer: Rates are set by the official Fee Schedule adopted by the Board of Commissioners in January of each year. For 2025, the group rate is \$7.00 per skater.

Addendum Receipt Acknowledgement:

A signed Addendum Acknowledgement Form (at the end of this Addendum) must be submitted with proposals.

Request for Proposals
Lease of Café Space at Haverford Skatium
Addendum Acknowledgement

The undersigned hereby acknowledges receipt of the following:

- Addendum #1 dated September 4, 2025

Name of Firm Submitting Proposal

Signature of Firm Representative

Date

Name of Firm Representative