REQUEST FOR PROPOSALS FOR

Long-term Ground Lease of 9± total acres
in Plymouth Township, Montgomery County
Current Plymouth Meeting Maintenance Property

ISSUING OFFICE

Pennsylvania Turnpike Commission
Property Management Department

RFP NUMBER

06-146-3477

DATE OF ISSUANCE

November 20, 2006
REQUEST FOR PROPOSALS FOR

Long-term Ground Lease of 9± total acres
in Plymouth Township, Montgomery County
Former Plymouth Meeting Maintenance Property

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PART I

GENERAL INFORMATION FOR PROPOSERS

I-1. Purpose. This request for proposals (RFP) provides interested proposers with sufficient information to enable them to prepare and submit proposals for consideration by the Pennsylvania Turnpike Commission (Commission) for execution of a long-term ground lease of Commission property.

I-2. Issuing Office. This RFP is issued for the Commission by:

Mailing Address:
Property Management Department
Pennsylvania Turnpike Commission
P.O. Box 67676
Harrisburg, PA 17106-7676

Physical Address:
Property Management Department
Pennsylvania Turnpike Commission
700 South Eisenhower Blvd.
Middletown, PA 17057

Contact:
Jayne A. Garver, Esq.
Manager of Property Disposition
Phone: (717) 986-9674
Fax: (717) 986-8705
E-Mail: jgarver@paturnpike.com

The Issuing Office is the sole point of contact at the Commission for this RFP.

I-3. Scope. This RFP contains instructions governing the proposals to be submitted and the material to be included therein; requirements which must be met to be eligible for consideration; general evaluation criteria; and other requirements to be met by each proposal.

I-4. The Site. The Commission will consider entering into a long-term, unsubordinated ground lease of 9± acres in Plymouth Township, Montgomery County, Pennsylvania, at Plymouth Road and Germantown Pike. The site is the current location of the Commission’s Plymouth Meeting Maintenance Facility. The Commission will be relocating the maintenance function and demolishing the existing facility.

I-5. Type of Contract. It is proposed that if a contract is entered into as a result of this RFP, it will be in the form of an unsubordinated ground lease. The Commission may in its sole discretion undertake negotiations with proposers, whose proposals as to lease rates and other factors show them to be qualified, responsible, and capable of undertaking the development.
I-6. Rejection of Proposals. The Commission reserves the right to reject any and all proposals received as a result of this RFP, to cancel the solicitation requested under this notice, to re-advertise solicitation for this lease, or to negotiate separately with competing proposers.

I-7. Incurring Costs. The Commission is not liable for any costs incurred by proposers prior to issuance of a contract.

I-8. Mandatory Prepropos al Conference. A mandatory prepropos al conference will be held Tuesday, December 5, 2006 at 11:00 A.M. at the Commission’s Eastern Regional Office, 251 Flint Hill Road, King of Prussia, PA. The purpose of this conference is to answer any questions proposers may have after reading the RFP and viewing the site. Questions should be forwarded to the Issuing Office prior to the meeting to ensure sufficient analysis can be made before an answer is supplied. Written questions should be submitted to the Issuing Office at the address indicated in Section I-2 above to be received no later than 2:00 P.M., Thursday, November 30, 2006. In view of the limited facilities available for the conference, it is requested representation be limited to two representatives per proposer. The prepropos al conference is for information only. Answers furnished during the conference will not be official until verified, in writing, by the Issuing Office. All questions and written answers will be issued as an addendum to and become part of this RFP.

FAILURE TO BE REPRESENTED AND SIGNED IN AT THIS MANDATORY PRE-PROPOSAL CONFERENCE WILL BE CAUSE FOR REJECTION OF PROPOSAL.

I-9. Addenda to the RFP. If it becomes necessary to revise any part of this RFP before the proposal response date, addenda will be posted to the website under the original RFP document. It is the responsibility of the Proposer to periodically check the website for any new information or addenda to the RFP.

The Commission may revise a published advertisement. If the Commission revises a published advertisement less than ten days before the RFP due date, the due date will be extended to maintain the minimum ten-day advertisement duration if the revision alters the project scope or selection criteria. Firms are responsible to monitor advertisements/addenda to assure the submitted proposal complies with any changes in the published advertisement.

I-10. Response Date. To be considered, proposers should arrive at the Contract Administration Department, Attention: George Hatalowich on or before 12:00 NOON, Friday, January 10, 2007. The Pennsylvania Turnpike Commission is located at 700 South Eisenhower Blvd., Middletown, PA 17057. Please note that use of U.S. Mail delivery does not guarantee delivery to this address by the above-listed time for submission. Proposers mailing proposals should allow sufficient delivery time to ensure timely receipt of their proposals. If the Commission office location to which proposals are to be delivered is closed on the proposal response date, due to inclement weather, natural disaster, or any other cause, the deadline for submission shall be automatically extended until the next Commission business day on which the office is open. Unless the Proposers are otherwise notified by the Commission, the time for submission of proposals shall remain the same.

I-11. Proposals. To be considered, proposers should submit a complete response to this RFP, using the format provided in PART II. Each proposal should be submitted in six (6) copies to the Contract Administration Department. No other distribution of proposals will be made by the proposer. Each proposal page should be numbered for ease of reference. Proposals must be signed by an official authorized to bind the proposer to its provisions and include the proposer’s Federal Identification
Number. For this RFP, the proposal must remain valid for at least 90 days. Moreover, the contents of the proposal of the selected proposer will become contractual obligations if a lease is entered into.

Each and every proposer submitting a proposal specifically waives any right to withdraw or modify it, except as hereinafter provided, or as permitted by law. Proposals may be withdrawn by written or telefax notice received at the Commission’s address for proposal delivery prior to the exact hour and date specified for proposal receipt. However, if the proposer chooses to attempt to provide such written notice by telefax transmission, the Commission shall not be responsible or liable for errors in telefax transmission. A proposal may also be withdrawn in person by a proposer or its authorized representative, provided its identity is made known and it signs a receipt for the proposal, but only if the withdrawal is made prior to the exact hour and date set for proposal receipt. A proposal may only be modified by the submission of a new sealed proposal or submission of a sealed modification which complies with the requirements of this RFP.

I-12. Economy of Preparation. Proposals should be prepared simply and economically, providing a straightforward, concise description of the proposer’s ability to meet the requirements of the RFP.

I-13. Discussions for Clarification. Proposers who submit proposals may be required to make an oral or written clarification of their proposals to the Commission to ensure thorough mutual understanding and proposer responsiveness to the solicitation requirements. The Issuing Office will initiate requests for clarification.

I-14. Proposal Contents. Proposals will be held in confidence and will not be revealed or discussed with competitors, unless disclosure is required to be made (i) under the provisions of any Commonwealth or United States statute or regulation; or (ii) by rule or order of any court of competent jurisdiction. If a lease is executed, however, the successful proposal submitted in response to this RFP shall be subject to disclosure. All material submitted with the proposal becomes the property of the Pennsylvania Turnpike Commission and may be returned only at the Commission’s option. Proposals submitted to the Commission may be reviewed and evaluated by any person other than competitors at the discretion of the Commission. The Commission has the right to use any or all ideas presented in any proposal. Selection or rejection of the proposal does not affect this right.

I-15. News Releases. News releases pertaining to this project will not be made without prior Commission approval, and then only in coordination with the Issuing Office.

I-16. Lease Rates Submittal. The lease rates submittal shall be placed in a separately sealed envelope within the sealed proposal and kept separate from the remainder of the proposal. **Failure to meet this requirement may result in disqualification of the proposal.**

I-17. Term of Lease. The proposer may propose any lease term, provided that the full term of the lease, including extensions, shall not exceed 50 years.

I-18. Deposits. At the signing of the lease, the successful proposer will be required to pay a deposit in the amount of $100,000, which will be non-refundable after all governmental approvals have been received by the proposer. Within 30 days after all governmental approvals have been secured, the successful proposer will be required to pay another non-refundable deposit in the amount of $100,000. These deposits shall constitute a security deposit that shall be held in a separate account, with interest (if
any) paid to the Commission. At the expiration of the lease term, provided that the tenant is in
compliance with the terms of the lease, the security deposit will be returned to the tenant.

I-19. Minimum Lease Rates. Average annual rental shall be a minimum of $900,000/year, but
proposers may offer more. Average annual rental on pad sites shall be in addition to this figure, and
must be at least 50% of the gross pad site rent paid to the developer, with a minimum annual rental of
$25,000 per pad site to be paid to the Commission.

I-20. Available Acreage. Approximately 9 acres are available for lease.

I-21. Rent Commencement Date. Rental payments will begin 90 days after all government approvals
have been obtained, or twelve months from the date of the signing of the lease, whichever occurs first.
The Commission reserves the right to extend the time period under this paragraph.

I-22. Zoning. The property is currently zoned SC, Shopping Center District. Please note that the
Commission is not responsible for the accuracy of this information. Proposers should conduct their own
investigations regarding zoning, utility availability, etc. The successful proposer will be responsible for
obtaining any zoning changes, land development approvals, and all other approvals necessary for the
development at the proposer’s sole expense.

I-23. Adherence to Laws. All proposals must conform to all applicable Plymouth Township building
codes, and to all other local, state and federal laws, regulations and requirements.

I-24. Brokerage. The Commission will not retain a real estate broker for this project. Any brokers
involved must act as the proposer’s agent only; all commissions to be paid will be the sole responsibility
of the proposer.

I-25. Proposer’s Representations and Authorizations. Each proposer by submitting its proposal
understands, represents, and acknowledges that:

a. All information provided by, and representations made by, the proposer in the proposal
are material and important and will be relied upon by the Issuing Office in selecting a
proposer for lease negotiations. Any misstatement shall be treated as fraudulent
concealment from the Issuing Office of the true facts relating to the submission of this
proposal. A misrepresentation shall be punishable under 18 Pa. C.S. 4904.

b. No attempt has been made or will be made to induce any firm or person to refrain from
submitting a proposal on this RFP, or to submit a proposal higher than this proposal, or to
submit any intentionally high or noncompetitive proposal or other form of
complementary proposal.

c. The proposal is made in good faith and not pursuant to any agreement or discussion with,
or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

d. To the best knowledge of the person signing the proposal for the proposer, the proposer,
its affiliates, subsidiaries, officers, directors, and employees are not currently under
investigation by any governmental agency and have not in the last four (4) years been
convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding or proposing on any public contract, except as disclosed by the proposer in its proposal.

e. To the best of the knowledge of the person signing the proposal for the proposer and except as otherwise disclosed by the proposer in its proposal, the proposer has no outstanding, delinquent obligations to the Commonwealth including, but not limited to, any state tax liability not being contested on appeal or other obligation of the proposer that is owed to the Commonwealth.

f. The proposer is not currently under suspension or debarment by the Commonwealth, or any other state, or the federal government, and if the proposer cannot so certify, then it shall submit along with the proposal a written explanation of why such certification cannot be made.

g. The proposer has not, under separate contract with the Issuing Office, made any recommendations to the Issuing Office concerning the need for the services described in the proposal or the specifications for the services described in the proposal.

h. Each proposer, by submitting its proposal, authorizes all Commonwealth agencies to release to the Commission information related to liabilities to the Commonwealth including, but not limited to, taxes, unemployment compensation, and workers’ compensation liabilities.

I-26. Use Restrictions. Proposals may include any use permitted by Plymouth Township zoning, excluding use as an adult or sexually explicit bookstore, massage parlor, video or X-rated movie theatre, or use as any similar facility.

I-27. Payments in Lieu of Taxes. The site is tax-exempt as a result of the Commission’s status as an instrumentality of the Commonwealth. In order to benefit the local municipality and its citizens, the successful proposer will be required by the terms of the lease to make payments in lieu of taxes to the local taxing authority.
PART II

INFORMATION REQUIRED FROM PROPOSERS

Proposals must be submitted in the format, including heading descriptions, outlined below. To be considered, the proposal must respond to all requirements in this part of the RFP. Any other information thought to be relevant, but not applicable to the enumerated categories, should be provided as an appendix to the proposal. Each proposal shall consist of two (2) separately sealed submittals. The submittals are as follows: (i) Development Submittal, in response to Sections II-1 through II-6 hereof; (ii) Lease Rates Submittal, in response to Section II-7 hereof.

The Commission reserves the right to request additional information which, in the Commission’s opinion, is necessary to assure that the proposer’s competence, number of qualified employees, business organization, and financial resources are adequate to perform according to the contract.

The Commission may make such investigations as deemed necessary to determine the ability of the proposer to complete the development, and the proposer shall furnish to the Commission all such information and data for this purpose as requested by the Commission. The Commission reserves the right to reject any proposal if the evidence submitted by, or investigation of, such proposer fails to satisfy the Commission that such proposer is properly qualified to carry out the obligations of the lease agreement.

II-1. Proposed Development. State in succinct terms your plan for development of the parcel in question. Describe the nature of the proposed development and include a list of specific subtenants, if any, that may have an interest in leasing this location. Submit written commitments or letters of interest from lead/anchor tenants, if any. Ingress and egress to the site must be detailed in the proposal, and should be designed to minimize impact on the existing access driveways and surrounding roads.

II-2. Prior Experience. Describe the specialized experience and technical competence of the proposer and the proposer’s team, if any. Include descriptions of previous projects, if any. Experience shown should be work done by individuals who will be involved with this development, as well as that of your company. If the proposer is a company or organization proposing to lease the entire site for its own business operations, the proposer should submit résumés and a brief summary of the previous experience of its consultants and/or architects who will be assisting with the project. Studies or projects referred to should be identified and the name of the customer shown, including the name, address, and telephone number of the responsible official of the customer, company, or agency who may be contacted.

II-3. Financial Status. Describe how the project will be financed. Provide financial references, along with the financial statements of the proposer. The proposer must submit 2004 and 2005 year-end audited financial statements, if available. Financial statements should include income statements, balance sheets and cash-flow statements, along with accompanying notes. The information will be held in confidence and will be used only for evaluating the financial stability of the proposer.

II-4. Location. Identify the location of the proposer, including principal and branch offices, if any.

II-5. Sketch Plan. Proposers should submit a sketch plan of the site, showing the proposed development.
II-6. **Subordination.** Proposers must specify within their proposals that the lease will be *unsubordinated*. The successful proposer may obtain financing through its leasehold interest, but may not mortgage the real estate itself.

II-7. **Lease Rates Submittal.** Proposers should include the proposed annual rental payment to the Commission, plus escalation clauses or specified increases over the life of the lease. The lease rates submittal shall be placed in a separately sealed envelope within the sealed proposal and kept separate from the remainder of the proposal.
PART III

CRITERIA FOR SELECTION

III-1. Mandatory Responsiveness Requirements. To be eligible for selection, a proposal should be (a) timely received from a proposer; (b) properly signed by the proposer; and (c) formatted such that all lease rates data is kept separate from the remainder of the proposal.

III-2. Proposals will be reviewed and evaluated by a committee of qualified personnel selected by the Commission. This committee will recommend for selection the proposal that most closely meets the requirements of the RFP and satisfies Commission needs. Award will only be made to a proposer determined to be responsible in accordance with Commonwealth Management Directive 215.9, Contractor Responsibility Program.

III-3. The Commission will prioritize the proposals and negotiate in the order of priority. If the Commission is unsuccessful in negotiating with the first-ranked proposer, the Commission will then cease negotiations with that proposer and may initiate negotiations with number two, and so on. In any event, the Commission reserves the right to reject any or all proposals submitted, to cancel this solicitation, and to re-advertise for proposals.

III-4. The following areas of consideration will be used in making the selection:

   a. Prior Experience. The Commission will consider the prior experience and technical competence of the proposer. If the proposer is a company or organization proposing to lease the entire site for its own business operations, the Commission will consider the prior experience of the proposer’s consultants or architects who will be assisting with the project.

   b. Financial Status. The Commission will consider the financial status of the proposer, the proposer’s financial references, and the proposer’s planned financing of the development.

   c. Nature of Proposed Project. The Commission will consider the proposed use of the site, its suitability to the surrounding area and the project’s impact on the ingress and egress on existing roads. In other words, is the proposed use of the site a good fit?

   d. Lease Rates. Financial benefit to the Commission will be one factor only in the selection process. While this area may be weighted heavily, it will not necessarily be the deciding factor in the selection process. The Commission will also take into consideration the factors listed above and the health, safety and welfare of the project to the community.

III-5. The Commission reserves the right to select a proposal based upon all the factors listed above, and will not necessarily choose the developer offering the highest financial return to the Commission. The Commission will select the firm with the proposal that best meets the needs and desires of the Commission, in the sole discretion of the Commission.
ADDENDUM NO. 1
RFP #06-146-3477

Long-term Ground Lease of 9± total acres
in Plymouth Township, Montgomery County
Current Plymouth Meeting Maintenance Property

Following are the answers to questions received in response to the above referenced RFP as of the Mandatory Meeting on December 5, 2006.

1. Where is the tower located on the site?

Answer: At the far eastern end of the property.

2. Are you willing to extend the term to 100 years?

Answer: No, but we will change the maximum term to 50 years, plus two 10-year extensions.

3. When will we know about access to Germantown Pike?

Answer: Hopefully within the next week.

4. How much frontage is there on Plymouth Road?

Answer: Approximately 200’. The successful proposer may obtain a survey at his expense to determine the exact length.

5. Is Plymouth Road a township road?

Answer: It is a State road to the best of our knowledge.

6. Are specific permits required?

Answer: Normal development requirements will apply. The Township will likely require a land development plan for approval and will also require that building permits be issued.

7. Are you demolishing everything? What condition will the site be in?

Answer: The PTC will include demolition of existing facilities and removal of fuel storage and dispensing systems in the contract for construction of the new facilities at the new location. The site should be free of any development restrictions caused by environmental conditions.
8. Are any environmental reports available?
Answer: We recently received closure from DEP for the environmental investigation of the Plymouth Meeting Maintenance Site. All groundwater monitoring wells have been removed from the site. We will make a copy of this report available.

9. Were any Phase I reports done?
Answer: Not specifically; however, we did conduct an environmental investigation of the site. See question 8 above.

10. Was anything done on the site?
Answer: This site has been utilized as a PSP barracks, district maintenance location and section maintenance location. There have been fuel facilities on the site since the 1950’s.

11. Have there been any spills?
Answer: We are not aware of any recent (last five years) spill reports for this site.

12. Won’t DEP require reports?
Answer: At the time that the fueling systems are removed, we will conduct cleanup of any contaminated soil surrounding the fuel tanks and dispensers. DEP must approve the closure.

13. Will those reports be available to us?
Answer: We will disclose any reports issued relative to the closure of the fueling facility.

14. Is it your intention to deliver a clean site?
Answer: Yes. Our intent is to provide a site free of any developmental restrictions.

15. Have there been any discussions with the mall about cross-easements?
Answer: No.

16. Are we allowed to be on site?
Answer: Yes, if you sign a one-page release and indemnification. Contact Jayne Garver at jgarver@paturnpike.com to have a release e-mailed to you.

17. What’s the timing for the Turnpike to vacate the site?
Answer: The current schedule for construction of replacement facilities for Plymouth Meeting Maintenance has a projected construction completion of March 2009. The actual date that potential development can commence is dependent on the actual construction completion date, moving into the new facilities, and demolition of existing facilities
18. Where are you moving?

Answer: We have acquired a site at approximate milepost 332.5 eastbound to serve as the new location for Plymouth Meeting Maintenance. The existing location is at milepost 333.6 westbound.

19. Would you please go through the schedule again?

Answer: The current schedule is to complete preliminary design on the new facilities in February 2007 with final design complete by August 2007. We anticipate a construction period from January 2008 to March 2009. The construction contract will include demolition of existing facilities at milepost 333.6 westbound.

20. Do you already own the ground for the new site?

Answer: Yes.

21. How long have you owned the site?

Answer: Since the 1950’s.

22. What was it before?

Answer: Farmland.

23. Where are the access points to the site?

Answer: To be determined by Plymouth Township and the successful proposer.

24. How much frontage (in linear feet) is there on Germantown Pike and Plymouth Road?

Answer: See answers 3 and 4 above.

25. What is the approximate delineation of the 9 acres, given that the entire parcel appears to be 24.7 acres per the Montgomery County tax maps?

Answer: The 24.7 acres includes the Turnpike itself and other property. Only the 9 acres is available for development.

26. Is a subdivision going to occur? If so, who will be responsible for the approvals?

Answer: If a subdivision is necessary or desirable, it will be the responsibility of the successful proposer.

27. What are the constraints on signage along the Turnpike?

Answer: No signage will be permitted within the Commission’s operating right-of-way. Signs outside of the operating right-of-way are governed by local ordinance and by PennDOT, through the Outdoor Advertising Control Act.
28. Can you please explain the ground lease financing?

Answer: The lease must be unsubordinated, meaning that the successful proposer may not mortgage or otherwise encumber the property. Financing may be obtained based on the leasehold interest.

29. Will a survey be provided?

Answer: No, but the successful proposer may have one done.

30. Is a legal description available?

Answer: The deeds associated with the original acquisition are available, and will be provided upon request.

31. Would you please explain about the rent for the pad sites?

Answer: The base rent is for the major unit on the site. If the developer chooses to develop outlots, such as for banks or fast food restaurants on the site, those outlots will be subject to additional rent in at least 50% of the outlot rental received by the successful proposer.

32. How did you choose the term? Is there any magic to 50 years?

Answer: No, refer to number 2 above.

33. What about bumps – increases in the rent?

Answer: You should include proposed increases in your proposal.

34. Can we see a draft lease?

Answer: We don’t have one currently available for this site, but we can provide executed copies of other similar leases upon request.

35. Your new facility will be finished in March of 2009, and then you will move the employees? So it could be later than March of 2009 that the site will be ready?

Answer: The exact date that the site will be available for development cannot be stated absolutely. Based on our current knowledge we expect the site to be available on or about March 2009.

36. Is your website secure? Where will the questions and answers appear?

Answer: We will mail them to you, and we will post them on our website. Look under “Doing Business with the PTC,” then “Requests for Proposals,” and then “All Other Types of RFP’s.”

37. What is the timeline for the selection of a proposal?

Answer: Less than 90 days from the date of submittal.

38. Are the terms of your lease with Raymour & Flanigan public information?
Answer: Yes, the lease is a public document.

39. Is there anything available that would show topography or boundaries?
Answer: Aerial mosaics show topography.

40. What is the procedure for visiting the site?
Answer: See no. 16 above.

41. Can you provide more information on the PILOT's?
Answer: The Commission is a tax-exempt organization and the property is therefore exempt; however, in order to benefit the local community, we are requiring the successful proposer to make payments in lieu of taxes. These payments shall be in the full amount assessed by Plymouth Township and by any other governing body and shall be based on the effective tax rate for the property, as if the Commission did not have tax-exempt status.

42. How is that requirement satisfied for the purposes of the proposal?
Answer: Just include a statement in your proposal that you plan to make payments in lieu of taxes, as required by the RFP.

43. Will there be any rollback in the taxes?
Answer: No.

44. If at some point, significant environmental issues come up, will you look to the developer for financial assistance?
Answer: We do not anticipate this situation, but it is conceivable that this could be part of the negotiation process.

45. Is the property served by public water and sewer?
Answer: The site was connected to municipal sewer in 1993. Plymouth Township operates the sewer authority. Aqua PA is the water authority; there is a 2-inch water service to the maintenance building and a 12-inch Aqua PA water main on the property.

46. Is the Commission tower part of the PTC system?
Answer: Yes.

47. Are you willing to pay rent for the tower if it remains on the site?
Answer: No.

48. What is the size of the Commission’s buildings serving the tower?
Answer: 12 x 28.
49. Has technology changed to the point where you don’t need that size?
Answer: Not at this time.

50. In any scenario, would you consider direct access to the site from the Turnpike?
Answer: No.

51. Is the sewer system a gravity system?
Answer: No. There is a lift station and 4-inch force main (see attached drawings).

52. Does it go to East Norriton sewer?
Answer: Plymouth Township operates the sewer authority. They can verify where the sewage flows to.

53. For the purposes of paying rent, if you build one building, is that a pad site?
Answer: One building would be subject to the minimum rent requirements. If there are no outlots, there would be no additional rent payable. Refer to number 31 above.

54. What about other utilities? Is there gas on site? Where does it come from?
Answer: There is an 8-inch diameter high pressure gas line along Plymouth Road.

55. Are there any storm water facilities?
Answer: Yes. See attached drawings.

56. Are there any wetlands near the boundary with the mall?
Answer: Not that we’re aware of; however, that doesn’t mean that there aren’t any.

57. Is that IKEA’s headquarters behind the site?
Answer: IKEA is behind and adjacent to this property.

58. Are they moving out?
Answer: We don’t know what their status is.

59. Is that adjacent office building going to be vacant?
Answer: We don’t know the disposition of that building.

All other terms, conditions and requirements of the original RFP dated November 20, 2006 remain unchanged unless modified by this Addendum.
NOTE 1: PROVIDE ELECTRIC POWER FROM EXISTING 120 VOLT SERVICE IN P.T.C. BUILDING.
NOTE 2: VERIFY LOCATIONS OF EXISTING SEWER AND UTILITIES TO ELIMINATE CONFLICTS.
# List of Contract Drawings

**Commonwealth of Pennsylvania**

**Pennsylvania Turnpike Commission**

**Delaware River Extension**

**Plymouth Meeting Maintenance Building**

**Trevose Maintenance Building**

**Montgomery County**

**Bucks County**

## List of Contract Drawings

For General Construction — Plumbing — Heating — Electrical Work

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**Legend**

- 1000 feet = 1 inch
- Maintenance Buildings
- Graphic Scale

**MF 15884**
COMMONWEALTH OF PENNSYLVANIA

PENNSYLVANIA TURNPIKE COMMISSION

DRAWINGS FOR

UNDERGROUND FUEL STORAGE TANK AND DISPENSING SYSTEM REPLACEMENTS AND MODIFICATIONS AT

THE PLYMOUTH MEETING MAINTENANCE FACILITY

ACCOUNT NO. 86-058-RL72

LIST OF CONTRACT DRAWINGS

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SOURCES OF MATERIAL:
- STONE: GLASGOW, INC.
- CONCRETE PUMPS: BARLEY PUMP CO.
- CONCRETE: JOHNSON MATERIALS CO.
- WATER LINES: APPLIANCE
- FUEL TANKS: FIELD & FRAZIER
- FUEL SURVEY: HARRIS & HENDERSON
- EXTRACTOR TANK: E.B.W. INC.
- FUEL DUMP: E.B.W. INC.
- DRAINAGE TANK: JOHNSTON & SONS, INC.
- CAULK TUBING: VOLLAR
- ELECTRICAL WIRE: PIPE-DECO CO.
- PARA-FLEX DISPERDOR: SUPERIOR

PennsylvaniaTurnpike.com

Brinjac, Kambic & Associates, Inc.
Consulting Engineers

Pennsylvania Turnpike Commission

Underground Fuel Storage and Dispensing System Replacements and Modifications at the Plymouth Meeting Maintenance Facility

Montgomery County, Pennsylvania

Title Sheet

Prepared by: 10/1994

Pennsylvania Turnpike Commission

Underground Fuel Storage Tank and Dispensing System Replacements and Modifications at the Plymouth Meeting Maintenance Facility

MONTGOMERY COUNTY, PENNSYLVANIA

Title Sheet

Prepared by: 10/1994

Pennsylvania Turnpike Commission

Underground Fuel Storage Tank and Dispensing System Replacements and Modifications at the Plymouth Meeting Maintenance Facility

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Underground Fuel Storage Tank and Dispensing System Replacements and Modifications at the Plymouth Meeting Maintenance Facility

MONTGOMERY COUNTY, PENNSYLVANIA

Title Sheet
AS BUILT NOTES:

- Bottom concrete slab replaced with drain line due to water table problem
- Top concrete slab dimensions changed

NOTE:
Contractor will use 2" 85 Redfern in place of each #4 called for by tank msg.

6,000 GAL TANK
38'
18'