

REQUEST FOR PROPOSALS FOR
PROPERTY APPRAISAL SERVICES

ISSUING OFFICE

Pennsylvania Turnpike Commission
Department of Safety and Risk Management

RFP NUMBER

07-115-3314

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REQUEST FOR PROPOSALS
PROPERTY APPRAISAL SERVICES
RFP 07-115-3314

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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) to satisfy a need for property appraisal services of Pennsylvania Turnpike Commission buildings and facilities.

I-2. Issuing Office. This RFP is issued for the Commission by the **Gary W. Pennick, Occupational Safety & Insurance Supervisor, Department of Safety & Risk Management, Pennsylvania Turnpike Commission, P.O. Box 67676, Harrisburg, PA 17106-7676, 717-939-9551, ext. 6210, gpennick@paturndpike.com**. The Issuing Office is the sole point of contact in 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; a description of the service to be provided; requirements which must be met to be eligible for consideration; general evaluation criteria; and other requirements to be met by each proposal.

I-4. Problem Statement. The Safety and Risk Management Department requires the services of a professional commercial appraisal service to provide the Commission with appraisal services. The services will include appraisals of new and existing buildings and facilities as directed by the Commission, and providing annual reports amending and updating the Commission's property and facility values. This may also include facilities and assets that the Commission may acquire or own under the I-80 Lease Agreement with the Pennsylvania Department of Transportation.

I-5. Type of Contract. It is proposed that if a contract is entered into as a result of this RFP, it will be a fee for services type Agreement. The Commission may in its sole discretion undertake negotiations with Proposers whose proposals as to price and other factors show them to be qualified, responsible, and capable of performing the work.

I-6. Rejection of Proposals. The Commission reserves the right to reject any and all proposals received as a result of this request, or to negotiate separately with competing Proposers.

I-7. Subcontracting. Any use of subcontractors by a Proposer must be identified in the proposal. During the contract period use of any subcontractors by the selected Proposer, which were not previously identified in the proposal, must be approved in advance in writing by the Commission.

A firm that responds to this solicitation as a prime may not be included as a designated subcontractor to another firm that responds to the same solicitation. **Multiple responses under any of the foregoing situations may cause the rejection of all responses of the firm or firms involved.** This does not preclude a firm from being set forth as a designated subcontractor to more than one prime contractor responding to the project advertisement.

I-8. Incurring Costs. The Commission is not liable for any costs the Proposer incurs in preparation and submission of its proposal, in participating in the RFP process or in anticipation of award of contract.

I-9. Questions and Answers. There will be no pre-proposal conference. Written questions should be submitted to the Issuing Office at the mailing or e-mail address indicated above to be received no later than **Friday, January 18, 2008**. All questions and written answers will be issued as an addendum to and become part of this RFP.

I-10. 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 Commission's 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 ensure the submitted proposal complies with any changes in the published advertisement.

I-11. Response. To be considered, proposals must be delivered to the Pennsylvania Turnpike Commission's **Contracts Administration Department, Attention: Gail A. Reed, Contract Administrator, on or before 12:00 Noon, Monday, February 11, 2008. The Pennsylvania Turnpike Commission is located at 700 South Eisenhower Boulevard, Middletown, PA 17057 (Street address). Our mailing Address is P. O. Box 67676, Harrisburg, PA 17106.**

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-12. 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 **10** copies to the Contracts 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 **60** days. Moreover, the contents of the proposal of the selected Proposer will become contractual obligations if a contract is entered into.

Each and every Proposer submitting a proposal specifically waives any right to withdraw or modify it, except as hereinafter provided. 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-13. 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-14. Discussions for Clarification. Proposers who submit proposals may be required to make an oral or written clarification of their proposals to the Issuing Office to ensure thorough mutual understanding and Proposer responsiveness to the solicitation requirements. The Issuing Office will initiate requests for clarification.

I-15. Best and Final Offers. The Issuing Office reserves the right to conduct discussions with Proposers for the purpose of obtaining “best and final offers.” To obtain best and final offers from Proposers, the Issuing Office may do one or more of the following: a) enter into pre-selection negotiations; b) schedule oral presentations; and c) request revised proposals. The Issuing Office will limit any discussions to responsible Proposers whose proposals the Issuing Office has determined to be reasonably susceptible of being selected for award.

I-16. Prime Proposer Responsibilities. The selected Proposer will be required to assume responsibility for all services offered in its proposal whether or not it produces them. Further, the Commission will consider the selected Proposer to be the sole point of contact with regard to contractual matters.

I-17. 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 contract 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 competing Proposers 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-18. Debriefing Conferences. Proposers whose proposals are not selected will be notified of the name of the selected Proposer and given the opportunity to be debriefed, at the Proposer’s request. The Issuing Office will schedule the time and location of the debriefing. The Proposer will not be compared with other Proposers, other than the position of its proposal in relation to all other proposals.

I-19. 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-20. Commission Participation. Unless specifically noted in this section, Proposers must provide all services to complete the identified work. The Commission will make on-site office facilities available for appraisal personnel. Telephone(s) will be provided for work related use. A Commission representative will be available to assist in the scheduling (via Microsoft Outlook) of Commission personnel and conference rooms for meetings if necessary. Personal Computers (PCs) and any project related software are the responsibility of the appraisal firm and will not be provided by the Commission.

Appraisals will occur at Commission owned buildings and properties. The Commission offers flexible working hours to its employees with starting times ranging from 7:00 AM – 9:30 AM and ending times from 3:00 PM – 5:30 PM. Core hours of operation are 8:30 AM – 4:30 PM Monday – Friday. The selected appraisal service provider will need to plan and staff the appraisals accordingly so Commission employees are available to assist and answer questions.

I-21. Cost Submittal. The cost submittal shall be placed in a separately sealed envelope within the sealed proposal and kept separate from the technical submittal. **Failure to meet this requirement may result in disqualification of the proposal.**

I-22. Term of Contract. The term of the contract will commence on the Effective Date (as defined below) and will end five years from that date. The Commission shall fix the Effective Date after the contract has been fully executed by the Contractor and by the Commission and all approvals required by Commission contracting procedures have been obtained.

I-23. 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 awarding the contract(s). Any misstatement, omission or misrepresentation 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. The price(s) and amount of this proposal have been arrived at independently and without consultation, communication or agreement with any other Proposer or potential Proposer.
- c. Neither the price(s) nor the amount of the proposal, and neither the approximate price(s) nor the approximate amount of this proposal, have been disclosed to any other firm or person who is a Proposer or potential Proposer, and they will not be disclosed on or before the proposal submission deadline specified in the cover letter to this RFP.
- d. No attempt has been made or will be made to induce any firm or person to refrain from submitting a proposal on this contract, or to submit a proposal higher than this proposal, or to submit any intentionally high or noncompetitive proposal or other form of complementary proposal.
- e. 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.
- f. 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.
- g. 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.
- h. 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 certify, then it shall submit along with the proposal a written explanation of why such certification cannot be made.

- i. 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.
- j. 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.

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) Technical Submittal, in response to Sections II-1 through II-7 hereof; (ii) Cost Submittal, in response to Section II-8 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 RFP.

The Commission may make such investigations as deemed necessary to determine the ability of the Proposer to perform the work, and the Proposer shall furnish to the Issuing Office 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 agreement and to complete the work specified.

II-1. Statement of the Problem. State in succinct terms your understanding of the problem presented or the service required by this RFP.

II-2. Management Summary. Include a narrative description of the proposed effort and a list of the items to be delivered or services to be provided.

II-3. Work Plan. Describe in narrative form your technical plan for accomplishing the work. Use the task descriptions in Part IV of this RFP as your reference point. Modifications of the task descriptions are permitted; however, reasons for changes should be fully explained. Indicate the number of personhours allocated to each task.

II-4. Prior Experience. Include experience in commercial appraisal services as a separate entity performing this service. **Commercial appraisal experience of at least 20 years is required.** Experience shown should be work done by individuals who will be assigned to this project as well as that of your company. 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-5. Personnel. Include the number, and names where practicable, of executive and professional personnel, analysts, auditors, researchers, programmers, consultants, etc., who will be engaged in the work. Show where these personnel will be physically located during the time they are engaged in the work. Include through a resume or similar document education and experience in certified appraisal services, and any training and certifications in this area. Indicate the responsibilities each will have in this project and how long each has been with your company. Identify subcontractors (if any) you intend to use and the services they will perform. **Personnel assigned to this task must be a member of the American Society of Appraisers.**

II-6. Training. If appropriate, indicate recommended training of Commission personnel. Include the personnel to be trained, the number to be trained, duration of the program, place of training, curricula, training materials to be used, number and frequency of sessions, and number and level of instructors.

II-7. M/W/DBE Participation. Responding firms shall clearly identify MBE/WBE/DBE firms, expected to participate in this contract, in their Proposal. **If further information is desired concerning MBE/WBE/DBE participation,** direct inquiries to the Pennsylvania Turnpike Commission's Contracts Administration Department by calling (717) 939-9551 Ext. 4241.

II-8. Cost Submittal. The information requested in this section shall constitute your cost submittal. **The Cost Submittal shall be placed in a separate sealed envelope within the sealed proposal, separate from the technical submittal.**

Proposers should **not** include any assumptions in their cost submittals. If the proposer includes assumptions in its cost submittal, the Issuing Office may reject the proposal. Proposers should direct in writing to the Issuing Office pursuant to Part I-9 of this RFP any questions about whether a cost or other component is included or applies. All Proposers will then have the benefit of the Issuing Office's written answer so that all proposals are submitted on the same basis.

The total cost you are proposing must be broken down into the following components:

- a. Direct Labor Costs.** Itemize to show the following for each category of personnel with a different rate per hour:
 - (1) Category: e.g., partner, project manager, analyst, senior auditor, research associate.
 - (2) Estimated hours.
 - (3) Rate per hour.
 - (4) Total cost for each category and for all direct labor costs.
- b. Labor Overhead.** Specify what is included and rate used. If there is no labor overhead rate in your proposal, so state.
- c. Travel and Subsistence.** Itemize transportation, lodging and meals per diem costs separately. Travel and subsistence costs must conform to the requirements of the most current version of the Commission's Travel Guidelines.
- d. Consultant Costs.** Itemize as in (a) above. If there are no consultant costs in your proposal, so state.
- e. Subcontract Costs.** Itemize as in (a) above. If there are no subcontract costs in your proposal, so state.
- f. Cost of Supplies and Materials.** Itemize. If there are no supplies and materials in your proposal, so state.
- g. Other Direct Costs.** Itemize. If there are no other direct costs in your proposal, so state.

- h. General Overhead Costs.** Specify what is included and rate used. If there are no general overhead costs in your proposal, so state.
- i. Total Cost.**

Any costs not provided in the cost proposal will be assumed as no charge to the Commission.

The selected Proposer shall only perform work on this contract after the Effective Date is affixed and the fully-executed contract sent to the selected Proposer. The Commission shall issue a written Notice to Proceed to the selected Proposer authorizing the work to begin on a date which is on or after the Effective Date. The selected Proposer shall not start the performance of any work prior to the date set forth in the Notice of Proceed and the Commission shall not be liable to pay the selected Proposer for any service or work performed or expenses incurred before the date set forth in the Notice to Proceed. No Commission employee has the authority to verbally direct the commencement of any work under this Contract.

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 cost data is kept separate from and not included in the Technical Submittal.

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 responsive and responsible in accordance with Commonwealth Procurement Code.

III-3. The following criteria will be used in evaluating each proposal:

a. Understanding the Problem. This refers to the Proposer's understanding of the Commission needs that generated the RFP, of the Commission's objectives in asking for the services or undertaking the study, and of the nature and scope of the work involved.

b. Proposer Qualifications. This refers to the ability of the Proposer to meet the terms of the RFP, especially the time constraint and the quality, relevancy, and recency of studies and projects completed by the Proposer. This also includes the Proposer's financial ability to undertake a project of this size.

c. Personnel Qualifications. This refers to the competence of professional personnel who would be assigned to the job by the Proposer. Qualifications of professional personnel will be measured by experience and education, with particular reference to experience on studies/services similar to that described in the RFP. **Personnel assigned to this project must be a member of the American Society of Appraisers.**

d. Soundness of Approach. Emphasis here is on the techniques for collecting and analyzing data, sequence and relationships of major steps, and methods for managing the service/project. Of equal importance is whether the technical approach is completely responsive to all written specifications and requirements contained in the RFP and if it appears to meet Commission objectives.

e. Cost. While this area may be weighted heavily, it will not normally be the deciding factor in the selection process. The Commission reserves the right to select a proposal based upon all the factors listed above, and will not necessarily choose the firm offering the best price. The Commission will select the firm with the proposal that best meets its needs, at the sole discretion of the Commission.

PART IV

WORK STATEMENT

The PTC requests proposals from an appraisal service that has a minimum of 20 years uninterrupted service in commercial appraisals. The appraisal service shall be capable of providing ample staffing to conduct on-site inspections, valuations and annual re-valuations based on current market trends. The comprehensive annual report is used to set insurance premiums for the Commission's All Risk Policy and is also used in the event of a loss to property and its contents due to perils beyond our control.

IV-1. Objectives.

a. General. It is the intent to acquire the services of an appraisal service that can provide a reliable appraisal of Commission properties that reflects a comprehensive, certified, valuation of buildings and contents.

b. Specific. The appraisal service shall provide detailed valuation of Commission owned buildings and structures as directed by the Commission's Department of Safety and Risk Management; annual detailed in-depth appraisals of selected facilities; and annual certified comprehensive valuation of buildings and structures based upon the expertise of personnel trained and qualified to perform this task.

IV-2. Nature and Scope of the Project. The appraisal service shall be directed to appraise certain facilities and structures at various Commission properties across its entire system of which the number of facilities selected annually will be approximately one-fourth of the total number of buildings and structures identified. Additional appraisals may be requested due to changes as a result of construction, reconfiguration or other influencing factors that deem appraisal necessary. All facilities appraised shall reflect values of equipment (mechanical or electrical), furnishings and other office equipment in excess of \$500 in value.

If the appraisal service feels that a full appraisal of all Commission buildings and structures is necessary, their proposal shall show their means of appraisal, and detail the reasoning for full appraisal. Cost of this full appraisal must be reflected in the cost proposal, which shall not be a part of the technical proposal.

IV-3. Requirements. The appraisal service shall provide evidence that they have been in the full appraisal service for at least 20 years. Parent business existence shall not be included in the years of experience for property appraisals.

The personnel assigned to this task must be a member of the American Society of Appraisers.

The Appraisal service shall provide a list of appraisers and their qualifications showing accreditation and training in property and equipment valuations.

All respondents to this RFP shall provide a sample appraisal for review and reference.

IV-4. Tasks. The appraisal service will be required to completely appraise Commission-owned facilities and structures (out buildings, garages, etc.) at listed facilities across the Pennsylvania Turnpike System (list attached under Exhibit A and Exhibit B) as directed by the Commission's Department of Safety and Risk Management.

It is the intent to fully appraise one-fourth of the entire buildings and structures as directed.

An annual certified report of all Commission-owned facilities and structures shall be provided to the Commission during the term of the agreement showing current valuations. Assistance with equipment valued in excess of \$500 shall be provided by Commission representatives prior to the annual valuation and shall be incorporated into the annual valuation report.

If the appraisal service opts to appraise all buildings and structures initially, they shall show a detailed outline of their suggested approach to appraising all of the buildings and structures of the Commission. Costs associated with this option must be reflected in the cost proposal, under separate submission.

IV-5. Reports and Project Control. All reports provided by the appraisal service shall be provided in PDF format with one original certified copy provided to the Commission's Department of Safety and Risk Management. Reports shall conform to the Uniform Standards of Professional Appraisal Practices (USPAP) guidelines.

Additional reports may become necessary in the event of a loss and shall be provided upon request. Electronic means of disseminating reports is required.

Project control of locations appraised shall be under the control of the Safety and Risk Management Department. Written description of buildings and structures appraised shall be provided prior to any work commencing under the agreement.

It is preferred that the appraisal service have an office in Pennsylvania.

a. Task Plan. The appraisal service shall show a work plan for each task that identifies the work elements of each task, the resources assigned to the task, and the time allotted to each element and the deliverable items to be produced.

b. Status Report. Summary reports shall be provided via electronic means (e-mail), or hard copy, to the Safety and Risk Management Department showing periodic completion of each appraisal. A representative from the appraisal service shall be available at all times for inquiries and reports as needed by the Commission.

c. Problem Identification Report. An "as required" report, identifying problem areas. The report should describe the problem and its impact on the overall project and on each affected task. It should list possible courses of action with advantages and disadvantages of each, and include Proposer recommendations with supporting rationale.

d. Final Report. Draft copies of the final report to permit the Commission to satisfy itself as to the report's completeness and factual accuracy, shall be submitted to the Safety and Risk Management Department for approval and acceptance. The final format shall show in detail the following:

- (1) Abstract or summarize the result of the study or service in terminology that will be meaningful to the Commission and others generally familiar with the subject areas.
- (2) Describe data collection and analytical and other techniques used during the study.
- (3) Summarize findings, conclusions, and recommendations developed in each task.
- (4) Include all supporting documentation; e.g., flow charts, forms, questionnaires, etc.
- (5) Recommend a time-phased work plan for implementing the findings of the appraisal(s).

The following listing of Pennsylvania Turnpike Commission's properties include but are not limited to all of the Commission owned properties

LocationCode	PTC	Location	Address	County	Address1	City	Postal Code	State
102	PA Turnpike Commission	Eastern Regional Office	251 Flint Hill Road			King of Prussia	19406-	PA
103	PA Turnpike Commission	Western Regional Office	2200 North Center Avenue			New Stanton	15672-9602	PA
201	PA Turnpike Fare Collection Office	District One Fares	2200 North Center Avenue			New Stanton	15672-	PA
202	PA Turnpike Fare Collection Office	District Two Fares	Milepost 154.2		207 Ashcom Road	Everett	15537-	PA
203	PA Turnpike Fare Collection Office	District Three Fares	Milepost 241.9		R.D. #1	New Cumberland	17070-	PA
204	PA Turnpike Fare Collection Office	District Four Fares	251 Flint Hill Road			King of Prussia	19406-	PA
205	PA Turnpike Fare Collection Office	District Five Fares	Milepost A50.1		2952 Mountain Road	Slatington	18080-	PA
210	PA Turnpike Commission	Gateway Interchange #1	Milepost 1.4		Burkey Road	Enon Valley	16120-	PA
211	PA Turnpike Commission	Beaver Valley Interchange #2	Milepost 12.8		Route 18	Beaver Falls	15010-	PA
212	PA Turnpike Commission	Cranberry Interchange #3	Milepost 28.4		R.D. #1	Mars	16046-	PA
213	PA Turnpike Commission	Butler Valley Interchange #4	Milepost 39.1		R.D. #2	Gibsonia	15044-	PA
214	PA Turnpike Commission	Allegheny Valley Interchange #5	Milepost 47.7		R.D. #2	Cheswich	15024-	PA
215	PA Turnpike	Pittsburgh	Milepost 56.5		R.D. #1	Turtle Creek	15145-	PA

Exhibit A

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Property Appraisal Services for the Pennsylvania Turnpike Commission

The following listing of Pennsylvania Turnpike Commission's properties include but are not limited to all of the Commission owned properties

LocationCode	PTC	Location	Address	County	Address1	City	Postal Code	State
	Commission	Interchange #6						
216	PA Turnpike Commission	Irwin Interchange #7	Milepost 67.4		Route 30	Irwin	15642-	PA
217	PA Turnpike Commission	Mahoning River Interchange	Beaver Valley Expressway		State Rt. 60 & 108			PA
220	PA Turnpike Commission	New Stanton Interchange #8	Milepost 75.5		Route 119 & 170	New Stanton	15672-	PA
221	PA Turnpike Commission	Donegal Interchange #9	Milepost 90.7		Rt. 31 & 711	Donegal	15628-	PA
222	PA Turnpike Commission	Somerset Interchange #10	Milepost 109.9		Water Works Road	Somerset	15501-	PA
223	PA Turnpike Commission	Bedford Interchange #11	Milepost 145.5		R.D. #2, Business Route 220	Bedford	15522-	PA
224	PA Turnpike Commission	Breezewood Interchange #12	Milepost 162.8		1 Mile S of Rt. 30	Breezewood	15533-	PA
225	PA Turnpike Commission	Fort Littleton Interchange #13	Milepost 179.5		Route 522	Fort Littleton	17223-	PA
226	PA Turnpike Commission	Willow Hill Interchange #14	Milepost 188.6		Rt. 75 Path Valley Road	Willow Hill	17271-	PA
227	PA Turnpike Commission	Blue Mountain Interchange #15	Milepost 201.3		Cumberland Hwy., Rt. 997	Newburg	17240-	PA
230	PA Turnpike Commission	Carlisle Interchange #16	Milepost 226.3		Rt. 11	Carlisle	17013-	PA
231	PA Turnpike Commission	Gettysburg Pike Interchange #117	Milepost 236		Rt. 15	Mechanicsburg	17055-	PA

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Property Appraisal Services for the Pennsylvania Turnpike Commission

The following listing of Pennsylvania Turnpike Commission's properties include but are not limited to all of the Commission owned properties

LocationCode	PTC	Location	Address	County	Address1	City	Postal Code	State
232	PA Turnpike Commission	Harrisburg West Interchange #18	Milepost 241.9		R.D. #1	New Cumberland	17070-	PA
233	PA Turnpike Commission	Harrisburg East Interchange #19	Milepost 247.3		I283 & I76	Highspire	17034-	PA
234	PA Turnpike Commission	Lebanon-Lancaster Interchange #20	Milepost 266.4		3018 Lebanon Road	Manheim	17545-	PA
235	PA Turnpike Commission	Reading-Lancaster Interchange #21	Milepost 285.9		316 Rear Lausch Road	Denver	17517-	PA
236	PA Turnpike Commission	Morgantown Interchange #22	Milepost 298		Route 10	Morgantown	19543-	PA
237	PA Turnpike Commission	Downingtown Interchange #23	Milepost 312		Rt. 100 Pottstown Pike	Uwchland	19480-	PA
240	PA Turnpike Commission	Valley Forge Interchange #24	Milepost 326.3		Schuylkill Expressway	King of Prussia	19406-	PA
241	PA Turnpike Commission	Norristown Interchange #25	Milepost 333.1		Germantown Pike	Plymouth Meeting	19462-	PA
242	PA Turnpike Commission	Fort Washington Interchange #26	Milepost 338.5		Route 309	Fort Washington	19034-	PA
243	PA Turnpike Commission	Willow Grove Interchange #27	Milepost 342.9		Route 611	Willow Grove	19090-	PA
244	PA Turnpike Commission	Philadelphia Interchange #28	Milepost 351.3		Route 1	Bensalem	19020-	PA
245	PA Turnpike Commission	Delaware Valley Interchange #29	Milepost 357.7		Route 13	Bristol	19007-	PA
246	PA Turnpike	Delaware River	Milepost 358.1		Airport Rd. &	Bristol	19007-	PA

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Property Appraisal Services for the Pennsylvania Turnpike Commission

The following listing of Pennsylvania Turnpike Commission's properties include but are not limited to all of the Commission owned properties

LocationCode	PTC	Location	Address	County	Address1	City	Postal Code	State
	Commission	Bridge Interchange #30			Green Lane			
247	PA Turnpike Commission	Mid Countyt Interchange #25A	Milepost 333.15		Germantown Pike & Route 476	Plymouth Meeting	19462-	PA
250	PA Turnpike Commission	Lansdale Interchange #31, Rt. 9	Milepost A10.3		Route 63	Kulpsville	19443-	PA
251	PA Turnpike Commission	Quakertown Interchange 332, Rt. 9	Milepost A23.9		R.D. #2, Box 342	Quakertown	18951-	PA
252	PA Turnpike Commission	Lehigh Valley Interchange #33, Rt. 9	Milepost A37.2		Rt. 22, Toll Road Exit	Allentown	18105-	PA
253	PA Turnpike Commission	Mahoning Valley Interchange #34, Rt. 9	Milepost A55.7		1649 Int. Road on Rt. 209	Lehighton	18235-	PA
254	PA Turnpike Commission	Pocono Interchange #35, Rt. 9	Milepost A74.7		Junction I80 & Rt. 940	White Haven	18661-	PA
255	PA Turnpike Commission	Wilkes-Barre Interchange #36, Rt. 9	Milepost A85.3		Rt. 115 Bearcreek Blvd.	Bear Creek	18601-	PA
256	PA Turnpike Commission	Wyoming Valley Interchange #37, Rt. 9	Milepost A92.6		Rt. 315	Pittston	18640-	PA
257	PA Turnpike Commission	Clark Summit Toll Plaza #38, Rt. 9	Milepost A110		Exit 58 off I81	Clark Summit	18411-	PA

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Property Appraisal Services for the Pennsylvania Turnpike Commission

The following listing of Pennsylvania Turnpike Commission's properties include but are not limited to all of the Commission owned properties

LocationCode	PTC	Location	Address	County	Address1	City	Postal Code	State
258	PA Turnpike Commission	Keyser Avenue Interchange	Milepost A101.5		Keyser Ave.	Taylor	18517-	PA
261	PA Turnpike Commission	California Interchange	Milepost 4.96, Mon-Fayette Expressway		R.D. 1, Box 283	Coal Center	15423-	PA
270	PA Turnpike Commission	Mt. Jackson Interchange	Milepost B43.2		Route 108	New Castle	16102-	PA
271	PA Turnpike Commission	North Toll 60	Milepost B41.4			New Castle	16102-	PA
272	PA Turnpike Commission	Moravia Interchange	Milepost B39.5		Route 168	Wampum	16157-	PA
273	PA Turnpike Commission	New Castle Interchange #1A	Milepost B33.8		Route 351	New Galilee	16141-	PA
274	PA Turnpike Commission	Beaver Falls Interchange	Milepost B30.7		Wallace Run Road	Beaver Falls	15010-	PA
275	PA Turnpike Commission	South Toll 60	Milepost B28.9		Route 51	Beaver Falls	15010-	PA
280	PA Turnpike Commission	Rt. 66 Interchange						PA
281	PA Turnpike Commission	Rt. 130 Interchange						PA
282	PA Turnpike Commission	Rt. 30 Interchange						PA
283	PA Turnpike Commission	Mainline Interchange						PA
284	PA Turnpike	Rt. 136 Interchange						PA

Exhibit A

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Property Appraisal Services for the Pennsylvania Turnpike Commission

The following listing of Pennsylvania Turnpike Commission's properties include but are not limited to all of the Commission owned properties

LocationCode	PTC	Location	Address	County	Address1	City	Postal Code	State
	Commission							
301	PA Turnpike Commission	Somerset Maintenance Building	Milepost 113.9	Somerset	R.D. #5, Box 113	Someset	15501-	PA
310	PA Turnpike Commission	Gibsonia Maintenance Building	Milepost 39.6	Allegheny	3000 Haberlein Road	Gibsonia	15044-	PA
311	PA Turnpike Commission	Homewood Maintenance Building	Milepost 11.8	Beaver	286 Foxwood Road	Wampum	16157-	PA
312	PA Turnpike Commission	Gibsonia Maintenance Building	Milepost 39.6	Allegheny	3000 Haberlein Road	Gibsonia	15044-	PA
313	PA Turnpike Commission	Harrison City Maintenance Building	Milepsot 63.2	Westmoreland	R.D. #6, Box 397-B	Harrison City	15636-	PA
314	PA Turnpike Commission	Donegal Maintenance Building	Milepost 88.8	Westmoreland	R.D. #1, Box 331	Acme	15610-	PA
316	PA Turnpike Commission	Amos K. Hutchinson	R.D. 6, Box 216T		Route 30 West	Greensburg	15601-	PA
320	PA Turnpike Commission	Everett Maintenance Building	Milepost 154.2	Bedford	203 Ashcom Road	Everett	15537-	PA
321	PA Turnpike Commission	Somerset Maintenance Building	Milepost 113.9	Somerset	R.D. #5, Box 113	Somerset	15501-	PA
322	PA Turnpike Commission	Kegg Maintenance Building	Milepost 132.2	Bedford	R.D. #1, Box 197-0	Manns Choice	15550-	PA
324	PA Turnpike Commission	Everett Maintenance Building	Milepost 154.2	Bedford	203 Ashcom Road	Everett	15537-	PA
325	PA Turnpike Commission	Burnt Cabins Maintenance Building	Milepost 186.0	Huntingdon	HC 62, Box 522	Shade Gap	17255-	PA

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Property Appraisal Services for the Pennsylvania Turnpike Commission

The following listing of Pennsylvania Turnpike Commission's properties include but are not limited to all of the Commission owned properties

LocationCode	PTC	Location	Address	County	Address1	City	Postal Code	State
330	PA Turnpike Commission	Bowmansville Maintenance Building	Milepost 288.3	Lancaster	441 Panorama Drive	Denver	17517-	PA
331	PA Turnpike Commission	Newville Maintenance Building	Milepost 214.2	Cumberland	246 Center Road	Newville	17241-	PA
332	PA Turnpike Commission	New Cumberland Maintenance Building	Milespost 243.8	York	519 Marsh Run Road	New Cumberland	17070-	PA
333	PA Turnpike Commission	Mt. Gretna Maintenance Building	Milepost 265.5	Lancaster	3014 Pinch Road	Manheim	17545-	PA
334	PA Turnpike Commission	Bowmansville Maintenance Building	Milepost 288.3	Lancaster	441 Panorama Drive	Denver	17517-	PA
340	PA Turnpike Commission	Plymouth Meeting Maintenance Building	Milepost 333.6	Montgomery	4-2 Germantown Pike	Plymouth Meeting	19462-	PA
341	PA Turnpike Commission	Devault Maintenance Building	Milepost 316.2	Chester	Rt. #1, Box 44, Valley Hill Road	Malvern	19355-	PA
342	PA Turnpike Commission	Plymouth Meeting Maintenance Building	Milepost 333.6	Montgomery	4-2 Germantown Pike	Plymouth Meeting	19462-	PA
343	PA Turnpike Commission	Trevese Maintenance Building	Milepost 353.1	Bucks	PA Turnpike and Galloway Road	Bensalem	19020-	PA
350	PA Turnpike Commission	Pocono Maintenance Building	Milepost A74.6	Carbon	Box 18 - Star Route	White Haven	18661-	PA
351	PA Turnpike Commission	Quakertown Maintenance Building	Milepost A23.7	Bucks	R.D. #2, Box 345	Quakertown	18951-	PA
352	PA Turnpike Commission	Slatington Maintenance Building	Milepost A50.1	Lehigh	2952 Mountain Road	Slatington	18080-	PA
354	PA Turnpike	Pocono Maintenance	Milepost A74.6	Carbon	Box 18 - Star	White Haven	18661-	PA

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Property Appraisal Services for the Pennsylvania Turnpike Commission

The following listing of Pennsylvania Turnpike Commission's properties *include but are not limited to* all of the Commission owned properties

LocationCode	PTC	Location	Address	County	Address1	City	Postal Code	State
	Commission	Building			Route			
355	PA Turnpike Commission	Wyoming Valley Maintenance Building	Milepost A94.6	Luzerne	Route 315	Pittston	18640-	PA
932	PA Turnpike Commission	Administration Building	c/o Receiving & Stationery Stores		Harrisburg East Inter. & Rte #283	Highspire	17034-0176	PA

TowerLocation	District		TowerLocation	District
Western Regional Office	1		Radio Hill	5
Gibsonia	1		Wyoming	5
Salem Church	1		Big Boulder	5
Thompson Run	1		Palmerton	5
Rodney	1		South Moutain	5
Laurel	1		Pocono	5
Harrison City	1		Wyoming Maintance	5
Hampton Road	1		Wilkes-Barre	5
Gun Club Road	1		Slatington	5
Newcomer	1		American Tower	5
MFE South Barrier	1			
AKH Maintenace	1			
Donegal	1			
MFE North Barrier	1			
Homewood Maintenace	1			
New Castle Interchange	1			
Beacon	1			
Clarks Knob	2			
Tussy	2			
Tuscarora	2			
Somerset	2			
Bald Knob	2			
Sideling Hill	2			
Allegheny	2			
Everett Maintenace	2			
Blue Mountain	3			
Newville	3			
Bunches	3			
Cornwall	3			
Conestoga	3			
New Cumberland	3			
Highspire	3			
West Shore Interchange	3			
Bowmansville	3			
Morgantown Interchange	3			
Mount Gretna	3			
Valley Forge	4			
Plymouth Meeting	4			
Deleware Valley	4			
Trebose	4			
Willow Grove	4			