

Partners in Excellence



Team Toyota Body & Service Center

By Jonathan E. Otto



In 1990, the Toyota Motor Company USA selected two neighboring dealers to form a partnership, which would take over Team Toyota in Langhorne, Pennsylvania. Those dealers, Jack Thompson of Thompson Toyota and the Thompson Organization of Doylestown and Paul Muller of Lawrence Toyota in Lawrenceville, New Jersey along with general



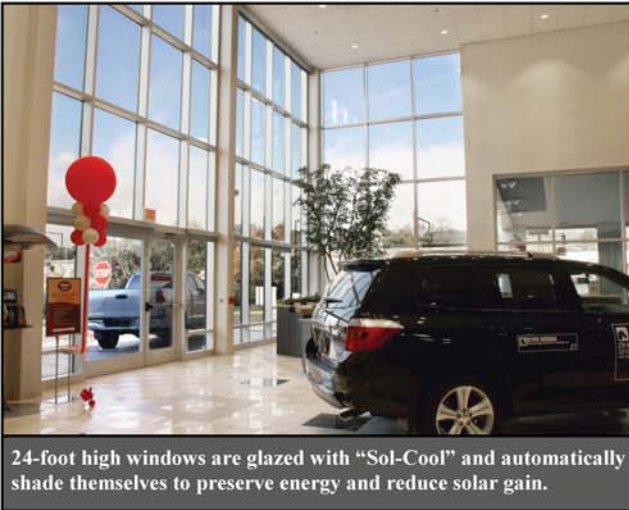
The "Team" behind Team: President Paul Muller (center), General Manager Mike Marrone (left) and Assistant General Manager Tom Muller.

manager, Mike Marrone have built Team Toyota into the largest volume dealer in Pennsylvania.

Team had only been in business for seven years when they called upon Penn Valley Constructors to expand the facility in 1997. However, even with the addition of 18 service bays, Team very quickly



The cashier's booth is an example of Team Toyota's unique interior décor aiming to satisfy a trendsetting, youthful and distinctive consumer.



24-foot high windows are glazed with "Sol-Cool" and automatically shade themselves to preserve energy and reduce solar gain.

outgrew its 11 acre site. Paul and Jack had no choice but to start looking for a larger site onto which they could expand their flourishing business.

In 2003 they learned that a nearby site was coming available. At eighteen acres and located virtually across the street from their existing site, the new land was all but perfect for Team's needs. The decision was made to use the new site for Service, Parts and the rapidly expanding Body Shop business as well as parking for additional sale inventory and a detail area for new and used cars alike. Doing this would allow the existing site to ultimately be dedicated to the sales of new and used vehicles.

In January of 2006, Penn Valley Constructors began work on the new 142,250 square foot facility. Twelve months later, the project was complete. The new building houses 62 large and modern service bays and 10 detail bays in its 48,700 square foot service area. At the other end of the building is a 35,250 square foot state of the art body shop. These two functions are separated by the two-story customer service and support center. This building, at 58,050 square feet is a diverse multipurpose building.

When you enter by car, you are received in a welcoming covered reception area. If you wish, the valet team takes your car to either the service building or to be parked until you need it. You are then able to walk into the customer service center. Here you are greeted by a member of

Team's friendly staff and directed to either the service write up area, the retail parts area or introduced to the body shop staff. Along your way, you will pass through the comfortable customer waiting area. If you are not tempted by the cafeteria that serves breakfast, lunch and dinner, you may peer into the neighboring movie theatre or drop your children into the nursery so you can browse the parts boutique or just enjoy one of the many wide screen televisions that are spotted around the customer lounge. If you feel the need to do some work or just check your email, the entire building is Wi-Fi accessible and there are multiple computer stations for your convenience.

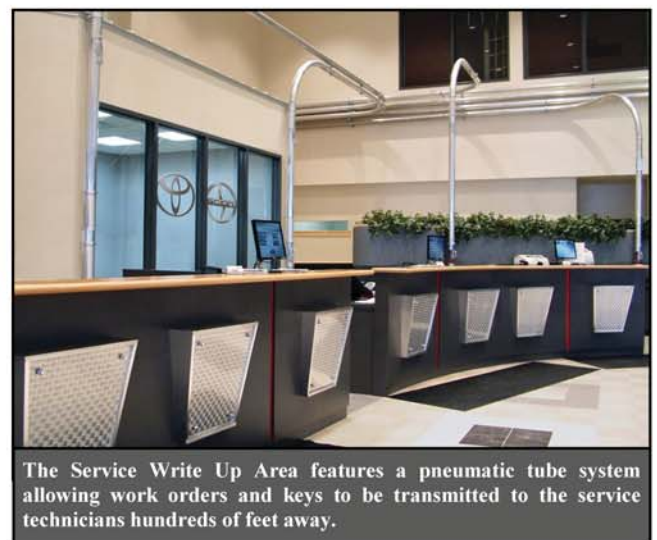
Unseen behind the parts boutique is the parts inventory that extends to the second floor. Also on the upper level are the training center, the executive offices and meeting rooms. Many other aspects of the building are also "unseen"; even before you enter the building, the stamped concrete on which you walk is heated with an electric snowmelt system. In the body shop, state of the art paint preparation and spray booths virtually guarantee a perfect paint job for repaired vehicles. In the service area work orders are speedily distributed to the technicians by a pneumatic tube system similar to those used in drive up banks.

Also "unseen" in the facility are numerous energy conservation features. The service bays are heated using waste oil heaters that serve the dual purpose of

providing an economical heat source while disposing of



Waiting areas, designed to have the feel of a "fine hotel", include several large screen TV's, Wi-Fi workstations and a child's playroom.



The Service Write Up Area features a pneumatic tube system allowing work orders and keys to be transmitted to the service technicians hundreds of feet away.



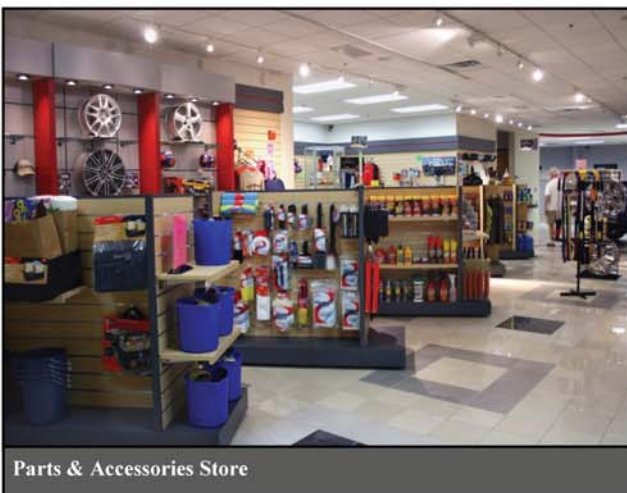
80,000 square feet of shop areas were constructed using pre-engineered steel to enable an 80' clear span roof system.

unwanted used oil. The lights in the shop are high efficiency T-5 fixtures that are supplemented by the natural light provided by the abundant windows. In the customer service center, the 24-foot high windows are glazed with the "PPG Sol-Cool" high performance glazing system and are shaded by an automatic window shade system. These features reduce the solar gain and the need for air conditioning. The air conditioners themselves are York Ultra High Efficiency Units.

All and all, the facility satisfies Jack and Paul's aim of creating the feel of a "fine hotel".



The 35,250 square foot body shop include state of the art spray and curing booths.



Parts & Accessories Store

Visit the Largest Toyota Service Facility on the East Coast

Team Toyota Body & Service Center

746 Route #1

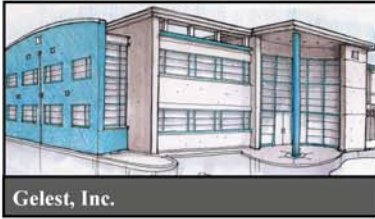
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New in the Field

By Jonathan E. Otto



Gelest, Inc.

In 1999, when Gelest Inc. decided to move to the U.S. Steel Industrial Park in the Township of Falls, they chose Penn Valley Constructors as their general contractor. At that time, we constructed an office/warehouse building and a sophisticated production building which included blast resistant walls, explosion relief panels and a delivery system for multiple fluids used in their manufacturing process.

In 2006, Gelest came back to us to design the expansion of their facility. The construction of upscale corporate offices and an expanded maintenance and specialty-manufacturing center began in January of 2007.

In December of 2006, Sam Marrazzo and Leo Zamparelli selected Penn Valley Constructors as their general contractor for their new three floor, 30,000 square foot multi-tenant office building to be constructed on Scotch Road in Ewing Township, New Jersey.

The structure of the new building is steel and wood framing with an EIFS finish on the upper levels above a brick wainscot on the lower level.



Ewing Plaza

Construction of the new building was commenced in mid January with completion anticipated in the fall of 2007.

On the Drawing Board

By Jonathan E. Otto



In the summer of 1955 when Newtown businessman Ray Goodnoe opened Goodnoe's Family Restaurant at Routes 532 and 413, it represented the initial expansion of historical Newtown into the surrounding township. The restaurant was popular to the point of local fame. Families drove from all over Bucks County and beyond to enjoy the wholesome food, homemade pies and of course, Goodnoe's own ice cream.

Initially many people were saddened to hear that the landmark was to be replaced by a new commercial center. Most people changed their minds very quickly when they saw what the developer Joe McGrath had in mind for "Goodnoe's Corner".

The new "Goodnoe's Corner" will be the home of multiple commercial tenants including a bank, a drug store, several restaurants and service businesses together with four apartments on the upper level. In maintaining the Goodnoe's tradition, an ice cream store is planned to occupy a tenant space. The building facades will be rich in detail of brick and colonial era trim. The appearance will be that of a Revolutionary War era streetscape.

All of us at Penn Valley Constructors are excited to be part of this project when we break ground in the spring of this year.

Penn Valley Constructors, Inc.

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for your next project?**
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