

Partners in Excellence



Richards and Robbins Group Hits the One Million Mark

By J. Peter Grover

With the completion of its 70,000 square foot project in Runnemede NJ the fifty-seven year old development corporation of Richards and Robbins now owns and leases an astounding 1,000,000 square feet of multi-tenant commercial property, and over 1,000 apartment homes.



Principals, shown left to right, Eric Robbins, Philip Richards and Dave Richards head what is now one of the oldest privately held real estate investment firms in the nation. Their residential property is located in Florida among such cities as Tampa, Sarasota and Orlando. Commercial holdings are within Fairfield, Piscataway, Runnemede and Morristown, NJ.

Penn Valley Constructors' involvement with Richards and Robbins began over ten years ago at the Runnemede Corporate Campus and the construction of Building #4. The Campus currently consists of seven multi-tenanted buildings totaling 220,000 square feet and with land approved, and under development, for an additional 170,000 square feet.



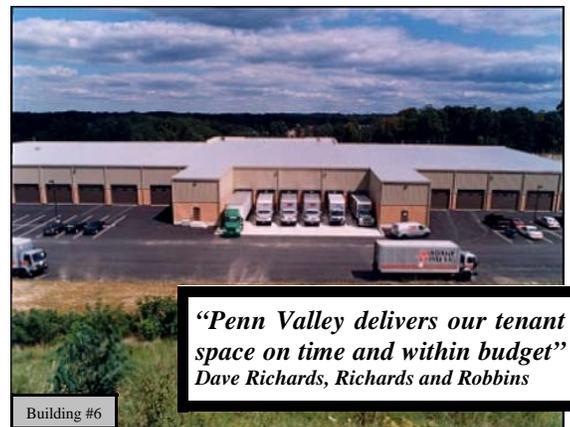
Reliable Casket were the first tenants.

The exterior of Building #5 has rock face block with cast concrete window sills, keystones and accents. Entrance canopy is made of Dryvit over steel frame. Swets Information Services is the occupant.



Building #5

The requirements of Airborne Express, Building #6, were served with specifically designed dock and drive in capability.



Building #6

"Penn Valley delivers our tenant space on time and within budget"
Dave Richards, Richards and Robbins



Building #7

Building #7, also known as the Turnpike Building because it faces the NJ Turnpike, is a 70,000 square foot flex building to be completed in 2005.

Penn Valley Constructors is pleased to be a part of the Richards and Robbins team and to serve as their construction arm for the Runnemede Corporate Campus. For further information see their website at: www.richardsandrobbins.com

New in the Field

By Jon Otto



In October of 2004 we initiated construction of a new 10,000 square foot automobile sales and service building in Quakertown for Jack Thompson for whom we have been working for over twelve years. During that time, we have built three stand alone buildings plus three major additions and numerous alterations. This building, which will be leased by **Gateway Kia**, incorporates the new Circle of Excellence image program. Completion is planned for the late spring 2005.

In December we began the demolition phase of **Ardmore Toyota**. This facility will be 66,000 square feet on two levels and includes an automobile elevator for a second floor storage and display area. Ardmore Toyota will be designed to the new Image USA II specifications. Completion is planned for early 2006.



During the fall and late winter we initiated design for the expansion of the **Shiseido USA** facility in East Windsor, NJ. This project consists of site work, an 18,600 square foot specialty manufacturing area and a 34,400 square foot warehouse building. Construction is anticipated to begin in the late spring 2005.

In December 2004 we completed design work for the new façade of the world famous **Reedman-Toll Auto World** located in Langhorne, PA. Work will be started on this project in the first quarter of 2005. This project will incorporate Lincoln-Mercury, Chrysler, Dodge, Chevrolet and Jaguar image elements.

Recent Completions

By Jon Otto

Our work at **Holbert's Volkswagen-Porsche-Audi** in Warrington, PA



included three separate and enlarged showrooms each to the manufacturer's new image program, extensive interior refurbishments and a service addition.

Barrett Asphalt in Fairless Hills, PA consists of an administrative building, a maintenance and parts building and a scale house.

Reuter-Hanney in Warwick Township, PA is a warehouse addition with related site and utility work.

Kaltech Food Packaging in Port Jervis, NY is a 120'x166' pre-engineered steel building with metal span insulated siding and purlin glide insulation system under a standing seam roof.

Haldeman Nissan in Hamilton, NJ includes a service addition and an extensive interior and exterior



remodel. The building was designed and constructed to the new Nissan Retail Environmental & Design Initiative.

At the **Bryn Athyn College** we were asked to redesign and value engineer an addition to Child's Hall.

Working with Bryn Athyn's facilities engineer and our team of



professionals, we were able to save the college \$250,000 and to "save" the project.



Isn't it time to call us
for your next project?
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