1. Schedule Change:

After Proposal Opening Thursday February 26, 2009 at 10:30 a.m.

The evaluation committee will review all proposals and will seek interviews with the top candidates as referenced in VII. Evaluation, Para A, 4c.

March 5-6, 2009 (if necessary).

Board of Trustee Approval will follow after March 6, 2009

2. Clarification to Proposal Submission Contents Page 5 para.2,b:

Delete Exhibit A


Delete Qualifications Questionnaire – No Formal Qualifications Questionnaire is included nor required all references to such should be discarded.

Evaluations will be conducted on the criteria listed in VI. Format for Proposal

Same sentence change reference to 40 points to 30 Points

4. What is HACC’s current base lease rate at Penn Center Three?
Answer: This information will be given only to the Firm/Agents selected for interview.

5. Is HACC’s lease a gross lease or NNN?
Answer: Gross Lease + Janitorial. There is a provision for some cost increases to be passed through.

6. If NNN, what are these costs?
Answer: Not a NNN Lease
7. What is the term of HACC’s lease?
   Answer: Ten (10) years from 1/1/2004.

8. During the walk thru, it was acknowledged that the 2nd floor would be available first but the 3rd and 4th floors be available in June of 2010?
   Answer: Assume this is correct for purposes of the RFP.

9. Are the utilities separated by floor? If not, how would HACC anticipate handling utilities per floor?
   Answer: Utilities are not sub-metered. They are included in the Lease rate.

10. How much dedicated parking is available for each floor? Where will the parking be located? Any restrictions on parking?
    Answer: A total of 250 spaces are provided under the Lease for the 61,119 Sq. Ft. Parking would be designated on a percentage basis. Where will the parking be located? – Within close proximity to the property entrance. Any restrictions on parking? – Assume not.

11. How will the security of the elevator be handled?
    Answer: Current card reader is not utilized but could be activated. A full floor tenant could have controlled access. Partial floor tenants would have access during normal business hours with the possibility of utilizing card access during off hours.

12. What will be the minimum contiguous SF that HACC would be willing to sublease?
    Answer: Depends entirely upon the type of users and the particular floor area’s ability to be subdivided.