

Hi Joe,

Thank you for the update and please extend our condolences to the Board Chairman and his family.

I appreciate your message and the opportunity to clarify the items included in ASA 004 Rev 2.

When the original agreement was executed in December 2023, the project scope reflected the initial development concept and site limits described in the contract. At that time, the project did not include construction over Wharf Street or the development of the public park on the Quinn's parking lot site. A landscape architect was not engaged and Pennoni's civil scope was limited to the original project area.

As the design progressed, the project evolved to include several important elements that expanded the scope of work, including:

- Expansion of the theater program to accommodate a larger seating capacity
- Building construction extending over the existing Wharf Street and into the existing parking lot
- The addition of the public park on the Quinn's parking lot site
- New site elements including the ramp, amphitheater, and rain gardens along Market Street for stormwater management and a pedestrian accessible connection to Kennedy Boulevard
- Additional time for design coordination and extended approval timelines associated with items such as the PennDOT Highway Occupancy Permit (HOP) and PA DEP Sewage Planning Module (SC3)

Because of these additions, ASA 004 was issued to incorporate Ground Reconsidered for landscape design, expand Pennoni's civil scope to address the larger project footprint, park improvements and relocated Wharf Street and account for additional design and coordination effort by OOMBRA.

At the time ASA 004 was issued, several items associated with Bidding and Construction Administration services were placed on hold so that only the work immediately necessary to advance the design phases could proceed.

Now that the project has entered the bidding phase and will soon move toward construction, the consultant team is performing services that extend beyond the portions previously authorized. ASA 004 Rev 2 incorporates the remaining services that were deferred earlier so the team can continue supporting the bidding process and construction phase.

While Bidding and Construction Administration services were included in the original agreement, the level of effort associated with those services was based on the original project scope and site configuration. As the project expanded so did the level of consultant coordination and bidding/construction phase involvement increased accordingly. The adjustment reflected in ASA 004 Rev 2 accounts for that expanded scope and the additional services required to support the project through bidding and construction.

Our goal is to ensure that our team and the consultants can continue supporting the project through bidding and construction without interruption. We appreciate your attention to this matter and hope this explanation provides enough context for authorization.

BEST :
AJ REILLY, AIA

FOUNDING PRINCIPAL // OOMBRA ARCHITECTS
office: 267.741.0007 // cell: 313.378.2653 // direct: 215.436.9389
915 SPRING GARDEN STREET, SUITE 306 PHILA PA 19123