Wes Moore
Governor

Lindsey V. Parker
Executive Director

Members
Craig A. Thompson
Chairman

Leonard J. Attman
Joseph C. Bryce
William H. Cole, IV
Lee Coplan
Artis G. Hampshire-Cowan
John P. Hussman, PhD
Adam Kane
Faith Leach
Maggie McIntosh
Manervia W. Riddick

November 13, 2026

Chair Bonnie M. Green
Historic St. Mary's City Commission
18751 Hogaboom Lane
Lexington Park, MD 20653

RE: Historic St. Mary's City Boutique Hotel and Conference Center Preliminary Design

Dear Chair Green,

The Maryland Stadium Authority (the "MSA") is pleased to present the attached report (the "Report") for the Historic St. Mary's City (the "HSMC") Proposed New Boutique Hotel and Conference Center Preliminary Design located in St. Mary's, MD.

The Sports Complex consists of the following components:

- 101,085 square foot boutique hotel and amenities
- 19,853 square foot conference center

MSA engaged the following consultants to provide services toward the effort:

- Hanbury provided preliminary design services.
- Axias, Inc. under contract with Hanbury provided cost estimating services.

The Report is comprised of the following documents:

- Boutique Hotel & Conference Center Historic St. Mary's City Preliminary Design Report and Appendices
- MSA Total Estimated Cost of Construction

The methodology used was as follows:

- Hanbury provided preliminary design services for a proposed new boutique hotel and conference center. The preliminary design included:
  - 10-15% of Schematic Design
  - Site Development/Planning
  - Infrastructure Analysis
  - Environmental Impact Analysis
  - Archeological Impact Analysis
  - Geotechnical Analysis/Engineering
  - Pedestrian and Vehicular Ingress/Egress Impact Analysis
  - Cost Estimating
  - Value Engineering & Quality Assurance
  - Site-fit analysis of approximately 75 acres of two HSMC owned land parcels along Point Lookout Road and Mattapany Road.
- Axias developed cost estimates for the construction of the HSMC Boutique Hotel and Conference Center components and site work to develop the land for construction based on the conceptual site plan from Hanbury.

Maryland Stadium Authority
The Warehouse at Camden Yards
333 W. Camden Street, Suite 500
Baltimore, MD 21201
410-333-1560
1-877-MDSTADIUM
Fax: 410-333-1888

www.mdstad.com

Voice: 800-201-7165
TTY: 800-735-2258

- MSA used the estimated Net Direct Building Cost amount from the Axias cost estimate to establish costs for general conditions, fees and bonding by a Construction Manager. This was added to the Net Direct Building Cost to determine the total estimated "Cost of Construction." The total estimated Cost of Construction was used to estimate the "soft costs" associated with non-construction related items including design and engineering, permitting, owner project management and on-site representation, testing and inspection services, and overall project contingency.

Key findings including programming, add-alternates, estimated project cost and potential next steps are identified on the attached fact sheet which summarizes the information contained in the report.

Please contact this office with any questions or concerns.

Sincerely,

Lindsey V. Parker

Lindsey V. Parker
Executive Director