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Manervia W. Riddick
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July 14, 2026

Commissioner James Randy Guy
President
Commissioners of St. Mary's County
P.O. Box 653
Chesapeake Building
41770 Baldrige Street
Leonardtown, MD 20650

**RE: St. Mary's County Proposed New Sports Complex Preliminary Design
California, Maryland**

Dear President Guy,

The Maryland Stadium Authority (the "MSA") is pleased to present the attached report (the "Report") for the St. Mary's County (the "County") Proposed New Sports Complex Preliminary Design located in California, MD.

The Sports Complex consists of the following components:

- 8 – 18 tournament quality outdoor athletic fields
- 145,000 square foot indoor facility.

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

- Manns Woodward Studios, Inc. and BallParchitecture provided preliminary design services.
- Trophy Point under contract with Manns Woodward Studios provided cost estimating services.

The Report is comprised of the following documents:

- St. Mary's County Sports Complex Preliminary Design Report by Manns Woodward Studios and BallParchitecture dated March 2026.
- Preliminary Design Estimate – St. Mary's Sports Complex – V2 by Trophy Point dated January 7, 2026.

The methodology used was as follows:

- Manns Woodward Studios and Ballparchitecture provided preliminary design services for a proposed new sports complex anticipated to include and indoor facility of 145,000 square feet and outdoor components across 36 acres of land. The preliminary design included:
 - 10-15% of Schematic Design
 - Site Development/Planning
 - Infrastructure Analysis
 - Environmental Impact Analysis
 - Archeological Impact Analysis

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- Geotechnical Analysis/Engineering
- Pedestrian and Vehicular Ingress/Egress Impact Analysis
- Cost Estimating
- Value Engineering & Quality Assurance
- Site-fit analysis of approximately 267 acres of County owned land along St. Andrews Church Road.
- Trophy Point developed cost estimates for the construction of the St. Mary's County Sports Complex components based on the conceptual site plan from Manns Woodward Studios and BallParchitecture.
- MSA used the estimated Net Direct Building Cost amount from the Trophy Point 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.

Yours,

Manervia Riddick

Manervia W. Riddick
Acting Executive Director