

## EXHIBIT A

### Preliminary Budget

| Columbia Town Center<br>Merriweather Post Pavilion Renovation - Redevelopment Budget |  |           |                  |                  |                  |           |                   |
|--|--|-----------|------------------|------------------|------------------|-----------|-------------------|
| Phase  | Description                            |           |                  |                  |                  |           | TOTAL             |
| <b>Phase I 0</b>   |  |           |                  |                  |                  |           |                   |
|  | Master Plan Preparation                | \$        | 75,000           |                  |                  |           |                   |
|  | FDP Proessing                          | \$        | 50,000           |                  |                  |           |                   |
|  | Utility Infrastructure Work            | \$        | 844,992          |                  |                  |           |                   |
|  | Restroom / Concession A                | \$        | 1,242,122        |                  |                  |           |                   |
|  | Admin Windows                          | \$        | 42,737           |                  |                  |           |                   |
|  | Soft Costs & OH @ 20%                  | \$        | 450,970          |                  |                  |           |                   |
|  | <b>Phase Sub-total</b>                 | <b>\$</b> | <b>2,705,821</b> | <b>\$</b>        | <b>-</b>         | <b>\$</b> | <b>-</b>          |
| <b>Phase II 0</b>  |  |           |                  |                  |                  |           |                   |
|  | Seating & Raise Main Roof              |           | \$               | 3,032,674        |                  |           |                   |
|  | New Loge Roofs                         |           | \$               | 1,934,863        |                  |           |                   |
|  | Site Improvements - Phase 1            |           | \$               | 582,976          |                  |           |                   |
|  | Add: New Roof                          |           | \$               | 203,000          |                  |           |                   |
|  | Box Office 1                           |           | \$               | 438,361          |                  |           |                   |
|  | Widen Proscenium and New Stage House   |           | \$               | 864,234          |                  |           |                   |
|  | Soft Costs & OH @ 20%                  |           | \$               | 1,238,375        |                  |           |                   |
|  | <b>Phase Sub-total</b>                 |           | <b>\$</b>        | <b>8,294,483</b> | <b>\$</b>        | <b>-</b>  | <b>\$</b>         |
| <b>Phase III 0</b>   |  |           |                  |                  |                  |           |                   |
|  | Site Improvements East Side            |           |                  | \$               | 582,976          |           |                   |
|  | Restroom/Concession B                  |           |                  | \$               | 1,242,122        |           |                   |
|  | Box Office 2                           |           |                  | \$               | 438,361          |           |                   |
|  | Restroom /Concession C                 |           |                  | \$               | 1,242,122        |           |                   |
|  | Soft Costs & OH @ 20%                  |           |                  | \$               | 701,116          |           |                   |
|  | <b>Phase Sub-total</b>                 | <b>\$</b> | <b>-</b>         | <b>\$</b>        | <b>4,206,697</b> | <b>\$</b> | <b>-</b>          |
| <b>Phase IV 0</b>  |  |           |                  |                  |                  |           |                   |
|  | Dressing Room / Catering and new Stage |           |                  |                  | \$               | 2,693,296 |                   |
|  | Parking                                |           |                  |                  | \$               | 373,859   |                   |
|  | Soft Costs & OH @ 20%                  |           |                  |                  | \$               | 613,431   |                   |
|  | <b>Phase Sub-total</b>                 | <b>\$</b> | <b>-</b>         | <b>\$</b>        | <b>-</b>         | <b>\$</b> | <b>3,680,586</b>  |
| <b>Phase V 0</b>   |  |           |                  |                  |                  |           |                   |
|  | Sprinklers In 932 Club                 |           |                  |                  |                  | \$        | 15,600            |
|  | New Trash / Recycling Area             |           |                  |                  |                  | \$        | 80,600            |
|  | Soft Costs & OH @ 20%                  |           |                  |                  |                  | \$        | 19,240            |
|  | <b>Phase Sub-total</b>                 | <b>\$</b> | <b>-</b>         |                  |                  | <b>\$</b> | <b>115,440</b>    |
| <b>TOTALS</b>  |  | <b>\$</b> | <b>2,705,821</b> | <b>\$</b>        | <b>8,294,483</b> | <b>\$</b> | <b>4,206,697</b>  |
|  |  |           |                  | <b>\$</b>        | <b>3,680,586</b> | <b>\$</b> | <b>115,440</b>    |
|  |  |           |                  |                  |                  | <b>\$</b> | <b>19,003,027</b> |

## EXHIBIT B

### Preliminary Schedule

**Phase I to be noted on the Preliminary Schedule**

| <b>Merriweather Post Pavilion EXHIBIT B - SCHEDULE</b> |  |          |              |              |
|--|--|----------|--------------|--------------|
| <b>Preliminary Redevelopment Schedule</b>              |  |          |              |              |
| ID   | Task Name                                  | Duration | Start        | Finish       |
| 1  | <b>Master Plan</b>                         |          |              |              |
| 2  | Preliminary Program Development            | 8 ewks   | Thu 5/1/14   | Thu 6/26/14  |
| 3  | Final Program and Planning                 | 8 ewks   | Thu 6/26/14  | Thu 8/21/14  |
| 4  | Master Utility Plan                        | 12 ewks  | Thu 8/21/14  | Thu 11/13/14 |
| 5  | <b>FDP Process</b>                         |          |              |              |
| 6  | Prepare FDP & Revised Design Guidelines    | 6 ewks   | Thu 6/26/14  | Thu 8/7/14   |
| 7  | Public Process and Planning Board Approval | 9 emons  | Thu 8/7/14   | Mon 5/4/15   |
| 8  | <b>SDP Process</b>                         |          |              |              |
| 9  | Prepare SDP Submission Documents           | 4 emons  | Mon 4/6/15   | Tue 8/4/15   |
| 10   | Prepare and Process ECP                    | 5 emons  | Mon 4/6/15   | Thu 9/3/15   |
| 11   | Public Process and Planning Board Approval | 5 emons  | Tue 8/4/15   | Fri 1/1/16   |
| 12   | <b>Design Phase</b>                        |          |              |              |
| 13   | <b>Phase 1</b>                             |          |              |              |
| 14   | Building Design                            | 16 ewks  | Thu 6/26/14  | Thu 10/16/14 |
| 15   | Site & Utility Design                      | 6 ewks   | Thu 9/4/14   | Thu 10/16/14 |
| 16   | <b>Phases 2, 3, 4 and 5</b>                |          |              |              |
| 17   | Building Design                            | 9 emons  | Mon 4/6/15   | Fri 1/1/16   |
| 18   | Site Design                                | 6 emons  | Sun 7/5/15   | Fri 1/1/16   |
| 19   | <b>Construction Phases</b>                 |          |              |              |
| 20   | <b>Phase 1</b>                             |          |              |              |
| 21   | * SDP Redline and Administrative Approval  | 4 emons  | Thu 8/21/14  | Fri 12/19/14 |
| 22   | Building Permit                            | 6 ewks   | Fri 12/19/14 | Fri 1/30/15  |
| 23   | Construction                               | 5 emons  | Fri 1/30/15  | Mon 6/29/15  |
| 24   | Construction Blackout Period               | 91 days  | Mon 6/29/15  | Mon 11/2/15  |
| 25   | <b>Phases 2, 3, 4 and 5</b>                |          |              |              |
| 26   | <b>Phase 2</b>                             |          |              |              |
| 27   | Building Permit                            | 6 ewks   | Fri 11/20/15 | Fri 1/1/16   |
| 28   | Construction                               | 5 emons  | Tue 11/1/16  | Fri 3/31/17  |
| 29   | Construction Blackout Period               | 153 days | Fri 3/31/17  | Tue 10/31/17 |
| 30   | <b>Phase 3</b>                             |          |              |              |
| 31   | Building Permit                            | 6 ewks   | Fri 11/20/15 | Fri 1/1/16   |
| 32   | Construction                               | 5 emons  | Tue 10/31/17 | Fri 3/30/18  |
| 33   | Construction Blackout Period               | 153 days | Mon 4/2/18   | Wed 10/31/18 |
| 34   | <b>Phase 4</b>                             |          |              |              |
| 35   | Building Permit                            | 6 ewks   | Fri 11/20/15 | Fri 1/1/16   |
| 36   | Construction                               | 5 emons  | Wed 10/31/18 | Sat 3/30/19  |
| 37   | Construction Blackout Period               | 154 days | Mon 4/1/19   | Thu 10/31/19 |
| 38   | <b>Phase 5</b>                             |          |              |              |
| 39   | Building Permit                            | 6 ewks   | Fri 11/20/15 | Fri 1/1/16   |
| 40   | Construction                               | 5.4 mons | Fri 11/1/19  | Tue 3/31/20  |
| 41   | <b>Substantial Completion</b>              | 0 days   | Tue 3/31/20  | Tue 3/31/20  |

\* Contingent upon Howard County approval of SDP redline process to existing SDP