

# HOWARD COUNTY NEW CIRCUIT COURTHOUSE PROJECT UPDATE

WINTER 2020



CIRCUIT COURT FOR HOWARD COUNTY

9250

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The Howard County Circuit Courthouse project team at the P3 Bulletin Awards in New York City

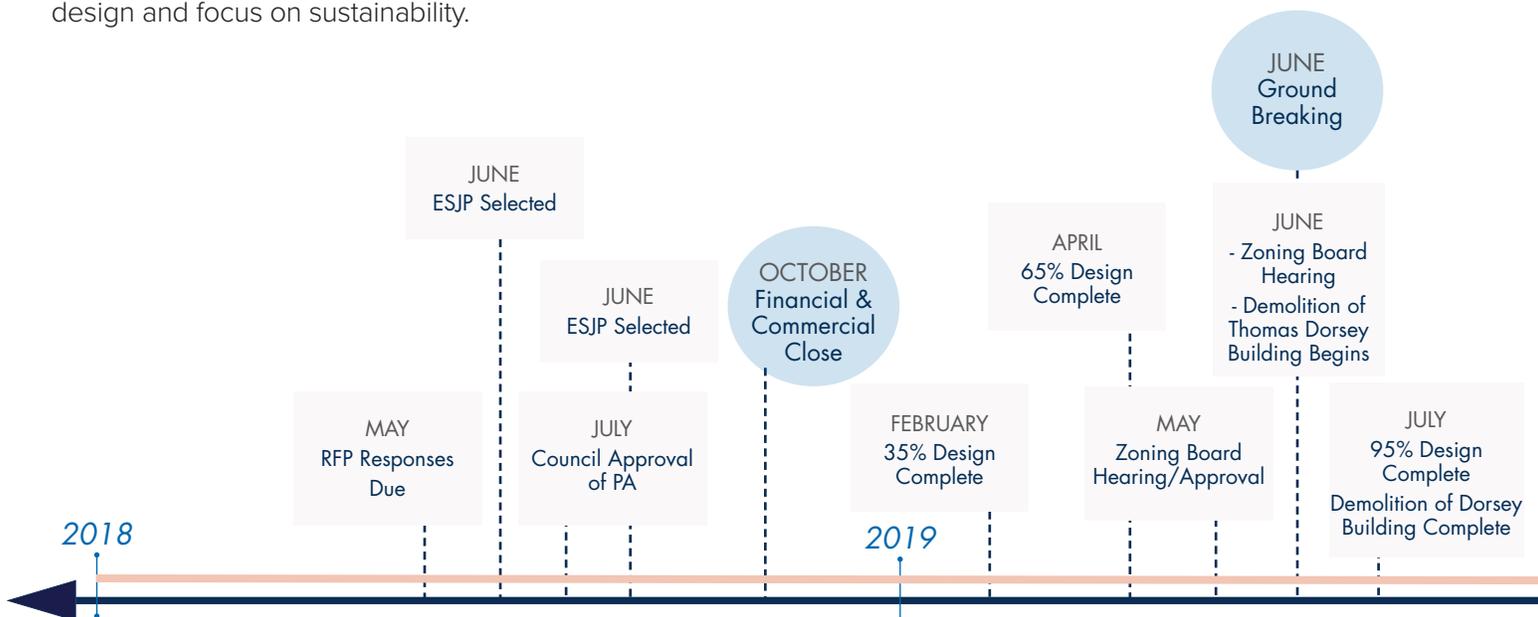
# 1 PROJECT NEWS

## Howard County Wins Big at P3 Awards

The New Howard County Circuit Courthouse project has been recognized internationally for its innovative public-private partnership (P3) delivery model, thoughtful and reliable procurement process, and efficient financing. It won “Best Social Infrastructure Project” and “Best Financial Structure – Social Infrastructure” at the 2019 P3 Bulletin Awards in New York City. During the award recognition, it was noted that the courthouse project’s “well-structured procurement and innovative approaches to financing” made the project stand out amongst its competition. The project was also praised for its collaborative approach to design and focus on sustainability.

Howard County ran one of the most disciplined and thoughtful procurement processes the P3 industry has witnessed. Stemming from that success, the County received a very well-deserved Silver award for “Public Agency of the Year”. The County’s early organization, thoughtful value-for-money analysis, engagement of experienced P3 advisors, and obtaining key pre-approvals from the County Council enabled the deal to go from RFP to financial close in only 11 months.

The full list of award winners can be found [here](#).





*The Howard County Circuit Courthouse and project team members won four projects at the P3 Bulletin awards on October 3rd in New York City.*

## Key Project Leaders Speak About the Project’s Successes

“Our P3 Award wins prove that our County government is truly one of the best in the world. I want to thank everyone who has been involved in our new Courthouse project, helping us create innovative solutions to improve public safety, environmental sustainability, and access to justice for all. As the project moves forward, our new Courthouse will usher in a new era of Howard County that will serve as a model to jurisdictions across the globe.” – **Calvin Ball, Howard County Executive**

“P3 projects need an advocate. We were fortunate to have Judge Gelfman tirelessly champion our project from start to finish.” – **Lonnie R. Robbins, Chief Administrative Officer, Howard County**

“The County, its purchasing staff, and its advisors did extensive due diligence before launching the formal procurement, and then showed remarkable resolve during the procurement, often working long hours to ensure it remained on schedule. Numerous public sector owners, reporters, conference hosts, and others have contacted me and our consortium, trying to learn from our partnership with Howard County and understand just how Howard County did it so effectively.” – **Brian Dugan, CEO, Edgemoor-Star America Judicial Partners**



*County Chief Administrative Officer Lonnie Robbins addresses the project team at a partnering reception celebrating the award wins on November 5th*

JANUARY  
Topping Out

JANUARY  
THE PROJECT IS ON  
SCHEDULE TO OPEN  
IN JULY 2021!

AUGUST  
Building Exterior  
Complete

APRIL  
Building Interior  
Complete

JULY  
Grand  
Opening

2020

2021





*The Howard County Circuit Courthouse project team volunteering with the Howard County Conservancy*

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# GIVING BACK TO THE COMMUNITY

The Edgemoor-Star America Judicial Partners (ESJP) team currently building and eventually managing the new courthouse gave back to the local community in several ways in 2019.

## Protecting the Environment and Watershed

The ESJP team along with Howard County staff helping manage the new courthouse project gathered in early November to volunteer at the Howard County Conservancy, helping to clean up fields and control unwanted weeds. The Howard County Conservancy is located on a 325-year-old farm now operated as a nature reserve and educational facility located in Mt.

Pleasant. Dedicated to educating youth and adults about environmental stewardship and ecosystems, the Conservancy focuses its programs on local animal and plant life found in the Chesapeake Bay watershed. The Conservancy has been educating Howard County youth since 1997 and has been an Educational Partner with the Howard County Public School System since 2003.

## Building with Columbia at Rescue Woodworks

The Clark team sponsored the construction of 15 sets of bunk beds with the Howard County chapter of Sleep in Heavenly Peace, an organization that builds and delivers beds to children 3-17 years old who are sleeping on floors, sofas, air mattresses or with other family members. Families in need are found via schools and other charitable agencies in the County. The build was conducted in Columbia at Rescue Woodworks, who graciously donated their workshop space to stage material and host the build team. In conjunction with SHP's leadership and multiple volunteers from the community, several Clark employees

assisted in the preparation, fabrication, and assembly of the bunk beds. These beds were subsequently delivered to children throughout the County between November and December.





Jennifer Keiser, Court Administrator

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## VOICES FROM THE PROJECT

### Two Questions with Court Administrator Jennifer Keiser

**What are you most looking forward to as the new circuit courthouse project progresses?**

I really love to see it come together. I picture all of us in the new courthouse doing our work and I mentally walk through our typical days, imagining the flow of work as we help people navigate the judicial system. The first day we are open will be so exciting.

**What have been the benefits of the P3 process on this project so far from your perspective?**

The P3 process has been an eye opener. The expertise and dedication of each partner is astounding. The benefits that are built into the process produce a very high quality building on a fast timeline. The P3 process is built around a win-win template that keeps everyone focused on the goal of providing a courthouse that exceeds all expectations. So far the process has been – dare I say – really fun.



**The Howard County New Circuit Courthouse prior to project topping out in January 2020.**

## What is a P3 and how does it apply to the new courthouse?



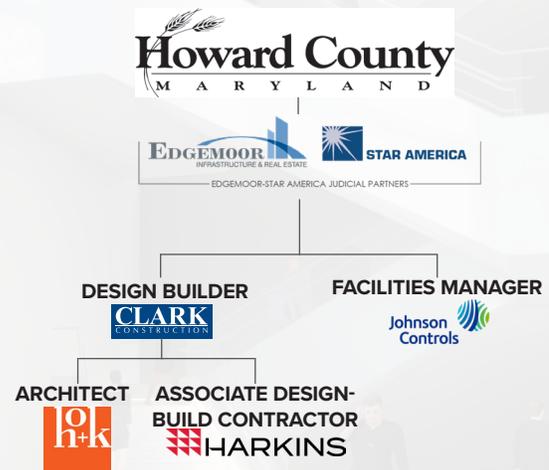
A public-private partnership (P3) structure is a contracting method that shifts risks typically borne by the public sector to a private partner under a single long-term contract. For the Howard County New Circuit Courthouse, the model being used is known as a **performance-based availability-payment P3**. Highlights of this model include:

- **Performance Based Payments.** The P3 model protects the County from operating and maintenance performance risk, ensuring the highest level of service for the County and the public users. If the facility is not performing as specified in the Project Agreement, there is a reduction in the amount the County pays to the private partner under the contract. For example, if an elevator goes out of service and is not fixed within the pre-agreed upon amount of time, there is a reduction in the County's monthly payment.
- **Construction Risk Mitigation.** Under this approach, the County does not start making payments until the courthouse is operational, which is expected to occur in July 2021. The P3 model protects the County from financial impacts associated with construction cost overruns or construction schedule delays.
- **Preserved Asset Condition.** At the end of the contract term, there are a set of handback requirements that must be met before the courthouse operations and maintenance are turned back over to the County. The P3 model protects the County from future costs associated with deferred maintenance and ensures the courthouse's longevity well beyond the end of the P3 contract.
- **100% County Ownership.** Under this model, the County always owns the courthouse facility and the land it is on. During the 32-year term of the P3 contract, ESJP is the private partner that acts as a turnkey service provider for the design, construction, operations, and maintenance of the courthouse.

## Who is ESJP?

Edgemoor-Star America Judicial Partners (ESJP) is the private sector partnered with Howard County to design, build, finance, operate, and maintain the new courthouse for 32 years. The consortium includes Edgemoor and Star America as co-developers, Clark Construction and Harkins Builders as contractors, HOK as lead designer, and Johnson Controls as Facilities Manager, as well as dozens of other firms.

In the next newsletter we will be highlighting some of the dozens of local and minority-owned firms that are working on this project and will discuss the Clark Strategic Partnership Program, which welcomed five Howard County-based firms this year.



To read more about the project, please visit: [howardcountymd.gov/HowardCourthouse](http://howardcountymd.gov/HowardCourthouse)