



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Calvin Ball, Chairperson
District 2
Jon Weinstein, Vice Chairperson
District 1
Jennifer Terrasa
District 3
Mary Kay Sigaty
District 4
Greg Fox
District 5

Monthly Meeting

Howard County Council
Monday, June 13, 2016
C. Vernon Gray Room
8:30 a.m.

Minutes - Approved

The Chairperson opened the meeting at 8:34a.m.

Members Present: Calvin Ball, Chairperson; Jon Weinstein, Vice Chairperson; Mary Kay Sigaty; Jennifer Terrasa

Not Present: Greg Fox.

Staff Present: Jeff Meyers, acting Administrator; Craig Glendenning, County Auditor; Gary Kuc, County Solicitor

Public Private Partnerships (P3)

Daryl Paunil, Bureau of Facilities, and James Irvin, Director, Department of Public Works, along with John Parkinson, Executive Director of the Association for the Improvement of American Infrastructure (AIAI) and Alistair Sawyers, of WSP | Parsons Brinckerhoff, presented an overview of the P3 concept. The overview include a viewing of the Youtube Video “Skanska presents PPP – Public Private Partnerships” [<https://youtu.be/-gyimy-UmKM>] and a PowerPoint presentation. Two publications from AIAI were distributed: “Public Private Partnerships in Infrastructure: A Guide to Successful P3 Evaluation and Delivery” and “Best Practices Guide Public Private Partnerships”. Mr. Parkinson and Mr. Sawyers indicated that their attendance was just for educational outreach, though Mr. Sawyers indicated that his company might be interested in pursuing a P3 contract with the County.

The County is considering using a P3 to build a replacement courthouse. Although the location is not set, the courthouse could be at the site of the Dorsey building, on County-property adjacent to the district court, or on some other site in or around Ellicott City. The nature of a P3 could allow for innovation in siting and the inclusion of other development on the site, e.g., private law offices.

A P3 would require the County to articulate outcomes and key metrics up front. The County would then be obligated to make specified “availability payments” over the life of the contract. The private sector partner, which collects those payments, would not only build the facility, but would handle operations and maintenance for the life of the contract.

The new courthouse would be roughly 200,000 square feet and contain 8 full jury courtrooms. The basic construction costs would be approximately \$128,000,000. To P3 experts, this project is considered medium tier and moderately complex.

Although no solid plans have yet been made, the County has engaged Chartwell Investment Partners as advisors to help take the next steps eventually leading to an RFP. Mr. Irvin indicated that a leadership consensus on how to proceed is necessary before proceeding to the next steps. Several Council Members indicated disappointment that representatives from the Department of Finance and the Budget Office were not present.

The meeting was adjourned at 10:17 a.m.