



KEY FACTS

- ▶ USD \$520 million.
- ▶ Built to replace the existing courthouse and improve access to justice.
- ▶ 237, 000 sq. ft.
- ▶ Design-Build-Finance-Maintain procurement model.
- ▶ Contract awarded in 2018.
- ▶ Construction scheduled for completion in summer, 2021.
- ▶ 30 year contract term.
- ▶ [More Info](#)

Howard County Courthouse

Howard County, Maryland

When the Howard County, Maryland determined their citizens required new facilities to improve access to Justice, the County decided to choose P3 as its procurement vehicle for the new Howard County Courthouse. The facility will replace the existing courthouse built in 1843, which has not been able to keep pace with the growth of the surrounding community. The new Howard County Circuit Courthouse will be 237, 000 sq. ft. high rise justice facility designed LEED Silver standards featuring a 600 space parking garage, the building will provide a modernized courthouse facility, including administration offices for the County staff, County, Office of State's Attorney, local Bar Association and several other affiliated services. The project also incorporates a staff fitness center and a 6,000 square foot cafeteria. The private partners will also provide demolition services for the existing building.

The new courthouse is slated for delivery in the summer of 2021. The project is being delivered under a public-private partnership (P3), utilizing a design-build-finance-operate-maintain (DBFOM) contract with a performance-based availability payment structure to meet the requirements of the Project.

NEEDS OF THE PROJECT

The County's current circuit courthouse was opened in 1843. It has been periodically renovated and was last expanded in 1983. Since 1983, the County's population has grown by more than 142% and since 2005, there domestic cases, 20% for civil domestic cases and 50% for reopened cases). As a result of the growth and space restrictions there is severely inadequate space to accommodate security needs at entrances, hallways, and courtrooms. Programs including remote facilities. Moreover, the building does not allow for needed technology enhancements and required Federal and State mandates for case administration and processing. Prior to the P3 procurement, the complete redevelopment of the courthouse had been delayed numerous times over a period of 20 years. Based on the latest engineering studies, the existing building could no longer be further renovated to solve space inadequacies. Due to the County's experience with deferred maintenance of the current Courthouse, the County was interested in a solution for the new courthouse that included preventative maintenance and provided for a high-quality building over a longer duration. County leadership was open to exploring new ways of procuring capital projects that addressed long term maintenance associated with paying upfront for large infrastructure projects.

TESTIMONIALS



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**



Another critical success factor was to pick the right advisors with relevant P3 experience, a deep understanding of both public sector interests and private sector imperatives, the willingness to work across silos and disciplines, and the determination and creativity to not just get the deal done but the best deal for the County.

– **Nikki Griffith, Cash and Debt Management Bureau Chief, Howard County**

