

Introduced 7/2/18
Public Hearing 7/16-23/18
Council Action 7/27/18
Executive Action 8/6/18
Effective Date 8/6/18

County Council of Howard County, Maryland

2018 Legislative Session

Legislative Day No. 10

Bill No. 54-2018

Introduced by: The Chairperson at the request of the County Executive

AN ACT pursuant to Section 612 of the Howard County Charter, approving a multi-year Project Agreement for the Design, Construction, Financing, Operation and Maintenance of the Howard County Circuit Courthouse between Howard County, Maryland and a special purpose entity formed by Edgemoor-Star America Judicial Partners for the design, construction, partial financing, operation and maintenance of a new Courthouse and related Parking Structure to be located on the Project Site located at 9250 Judicial Way (formerly known as 9240 and 9250 Bendix Road) in Ellicott City; authorizing the County Executive to enter into the Agreement and to make changes to the Agreement before executing it, under certain conditions; and generally relating to a multi-year agreement for the design, construction, financing, operation and maintenance of the Howard County Circuit Courthouse.

Introduced and read first time July 2, 2018. Ordered posted and hearing scheduled.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on July 16-23, 2018.

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Bill was read the third time on July 27, 2018 and Passed , Passed with amendments , Failed .

By order Jessica Feldmark
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for his approval this 30th day of July, 2018 at 11 (a.m./p.m.).

By order Jessica Feldmark
Jessica Feldmark, Administrator

Approved Vetoed by the County Executive Aug 6, 2018.

Allan H. Kittleman
Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, the existing Circuit Courthouse is approximately 175 years old and is a
2 significant historic structure; and

3
4 **WHEREAS**, there are significant problems with the existing Circuit Courthouse
5 related to space, security, safety and access, among other issues; and

6
7 **WHEREAS**, the County Council has passed and the County Executive has approved,
8 Council Resolution No. 27-2017 (“CR 27”) indicating support of a project to finance and
9 design, construct, operate, and maintain a new courthouse and parking garage (collectively,
10 the “Project”); and

11
12 **WHEREAS**, the Project is to be located on a 28.98-acre parcel currently owned by
13 the County and located at 9250 Judicial Way (formerly known as 9240 and 9250 Bendix
14 Road) in Ellicott City; and

15
16 **WHEREAS**, pursuant to CR 27, the County approved a public private partnership
17 for the Project; and

18
19 **WHEREAS**, also pursuant to CR 27, the County Council approved the issuance of
20 general obligation bonds as part of the resources to finance the Project; and

21
22 **WHEREAS**, by passage of Council Bill No. 41-2017, the County authorized the
23 issuance of general obligation bonds in the principal amount of up to \$105,000,000, the
24 proceeds of which will be used to finance a portion of the costs of developing and
25 constructing the Project; and

26
27 **WHEREAS**, based on updated split of public and private financing, the County
28 reduced the authorized general obligation bond appropriation for Capital Project C-0290
29 Courthouse Replacement to \$91,000,000 by the passage of Council Bill No. 25-2018; and

30

1 **WHEREAS**, pursuant to Section 4.106(c) and 4.108 of the Howard County Code,
2 the County has engaged in a two-step competitive proposal process consisting of (1) a request
3 for expressions of interest seeking qualified respondents, and (2) a request for proposals in
4 which the County would make a determination of best value; and

5
6 **WHEREAS**, on July 11, 2017, the County issued Request for Expressions of Interest
7 (“EOP”) No. 01-2018, for the Project; and

8
9 **WHEREAS**, on September 20, 2017, the County received nine submittals in response
10 to EOI No. 01-2018; and

11
12 **WHEREAS**, the County selected three of the nine interested private entities as
13 eligible to receive a request for proposals and placed those three private entities on a
14 “shortlist”; and

15
16 **WHEREAS**, on November 30, 2017, the County issued Request for Proposals
17 (“RFP”) No. 10-2018, to the three “shortlisted” respondents; and

18
19 **WHEREAS**, in May of 2018, the County received proposals from each of the three
20 shortlisted respondents; and

21
22 **WHEREAS**, in June of 2018, after evaluating the proposals in accordance with the
23 criteria of RFP No. 10-2018, the County determined that the proposal submitted by
24 Edgemoor-Star America Judicial Partners offered the best value; and

25
26 **WHEREAS**, the County and a special purpose entity formed by Edgemoor-Star
27 America Judicial Partners wish to enter into the Project Agreement, substantially in the form
28 of Exhibit A attached to this Act for the Project; and

1 WHEREAS, the Project Agreement requires the payment by the County of funds
2 from an appropriation in a later fiscal year and therefore requires the County Council approval
3 as a multi-year agreement pursuant to Section 612 of the Howard County Charter.
4

5 **NOW, THEREFORE,**
6

7 *Section 1. Be It Enacted by the County Council of Howard County, Maryland, that, in*
8 *accordance with Section 612 of the Howard County Charter, it approves the Project*
9 *Agreement By and Between a special purpose entity formed by Edgemoor-Star America*
10 *Judicial Partners and Howard County, Maryland, substantially in the form attached as*
11 *Exhibit A, so long as the sum of (1) the Capital Charge inserted at closing in Section 16.3(A)*
12 *of the Project Agreement and (2) the Facilities Management Charge inserted at closing in*
13 *Section 16.4 of the Project Agreement, which will be adjusted annually to account for*
14 *inflation pursuant to the Project Agreement, is an amount not to exceed \$10.9 Million prior*
15 *to escalation.*
16

17 *Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland,*
18 *that the County Executive is authorized to enter into the Project Agreement in the name of*
19 *and on behalf of the County.*
20

21 *Section 3. And Be It Further Enacted by the County Council of Howard County, Maryland,*
22 *that the County Executive, prior to execution and delivery of the Project Agreement may*
23 *make such changes or modifications to the Agreement as he deems appropriate in order to*
24 *accomplish the purpose of the transaction authorized by this Act, provided that such changes*
25 *or modifications shall be within the scope of the transaction authorized by this Act; and the*
26 *execution of the Agreement by the County Executive shall be conclusive evidence of the*
27 *approval by the County Executive of all changes or modifications to the Agreement, and the*
28 *Agreement shall thereupon become binding on the County in accordance with its terms.*
29

30 *Section 4. And Be It Further Enacted by the County Council of Howard County, Maryland*
31 *that the Budget Office shall add a note or table in the annual proposed and approved*

1 operating budget documents showing any and all operating appropriation related to the new
2 courthouse to be built under a Public-Private Partnership (P3).

3

4 **Section 45.** *And Be It Further Enacted by the County Council of Howard County, Maryland,*
5 *that this Act shall become effective immediately upon its enactment.*

Exhibit A

Project Agreement

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on August 6, 2018.

Jessica Feldmark
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2018.

Jessica Feldmark, Administrator to the County Council

Amendment 1 to Council Bill No. 54-2018

BY: The Chairperson at the request
of the County Executive

Legislative Day 11
Date: July 27, 2018

Amendment No. 1

(This amendment inserts certain maximum amounts to be inserted at the time of closing.)

- 1 On page 3, in line 11, after “*Exhibit A*”, insert:
- 2 “, so long as the sum of (1) the Capital Charge inserted at closing in Section 16.3(A) of the
- 3 Project Agreement and (2) the Facilities Management Charge inserted at closing in Section 16.4
- 4 of the Project Agreement, which will be adjusted annually to account for inflation pursuant to
- 5 the Project Agreement, is an amount not to exceed \$10.9 Million prior to escalation”.

ADOPTED 7/27/18
PAILED _____
SIGNATURE Jessica Feldman

Amendment 2 to Council Bill No. 54-2018

BY: The Chairperson at the request
of the County Executive

Legislative Day 11
Date: July 27, 2018

Amendment No. 2

(This amendment requires that certain information be included in the County's budget documents.)

1 On page 3, in line 25, insert:

2 *“Section 4. And Be It Further Enacted by the County Council of Howard County, Maryland*
3 *that the Budget Office shall add a note or table in the annual proposed and approved operating*
4 *budget documents showing any and all operating appropriation related to the new courthouse to*
5 *be built under a Public-Private Partnership (P3).”*

6

7 On page 3, in line 26, strike “4” and substitute “5”.

ADOPTED 7/27/18
PASSED _____
SIGNATURE Jessica Edmark

1 **WHEREAS**, the Project Agreement requires the payment by the County of funds
2 from an appropriation in a later fiscal year and therefore requires the County Council approval
3 as a multi-year agreement pursuant to Section 612 of the Howard County Charter.
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5 **NOW, THEREFORE,**
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7 ***Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that, in
8 accordance with Section 612 of the Howard County Charter, it approves the Project
9 Agreement By and Between a special purpose entity formed by Edgemoor-Star America
10 Judicial Partners and Howard County, Maryland, substantially in the form attached as
11 Exhibit A.*
12

13 ***Section 2. And Be It Further Enacted** by the County Council of Howard County, Maryland,
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15 and on behalf of the County.*
16

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18 that the County Executive, prior to execution and delivery of the Project Agreement may
19 make such changes or modifications to the Agreement as he deems appropriate in order to
20 accomplish the purpose of the transaction authorized by this Act, provided that such changes
21 or modifications shall be within the scope of the transaction authorized by this Act; and the
22 execution of the Agreement by the County Executive shall be conclusive evidence of the
23 approval by the County Executive of all changes or modifications to the Agreement, and the
24 Agreement shall thereupon become binding on the County in accordance with its terms.*
25

26 ***Section 4. And Be It Further Enacted** by the County Council of Howard County, Maryland,
27 that this Act shall become effective immediately upon its enactment.*

1 **WHEREAS**, pursuant to Section 4.106(c) and 4.108 of the Howard County Code,
2 the County has engaged in a two-step competitive proposal process consisting of (1) a request
3 for expressions of interest seeking qualified respondents, and (2) a request for proposals in
4 which the County would make a determination of best value; and

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24 Edgemoor-Star America Judicial Partners offered the best value; and

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26 **WHEREAS**, the County and a special purpose entity formed by Edgemoor-Star
27 America Judicial Partners wish to enter into the Project Agreement, substantially in the form
28 of Exhibit A attached to this Act for the Project; and

Amendment 1 to Council Bill No. 54-2018

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5 *be built under a Public-Private Partnership (P3).”*.

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- 4 of the Project Agreement, which will be adjusted annually to account for inflation pursuant to the
- 5 Project Agreement, is an amount not to exceed \$10.9 Million prior to escalation”.

Carol Ann Smith
Past President of the Waring-Mitchell Law Society of Howard County
Testimony To The Howard County Council
July 16, 2018

Introduction

Good Evening, I am Carol Ann Smith:

Thank you for the opportunity to address the Council. I am speaking to you as a Past President of the Everett J. Waring-Juanita-Jackson Mitchell Law Society of Howard County. The Waring-Mitchell Law Society was chartered 33 years ago for the purpose of promoting professional and public service activities in and around Howard County. The group chose to name the law society after two outstanding African-American attorneys of historical significance in Maryland and nationally- Everett J. Waring, the first African-American male admitted to practice in Maryland, and Juanita Jackson Mitchell, the first African-American woman admitted to practice in Maryland. Both pioneers committed to the highest quality of the legal profession and service to the community. It is our mission to ensure that attorneys, particularly attorneys of color and women are supported in the practice of law and that all in the Howard County Community have access to information and representation in matters related to the law.

2018 JUL 16 11:52 AM
HOWARD COUNTY COUNCIL RECEIVED

Several of our members are here this evening to show support for the need for a new Circuit Courthouse.

Background

For years Howard County has proudly adopted the challenge reflected in the mantra to **Choose Civility**. Civility is "polite, reasonable and respectful behavior." We pride ourselves in Howard County on our endeavor to celebrate the rich diversity we enjoy here and our ability to resolve disputes by choosing civility.

To borrow from one our State agencies (The Department of Human Services) **Place Matters**. That place where we go in this County to practice civility in the most challenging circumstances is the Howard County Circuit Court. The Circuit Court must be a place conducive to the efficient practice of the civility we seek, whether we are tasked with settling our most serious social and emotional challenges, financial disputes, protecting the most vulnerable in our population or when we must determine the best way to punish the most serious crimes and administer justice.

The Circuit Court is where our most difficult disputes are tried and decided. It is where we task our citizens to participate in the judicial process. It is the place where litigants come to terms with each other often just prior to a hearing outside of the courtroom but within the courthouse. It must be a safe place on all levels.

Our current courthouse lacks accommodations to be that Place for Civility on several levels:

Within the Courtrooms

Our current courthouse lacks courtrooms that allow sufficient space between litigants for private discussions at the trial table so that parties and witnesses can be present in the same room with sufficient space to address disputes in the most civil way.

Courtrooms that are ADA (Americans with Disabilities Act) compliant to give access to the physically challenged.

Courtrooms that provide for the use of modern technology for the sophisticated evidence presentations to assist the trier of fact be it a judge or a jury.

Outside of the Courtrooms

The current courthouse has inadequate space for citizens to await jury selection. This is unacceptable for our citizens who give their precious time to fulfill their civic duty.

There is no food service available in the building to save those who have little time during recess to access food and report back on time for the docket call.

The current courthouse provides inadequate space for those who seek a civil ceremony. Currently a couple who come to the courthouse to marry, along with family and friends must wait in front of a busy civil clerk counter.

The library space is inadequate and is currently in close proximity to a busy and often noisy hallway.

The parking area is too small, even with an overflow area, and is not sufficiently secured. The parking lots are on a slanted hill which presents a physical challenge to some.

As you have heard from those who work in the courthouse, there are a number of other practical, administrative, safety and security concerns with the current courthouse.

The Possibility/Future

In my capacity as counsel to the State of Maryland, I have the opportunity to practice in all 24 jurisdictions in the State; both District and Circuit Courts and Federal District Court. I can attest to the fact that a courthouse that is user friendly makes practice easier, it facilitates discussions that often happen right there outside of courtrooms prior to hearings, whether family members need quiet time to reflect or an attorney representing a child or disabled person needs an area free from distractions to communicate with a client, or even when counsel need a place to discuss complex matters without distractions from other litigants.

Many of our sister jurisdictions have constructed state-of-the-art courthouses that have the space to efficiently accommodate these needs and safely and efficiently move the crowd coming into the building first thing in the morning.

The proposed design for the new courthouse will finally allow Howard County to fill the position, already funded by The Maryland General Assembly, for a sixth circuit court judge. The sixth

judge is a much needed position due to the growth in our population and the need to have civil matters heard within a reasonable period of time and to meet the Constitutional right to speedy trial in criminal cases.

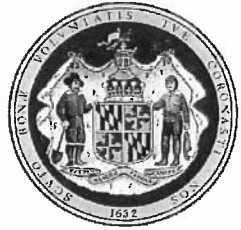
The proposed design for the new courthouse will resolve much of these concerns.

Position

On behalf of the Waring-Mitchell Law Society I urge this Council to continue our effort to promote that civility we strive to practice by moving forward with legislation to approve Edgemoor -Star America Judicial Partners to design, construct, partially finance, operate and maintain the new Circuit Courthouse and parking facility, as well as the 30 year operation and maintenance component, to be located at 9250 Judicial Way, Ellicott City, MD 21043.

Thank you for the opportunity to address the Council this evening.

CMBRs, JF, ms



BYRON E. MACFARLANE
REGISTER OF WILLS FOR HOWARD COUNTY
8360 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043

410-313-2133
Toll Free Number: 1-888-848-0136

FAX 410-313-3409
www.registers.maryland.gov

2018 JUL -9 PM 3:18
HOWARD COUNTY COUNCIL
RECEIVED

July 5, 2018

Hon. Mary Kay Sigaty
George Howard Building
3430 Court House Drive
Ellicott City, MD 2143

Re: Council Bill 54-2018

Dear Chair Sigaty,

I write to express my strong support for Council Bill 54-2018, which authorizes the design, construction, financing, operation and maintenance of the new Howard County Circuit Courthouse.

As you know, the office of the Register of Wills provides vital services to Howard County families who have suffered the loss of a loved one. It is extremely important that these families have a welcoming and comfortable experience when they come to us for assistance. As I have previously stated to this Council, I have diligently maximized the usefulness of the space we currently occupy. While we have archived hundreds of boxes of files, disposed of antiquated equipment, and reduced our permanent paper records by over 90%, we lack many amenities that would allow us to better serve the public. Given our limited space, our guests cannot be afforded the privacy many would prefer when discussing personal family matters. We have no conference room or meeting rooms for attorneys to meet with their clients or families to have private discussions among themselves. Our storage room is separate from the main office suite, which is far from ideal for me and my staff to access and safeguard our estate files and wills filed for safekeeping. Also, my office's location adjacent to the orphans' court hearing room turns what should be a peaceful and professional workspace for us to counsel grieving families into a makeshift lobby. Because there is no direct access to the courtroom from public hallways, the foot traffic through my office on days the court is in session is extremely disruptive. Lastly, I want to note that many of the individuals who come to my office have limited mobility. For those individuals, simply getting to the office from the parking lot, down a heavily-trafficked street, through a long basement entryway is anywhere from unpleasant to daunting. Members of the public should be able to park and access their courthouse easily and safely.

In closing, when our fellow Howard Countians are dealing with the loss of a loved one and must come to the Register of Wills for help, they deserve to receive that help in an environment that is welcoming, private, and safe. I have done everything possible to provide that in our current facility, but for the reasons I have cited, it is clearly time for a long-overdue upgrade. Just as Howard Countians deserve public schools, libraries, senior centers, and social services that are second to none, so too do they deserve a modern courthouse that serves their needs now and for many years to come.

I urge you to approve this measure. Thank you for your time and attention.

Sincerely,

A handwritten signature in cursive script, reading "Byron E. Macfarlane". The signature is written in dark ink and is positioned above the printed name.

Byron E. Macfarlane

Egan, Jennifer A.

From: Glendenning, Craig
Sent: Monday, July 23, 2018 12:24 PM
To: Ball, Calvin B; Calvin Ball (philosopherpoet2@yahoo.com); CouncilmanJon@gmail.com; Fox, Greg; Greg Fox (Greg.Fox@Constellation.com); Weinstein, Jon; Sigaty, Mary Kay; Terrasa, Jen
Cc: Hightower, Rozonna; Egan, Jennifer A.; Habicht, Kelli; Hammond, Patricia; Respass, Charity; Sayers, Margery; Gold, Rebecca; Feldmark, Jessica; Harrod, Michelle R; Clark, Owen
Subject: Auditor's P3 Analysis
Attachments: P3 Walkthrough- Updated.xlsx

Attached is the Audit Office fiscal analysis of the P3, which provides a break down and walk through of what the County is paying for. Let me know if you have any questions.

Craig

Craig Glendenning CPA
Howard County Auditor
Howard County Government
(O) 410-313-3062
(M) 410-507-5785

AUDITOR'S P3 Walkthrough

Table of Contents

1. Timing
2. Thirty Year Impact
3. Service Fee
4. Capital Charge
5. Facility Management Charge
6. Parking
7. Utilities
8. Debt Service

Timeline Assumptions

Timeline		
Financial Close Date	date	31-Oct-18
Design/Construction Start	date	1-Nov-18 ¹
Construction End	date	1-Jul-21
Construction Period (years)	years	2.67
Operations Start	date	2-Jul-21
Operations End	date	1-Jul-51
Operations Period (years)	years	30.00

¹ - Construction is scheduled to begin in June 2019 when the Dorsey Building would be vacated. Design will begin in November 2018.

Components of Service Fee

(Rounded to nearest \$'000's)

Service Fee

30-Year without Inflation

Capital Charge	192,489	
Facility Management Charge	111,540	A
Total Service Fee - Real	304,029	

30-Year with Inflation

Capital Charge	192,489	
Facility Management Charge	168,984	B
Total Service Fee - Nominal	361,473	C

Proposed Annual Fee

Capital Charge	6,416	D
Facility Management Charge	3,718	
Total Service Fee - Nominal	10,134	

A - The Facility Management Charge will be in Contract Year 2019 US Dollars and adjusted for inflation each year starting on July 1, 2019.

B - The CPI-U Baltimore Index of 2.29% will be used for Facility Management escalations.

C - Noted a \$326,000 variance in the proposal support and Admin summary related a timing difference between their Financial Model and the affordability calculation used in the proposal.

D - The Capital Charge will be a fixed number in Contract Year 2019 US Dollars and will not be indexed or subject to any adjustment for inflation.

Components of the Capital Charge

(Rounded to nearest \$'000's)

Capital Charge		
Components of Capital Charge		
Short-term loan financing charges	15,276	A
Long-term loan repayment	87,655	B
Long-term loan financing charges	79,605	
Debt service reserve account	2,790	
SPV cost during construction	6,723	
Pre-funded interest account	357	
Insurance	85	
Total	192,490	C

- A - The Project company will finance the \$75 million milestone payment and \$3 million FF&E expense with short term financing until the expected occupancy date of July 2021.
- B - This represents the repayment of principal from the Long-Term financing for the Design and Construction costs of the Courthouse.
- C - Immaterial variance between this schedule and \$192,489,000 Capital Charge noted in Service Fee summary is due to rounding.

Notes:

The all-in interest rate for the short-term (32 month) loan in the proposal is 3.58% and the all-in interest rate for the long-term (32.67 year) loan is 4.88%.

According to Administration, there is \$12.8 million of project financing from Developer Equity (\$11.4 million) and interest earned on escrow funds (\$1.4 million) that will decrease the amount of Design/Construction costs to be financed by debt.

Components of the Facilities Management Charge

Rounded to nearest \$'000's

Facilities Management Charge	
FMC costs - with inflation, invoice	
FM Services	90,529
Lifecycle Upgrades & Replacement	46,318
Project Company O&M	32,138
Total	168,984

FM Services	
Cleaning expenses	26,533
Maintenance and Repairs	23,104
Life & Safety	697
Utilities	270
Roads & Grounds	4,253
Security	4,423
Administration	18,066
Parking Operations	5,006
Help Desk	3,314
Audio Visual System	4,593
Special Services	270
Total	90,529

Annual Lifecycle Upgrades & Replacement	
Shell	48.0
Interiors	76.8
Services	469.1
Equipment and furnishings	328.9
Building sitework	36.4
Total	959.2 ¹

Annual Project Company O&M	
Insurance - Facilities Mgmt Phase	317.1
Staff	230.0
Funders Technical Advisor	15.0
Audit/Tax	50.0
Finance Fees	5.0
Miscellaneous (Furniture/Travel)	20.0
SPV Other and Contingency	70.0
Total	707.1

- 1 - Per the Project Company, this amount (located in Section 2-3-4 of the Final Proposal) is understated and should total \$1,019,084. Administration has indicated this discrepancy would not have impacted the firm selection and will be corrected in the final Project Agreement.

Notes:

The Facilities Management Charge compensates the Project Company for operating and maintaining the facilities (including life cycle costs) for 30 years from the date of occupancy. Per the RFP, this charge is subject to inflation and will be adjusted to reflect the inflation rate in the Baltimore area.

Parking Revenues

INPUTS

5.6 hours per day
5 days a week
50 weeks operating a year
411 chargeable spaces
70% occupancy rate
2.50% annual escalation

30 Yr Operating Amt

Auditor Recalc	\$	19,518,868
Per Admin		19,700,000

Variance		(181,132.30)	-0.9%
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County Utility Expense

INPUTS

550,920 sq ft of facility, including both parking structure and courthouse
\$ 2.60 annual cost/sq ft *
2.50% annual anticipated escalation

* Per Administration, this is aligned with median utility cost/sg ft in the Baltimore area for similar structures.

	<u>30 Yr Operating Amt</u>	
Auditor Recalc	\$ 69,414,246	
Per Admin	70,100,000	
Variance	(685,754.15)	-1.0%

Debt Service

NOTES:

\$91 million redemption amount with Debt Service to be paid over 30-year term as noted in summary schedule.

According to Administration, \$47 million is expected to be issued in FY 2021 and \$44 million to be issued in FY 2022.

Administration is currently assuming a 3.5% interest rate for both issuances.

Sayers, Margery

From: stukohn@verizon.net
Sent: Thursday, July 26, 2018 11:28 AM
To: CouncilMail; howard-citizen@yahoogroups.com
Subject: Major Decision Day for Council Members
Attachments: HCCA Testimony CB54 - Courthouse.docx; HCCA Testimony CB59-2018 Erickson - PSA Expansion.docx; HCCA Testimony CB56-2018 Ellicott City.docx; HCCA Testimony CB58-2018 Scenic Roads.docx; HCCA Testimony CR119-2018 Amending Water and Sewer.docx

Dear Council and Listserve Members,

Tomorrow, Friday, 27 July will play a major part in each of the Councilmembers legacy. They will be voting on several all-important Bills and a Resolution that will forever have a major impact on our County for years. These Bills are CB54 – the Courthouse, CB59 – the expansion of the Planned Service Area (PSA), CB56 – Moratorium for Mitigation for Ellicott City, CB58 – Scenic Roads legislation, and CR119 – Amending the Water and Sewer line.

Please refer to the attachments which is our Howard County Citizens Association, HCCA testimony presented to the County Council during two nights. The Council we only hope will consider the very compelling testimony which was heard on these Bills and Resolution. We believe the Council should vote as follows:

CB54 – Table until such time all the facts have completely been answered especially the financing and the contract arrangements. If true -- we do not understand why two losing bidders will each receive \$500,000?

CB59 – Vote *No or let the Bill Expire*. The New Council should be completely in charge of this decision. We don't for the life of us understand the explanation of the Office of Law that this is a "Planning" issue not a "Zoning" issue. The content of the Bill states otherwise. Under the HC Code of Ordinances, Title 16, Section 16.211 the Council is not permitted to act on Zoning matters after the Primary.

CB56 – Vote *Yes with recommended amendments*. This Bill should have occurred two years ago when Councilman Weinstein introduced it, but unfortunately none of his colleagues supported him. Now they are which is appreciated.

CB58 – Vote *Yes with amendments*. Something needs to be done to save some land and potentially make things safer.

CR119 – Despite the fact Administrative rules were completely ignored the Council should vote *Yes* because of declared Health hazards.

You can go to our website at <http://howardcountyhcca.org/member-info/reports-documents-and-testimonies/> to see our testimonies. Not all of the aforementioned Bills and Resolution have been posted on our site but will be soon.

Hopefully the Council will make the right decisions at their Legislative Hearing starting at 10AM at the George Howard Building.

Sincerely,

Stu Kohn
HCCA, President

Date: 23 July 2018

Subject: HCCA testimony on CB54 the Courthouse

Good evening,

I'm Susan Garber, speaking on behalf of the Howard County Citizens' Association, HCCA.

HCCA throughout the years has brought its members vital information in order to garner a greater understanding of the issues facing our county. As a watchdog organization, HCCA is seeking to understand some information which has been circulating recently within the community. It would be inappropriate and a failure of one's fiduciary responsibilities to categorize out of hand the information as "fake news" without pausing to examine the facts. Given the large amount of documentation provided to support the allegations it is imperative that the rumored findings be fully investigated. We are simply requesting that you pause to thoroughly examine information which has been presented before green lighting this bill.

The financial obligation relative to the new courthouse --now and 30 years into our future-- is staggering. Based on County figures of an annual operating budget impact of \$15 to \$16 million, over 30 years that represents \$450 million on top of initial construction costs, with a milestone payment of \$75 million at the time of occupancy. While on one level it is admirable that a creative solution was sought for funding such a large undertaking, perhaps the P3 arrangement is not in our best fiscal interest. Have we basically worked out a complex and costly scheme analogous to leasing a Ferrari when our Ford is still running?

Perhaps based on inaccurate information, activities simply began to snowball. CR27 provided the structure for proceeding full steam ahead but the recent rate of acceleration and perceived conflicts within the choice of location and within the bidding process are deeply troubling.

There is also the elephant in the room, the second devastation of Old Ellicott City in two years. The cost to repair and rebuild --and to mitigate the storm water issues-- may be the more pressing obligation at this time.

If I may present an analogy to family finances. Suppose you had gone through all of the planning to construct a garden room addition on your house. Just as you are about to sign on the dotted line it is discovered that not only is your foundation seriously deteriorating, but significant termite damage has also been detected. One might be forced to abandon the plans for the garden room addition until the more pressing needs to preserve your house are sorted out and paid for.

The most frequently heard reason for needing a new court house has been that the current one is overly crowded. Couldn't the same be said for our schools, for our roads, for our emergency room? The County has many needs. It is owed to the citizens that prioritization be transparent.

Additionally, if at this time when so much effort and money is going into bringing OEC back to life, shouldn't we more closely examine the negative impact to the businesses by removing a significant source of daytime business away from Main Street? Isn't this counterproductive?

While already owning the land on Bendix Road may have seemed advantageous, what does it ultimately cost us to move into new leased space the many departments housed under one roof in the Dorsey Building? Are we really expending \$8500 a month to a PR company? How does promoting the court house benefit us citizens? Did we really award a half million dollars to each unsuccessful bidder? How come? These and many, many more questions make one feel very uncomfortable.

The public, and you, deserve a full fiscal analysis and time to examine documents. Consequently entering into a Project Agreement should be delayed until such an analysis is complete. Tabling CB-54 at this time is in the best interest of the public.

We urge that concerns be fully investigated until such time we can all be completely comfortable with the results. Only then should a course be set.

Full transparency is necessary to secure the public trust..... when setting priorities, when conducting needs analyses, when selecting contractors.

In summary, the HCCA would greatly appreciate it if the accusations presented by others would be investigated for accuracy and possible needed action **before** voting on CB54.

Thank you for your consideration.

Sayers, Margery

From: JOHN SMITH <jdsmith51@verizon.net>
Sent: Thursday, July 26, 2018 12:31 PM
To: CouncilMail
Cc: JD SMITH
Subject: Council bills 54, 59, 56,58, CR119

To: Howard County Council
From: JD Smith
Date: July 26, 2018
Re: Council Bills 54, 59, 56, 58 and CR119

Dear Council Members:

I would like you to take the following actions regarding the subject bills:

CB54 – *Table* until such time all the facts have completely been answered especially the financing and the contract arrangements. If true -- I do not understand why two losing bidders will each receive \$500,000? Too many unanswered questions, the main one being is this the best way of spending taxpayers' money when there are so many other needs that need addressing.

CB59 – Vote *No or let the Bill Expire*. The New Council should be completely in charge of this decision. I don't understand the explanation of the Office of Law that this is a "Planning" issue not a "Zoning" issue. The content of the Bill states otherwise. Under the HC Code of Ordinances, Title 16, Section 16.211 the Council is not permitted to act on Zoning matters after the Primary.

CB56 – Vote *Yes with recommended amendments*. This Bill should have occurred two years ago when Councilman Weinstein introduced it, but unfortunately none of his colleagues supported him.

CB58 – Vote *Yes with amendments*. Something needs to be done to save some land and potentially make things safer.

CR119 – Despite the fact Administrative rules were completely ignored the Council should vote **Yes** because of declared Health hazards.

Thank you for considering my request.

John David (JD) Smith
7425 Swan Point Way
Columbia, MD 21045
410-807-2010

Sayers, Margery

From: elizabeth dodson <ekdodson@gmail.com>
Sent: Thursday, July 26, 2018 1:30 PM
To: CouncilMail
Subject: Table CB 54-2018

Hello,

I am calling to request that CB 54-2018 be tabled until after the public has had a chance to review this very expensive project. These sorts of projects are often advantageous to developers and even if a new courthouse is required, the extraordinary budget is eyebrow raising given other underfunded priorities in the county.

Thank you,

Elizabeth Dodson

Sayers, Margery

From: Laura Wisely <laura.wisely@gmail.com>
Sent: Thursday, July 26, 2018 2:06 PM
To: CouncilMail
Subject: Vote NO for CB 54-2018

Dear Members of Howard County Council,

I am writing to express that I do not agree with CB 54-2018 at this point in time. The Howard County community is craving improvements in infrastructure for our communities and educational environments for our students. While I respect the needs assessment of the courthouse, I do not believe it should be prioritized. Please keep the workforce of the Howard County Courthouse in Old Ellicott City. Their patronage to our needy business owners is needed. Their presence and pride of working in Old Ellicott City is needed. Please spend this money on placing children in proper classrooms- out of trailers. Please spend this money on making infrastructure improvements such as taking the first steps at improving Rt. 1 corridor with proper community basic needs.

Adequate public infrastructure for the greater good and adequate school environments has been echoed throughout all of Howard County. Please listen to the voices and vote no at this point in time.

Thank you,
Laura Wisely
Elkridge- District 1

Sayers, Margery

From: stukohn@verizon.net
Sent: Thursday, July 26, 2018 4:50 PM
To: Kittleman, Allan; Wilson, B Diane; CouncilMail; howard-citizen@yahoogroups.com
Subject: Fwd: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]
Attachments: image1.png; Ho_Co_Courthouse_EOI-01-2018.pdf

Marlena,

Thanks for the information. I see the concern we have is in your attachment -- "image1." It states, "Stipend Amount -- a Stipend in the amount of \$500,000 to be provided to each unsuccessful Proposer that submits a qualifying proposal."

This NEEDS TO BE EXPLAINED TO ALL CONCERNED PARTIES -- In particular, THE CITIZENS AND VOTERS OF HOWARD COUNTY. All we are asking is for someone to PLEASE Explain the Rational for this particular clause. What will be the maximum of "unsuccessful Proposers?" What is the maximum amount of money are we prepared to distribute to those who are not the winning bidders?

Sincerely,

Stu Kohn
HCCA, President

-----Original Message-----

From: Marlena Jareaux m.jareaux@icloud.com [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahoogroups.com>
To: HOWARD-CITIZEN <HOWARD-CITIZEN@yahoogroups.com>
Sent: Thu, Jul 26, 2018 1:35 pm
Subject: Re: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Bob

I hope you added the council email address to your reply so THEY can see/get it?

Stu,

I'm attaching for you and everyone two documents to this email. One is the section in the county's purchasing documents about the 500k, and the other is the entire document. That's where I got that info, after fighting to get them to give it to me.

Marlena Jareaux

Sent from my iPad

On Jul 26, 2018, at 1:29 PM, Bob Doyle gobikebob@verizon.net [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahoogroups.com> wrote:

Must say I concur with all the HCCA positions 100% - just hope the Council will agree.
Bob Doyle

Sent from my iPhone

On Jul 26, 2018, at 12:59 PM, Russ Swatek swatek1@yahoo.com [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahoogroups.com> wrote:

Dear Council Members,

I support HCCA's stated position on each of the bills addressed below.

Russ Swatek
8141 Tamar Drive
Columbia, MD 21045

----- Forwarded Message -----

From: stukohn@verizon.net [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahoogroups.com>

To: "councilmail@howardcountymd.gov" <councilmail@howardcountymd.gov>; "howard-citizen@yahoogroups.com" <howard-citizen@yahoogroups.com>

Sent: Thursday, July 26, 2018, 11:32:27 AM EDT

Subject: [HOWARD-CITIZEN] Major Decision Day for Council Members [5 Attachments]

Dear Council and Listserve Members,

Tomorrow, Friday, 27 July will play a major part in each of the Councilmembers legacy. They will be voting on several all-important Bills and a Resolution that will forever have a major impact on our County for years. These Bills are CB54 – the Courthouse, CB59 – the expansion of the Planned Service Area (PSA), CB56 – Moratorium for Mitigation for Ellicott City, CB58 – Scenic Roads legislation, and CR119 – Amending the Water and Sewer line.

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Hopefully the Council will make the right decisions at their Legislative Hearing starting at 10AM at the George Howard Building.

Sincerely,

Stu Kohn
HCCA, President

Selected Proposer

The Proposer determined to be the most qualified based on the RFP Evaluation Criteria and which is recommended to the County by the Selection Committee for approval and execution of the Project Agreement.

Selection Committee

The committee established by the County and responsible for evaluating the SOIs, short-listing Respondents and subsequently evaluating Proposals and determining the Selected Proposer.

Short-listed Respondents

Those Respondents deemed to be the most qualified to provide the Contract Services by the Selection Committee based on the EOI Evaluation Criteria.

Similar Projects

Courthouses including a parking garage and other similar social infrastructure projects, projects with a construction value of approximately \$100 million or more, or projects with construction of approximately 100,000 gsf or more.

State

The State of Maryland.

Stipend Amount

a stipend in the amount of \$500,000 to be provided to each unsuccessful Proposer that submits a qualifying proposal.

REQUEST FOR EXPRESSIONS OF INTEREST
EOI NO. 01-2018
HOWARD COUNTY CIRCUIT COURTHOUSE PROJECT

EOI ISSUANCE DATE: JULY 11, 2017

PRE- SUBMITTAL INFORMATION MEETING: JULY 25, 2017 AT 10:00 A.M.

SOI DUE DATE: SEPTEMBER 06, 2017 AT 11:00 A.M.

BUYER: Dean Hof, Purchasing Administrator
PHONE: 410-313-4239 ▪ EMAIL: dhof@howardcountymd.gov



HOWARD COUNTY, MARYLAND

OFFICE OF PURCHASING

6751 Columbia Gateway Drive, Suite 501, Columbia, MD 21046
www.howardcountymd.gov/departments/county-administration/purchasing



2835698.11 041599 PRC

Formal EOI Solicitations and Submittal Results are available on our website

HOWARD COUNTY CIRCUIT COURTHOUSE PROJECT

Table of Contents

1. INTRODUCTION 1

 1.1 Project Overview..... 1

 1.2 Glossary..... 2

2. PROJECT SPECIFIC INFORMATION 5

 2.1 General Description of the Project 5

 2.2 Background Documents..... 6

 2.3 Project Budget and Funding..... 6

 2.4 Stipend for Unsuccessful Proposers 7

 2.5 Project Site..... 7

 2.6 Governmental Approvals 7

 2.7 Environmental Review..... 8

 2.8 Scope of Services..... 8

 2.9 Intellectual Property Rights 9

 2.10 County's Consultant Support Team..... 9

 2.11 Key Commercial Terms..... 10

 2.12 Insurance Requirements 11

3. SELECTION COMMITTEE AND APPROVALS..... 11

4. COMMUNICATIONS PROTOCOL..... 11

5. PROCUREMENT PROCESS..... 12

 5.1 Procurement Objectives..... 12

 5.2 Site Tour and Pre-SOI Submittal Information Meeting..... 13

 5.3 EOI and Qualifications Submittal..... 13

 5.4 SOI Evaluation 13

 5.5 RFP and Proposal Process 13

 5.6 Program Requirements..... 14

 5.7 Proposal Evaluation 14

 5.8 Procurement Schedule 15

 5.9 Expenses of the Respondents 16

 5.10 Maryland Public Information Act..... 16

 5.11 Rights of the County 17

 5.12 Equal Business Opportunity Requirement..... 18

 5.13 Local Business Initiative..... 18

 5.14 Changes to Respondent Teams..... 18

 5.15 Interviews 18

 5.16 Debriefings and Appeals..... 18

 5.17 Disclosures 19

 5.18 No Communication or Collusion..... 19

 5.19 Non-exclusivity of Respondent Teams..... 19

 5.20 Conflicts of Interest 19

 5.21 Criminal Background Check 20

5.22 Compliance with Applicable Law 20

6. SUBMITTAL OF QUALIFICATIONS 20

6.1 General Instructions 20

6.2 Information Requirements of SOI Submittal 21

6.3 Comments on Project Concepts 22

7. EVALUATION AND RANKING OF SUBMITTALS 22

7.1 General Qualifications (10%) 23

7.2 Project Understanding and Approach (10%) 24

7.3 Technical Qualifications (65%) 24

7.4 Financial Qualifications and Private Project Financing Experience (15%)..... 25

List of Attachments

Attachment A — Submittal Requirements

Attachment B — Transmittal Letter

- Attachment B-1 — Certificate of Authorization
- Attachment B-2 — Licenses and Certificates

Attachment C — Forms

- Form C-1 — Reference Project Experience
- Form C-2 — Project Finance Experience Table
- Form C-3 — Financial Information Summary
- Form C-4 — Additional Respondent Team Information

Attachment D — Foreign Services Disclosure Form

Attachment E — Howard County Charter and Code References to Ethics

Attachment F — Form of Affidavit

MINORITY BUSINESS ENTERPRISES are encouraged to respond to this solicitation. For more information, please contact Mr. Mahesh Sabnani, Equal Business Opportunity Coordinator, at 410-313-6370.

IMPORTANT NOTICE REGARDING ADDENDA

Addenda often occur and it is the potential Respondent’s responsibility to visit the Office of Purchasing web site for updates.

www.howardcountymd.gov/departments/county-administration/purchasing

1. INTRODUCTION

1.1 Project Overview

Howard County, Maryland (County) is soliciting Statements of Interest (SOIs) from interested and qualified firms in connection with the design, construction, partial financing, operations and maintenance of a new courthouse (the Project). Under the design-build- partially finance-operate-maintain (DBfOM) delivery method, a single entity, which may include one or more firms as investors and subcontractors, will be procured on a best value basis and will be responsible to the County for the design, construction and partial financing of the Project and operation and maintenance of the New Facility for a period of 30 years commencing from the anticipated date of occupancy of the New Facility.

This EOI invites Respondents to submit SOIs describing in detail their technical and financial qualifications to perform the Contract Services. The issuance of this EOI is the first step in a two-step procurement process. **ONLY THOSE FIRMS THAT RESPOND TO THIS EOI AND ARE SHORT-LISTED BY THE SELECTION COMMITTEE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS EOI WILL BE ISSUED A REQUEST FOR PROPOSALS (RFP) AND INVITED TO SUBMIT A PROPOSAL IN RESPONSE TO THE RFP. THREE (3) FIRMS ARE EXPECTED TO BE SHORT-LISTED AS ELIGIBLE TO PARTICIPATE IN THE RFP STAGE OF THIS PROCUREMENT.**

By utilizing a DBfOM project delivery approach, the County expects to secure substantial public benefits. These benefits include optimal risk allocation; cost savings; incentives and enforcement capacity for high performance and efficiency gain; expedited project design and construction scheduling; and predictable long-term operation and maintenance costs. The County's intent in developing this EOI and the subsequent RFP is to encourage qualified firms to provide the best solution for the Project in accordance with the requirements of this EOI and the subsequent RFP. The County expects to enter into an agreement (the Project Agreement) with a private entity (the Project Company) for the performance of the Contract Services. The technical requirements for the Project are being developed and will be presented in the RFP. The presentation of technical requirements in this EOI is for general understanding only, and is not necessarily indicative of RFP requirements.

The County's procurement process includes the following steps:

1. EOI process resulting in Short-listed Respondents;
2. RFP (including draft Project Agreement) issued to Short-listed Respondents;
3. Addenda to the RFP issued to Short-listed Respondents;
4. Commercially confidential individual meetings with Short-listed Respondents;
5. Proposal Submittal;

6. Proposal Evaluation and Interviews;
7. Selection of Project Company;
8. Finalize Project Agreement;
9. Commercial and Financial Close.

1.2 Glossary

Words and terms that are used herein shall have the meanings as set forth in this glossary unless otherwise defined.

1.2.1 Abbreviations

The following abbreviations are used in this document:

DBfOM	Design-Build-partially Finance-Operate-Maintain
EOI	Request for Expressions of Interest
RFP	Request for Proposals
SOI	Statement of Interest

1.2.2 Definition of Terms

The following terms are used in this document:

Consultant Support Team	The entities that will support the County in connection with this procurement, as described in Section 2.10 of this EOI.
Contact Person	Dean Hof, who will serve as the County's point of contact for all communications concerning this EOI and may be contacted at 410-313-4239 or dhof@howardcountymd.gov .
Contract Services	All services, including the furnishing of all labor, materials, equipment, supervision and other incidentals, required to obtain permits, design, construct, commission, finance, operate and maintain the Project, and all other services that the Project Company will be required to perform pursuant to the terms of the Project Agreement.
County	Howard County, Maryland, a body corporate and politic.

EOI Evaluation Criteria	The criteria and standards set forth in Section 7 of this EOI, which constitute the basis for the Selection Committee's evaluation of the SOIs and determination of the Short-listed Respondents.
Existing Facilities	The building known as the Thomas Dorsey Building and all existing site improvements currently located at the Project Site.
Key Individuals	<p>The specific persons, exclusive to the Respondent, filling the following roles (or equivalent) on the Project in the event the Respondent is selected:</p> <ol style="list-style-type: none">(1) Project Manager;(2) Finance Manager;(3) Design Manager;(4) Construction Manager;(5) Facilities Management and Operations Manager;(6) Quality Control Manager; and(7) any key personnel listed in the SOI (including key personnel of key subcontractors).
New Facility	The new Howard County courthouse, parking garage and ancillary components as further described in Section 2.1.
Occupancy Readiness	Completion of construction and commissioning so that the New Facility is ready for occupancy.
Pre-SOI Submittal Information Meeting	The meeting to be held at the Thomas Dorsey Building in Classroom A on July 25, 2017, as further described in Section 5.2.
Procurement Website	www.howardcountymd.gov/Departments/County-Administration/Purchasing
Program Requirements	The design requirements for the New Facility developed by the County as further described in Section 5.6.
Project	The design, construction, partial financing, operation and maintenance of all equipment and structures required in connection with the new Howard County courthouse and the Contract Services.
Project Agreement	The contract awarded to the Selected Proposer for the Project and Contract Services.

Project Company	The Selected Proposer with whom the County will enter into the Project Agreement to perform the Contract Services. The term "Project Company" is used to refer to the Selected Proposer after approval and execution of the Project Agreement.
Project Site	Approximately 14 acres of a 27-acre, County-owned site at postal address 9250 Bendix Road, Columbia, MD 21045 as further described in Section 2.5.
Proposal	The documents submitted by a Proposer in response to the RFP.
Proposers	Short-listed Respondents who submit a Proposal in response to the RFP.
Reference Projects	No more than ten Similar Projects identified by the Respondent as Reference Projects for purposes of this EOI.
Respondent	The individual firm, partnership, corporation, or joint venture submitting an SOI in response to this EOI.
Respondent Team	<p>The members of the Respondent Team are as follows:</p> <ol style="list-style-type: none">(1) Respondent Team Lead;(2) Project Company;(3) Equity Provider;(4) Design Lead;(5) Construction Lead;(6) Facilities Management, Operations and Maintenance Lead;(7) Underwriting or Banking Lead;(8) Guarantors (as applicable); and(9) Any other contractor or subcontractor identified by the Respondent in its SOI. <p>An entity may serve in multiple roles on the Respondent Team.</p> <p>If design work and construction work will be carried out by an integrated design-build firm, the name of the design-build firm should be indicated for both the Design Lead and Construction Lead.</p>

Respondent Team Lead	The individual firm, partnership, corporation, or joint venture that will be the primary contact for the County.
RFP Evaluation Criteria	The criteria and standards which constitute the basis for evaluating Proposals. RFP Evaluation Criteria will be defined in the RFP.
Selected Proposer	The Proposer determined to be the most qualified based on the RFP Evaluation Criteria and which is recommended to the County by the Selection Committee for approval and execution of the Project Agreement.
Selection Committee	The committee established by the County and responsible for evaluating the SOIs, short-listing Respondents and subsequently evaluating Proposals and determining the Selected Proposer.
Short-listed Respondents	Those Respondents deemed to be the most qualified to provide the Contract Services by the Selection Committee based on the EOI Evaluation Criteria.
Similar Projects	Courthouses including a parking garage and other similar social infrastructure projects, projects with a construction value of approximately \$100 million or more, or projects with construction of approximately 100,000 gsf or more.
State	The State of Maryland.
Stipend Amount	a stipend in the amount of \$500,000 to be provided to each unsuccessful Proposer that submits a qualifying proposal.

2. PROJECT SPECIFIC INFORMATION

2.1 General Description of the Project

The County's current courthouse was opened in 1843, has been periodically renovated and was last expanded in 1983. Since 1983, the County's population has grown by more than 142% and since just 2005, there has been significant caseload growth (10% for non-domestic cases, 20% for civil domestic cases and 50% for reopened cases).

As a result of the growth and space restrictions: (1) prisoners, judges, court staff, the public, and opposing parties in highly contentious matters such as child custody, peace orders, and restraining orders are currently required to share hallways and other common areas; (2) there is severely inadequate space to accommodate security needs at

the entrances, hallways, and in courtrooms; and (3) ancillary programs such as juvenile services, social services and many others either do not have enough or any dedicated space in the current courthouse thus hampering their efficiency.

Furthermore, the need for an additional sixth circuit court judge has been documented by the State, but the current courthouse does not have space to accommodate the new judge, and the existing courthouse is limited in its ability to accommodate the infrastructure needed to support the new State required electronic filing system. In addition, the New Facility will provide space to a variety of entities, such as the Office of the State's Attorney; the Office of the Sheriff; the local Bar Association; the Maryland Public Defender; the Clerk of Courts, including the Office of Land Records; the Law Library; the Register of Wills; Orphans' Court and additional entities to be identified in the RFP.

Therefore, on March 6, 2017 the County Council of the County passed, and on March 8, 2017, the County Executive approved County Resolution No. 27-2017 indicating support by both the County Council and County Executive for a project to finance and construct a new courthouse. In accordance with this resolution, the County is issuing this EOI for the design, construction, partial financing, operation and maintenance of an estimated 227,000 gsf vertical courthouse (final gsf will vary based on design) plus a 600-space parking garage (which will have the ability to expand to 1,100 spaces, provide for paid parking, and be used exclusively for courthouse and related purposes), court sets as defined in the program requirements which will be attached to the draft Project Agreement provided in the RFP, and a 6,000 gsf cafeteria and staff fitness center, and may include limited ancillary space components that may be authorized by the Project Agreement (collectively, the New Facility). In addition, the County expects the Project to include partial financing by the Project Company; agreement from the Project Company to operate and maintain all aspects of the courthouse facility and the related facilities for the term, except for certain aspects of security to be handled by the County Sheriff; and for the New Facility to achieve LEED Silver certification or better.

2.2 Background Documents

Background materials for the Project, created for the County's planning purposes, such as the master plan, space program and site drawing, are available at <https://www.howardcountymd.gov/HowardCourthouse>. These documents are provided solely for their informational purposes to assist Respondents and the public in obtaining a better understanding of the Project and are subject to change. The County does not make any representation as to the relevance, accuracy or completeness of any of the information available on the website except as the County may advise Respondents in writing with respect to a specific document. The County and its Consultant Support Team are in the process of preparing program requirements which shall be set forth in the draft Project Agreement to be attached to the RFP. Each Proposer will be required to submit a Proposal that complies with such program requirements.

2.3 Project Budget and Funding

The County currently estimates the capital costs for the Project to be approximately \$138,000,000. Howard County will fund capital costs through a County appropriation, bond issuance proceeds, and other sources as required. No federal or state funds are expected to be used in connection with this procurement or the Project Agreement. The

County will make availability payments during the Project's facilities management period. Financing requirements will be set forth in detail in the RFP. In their SOI submittals, Respondents shall provide a Conceptual Financing Discussion indicating the financing structure they expect to be the most beneficial to and cost-effective for the County, as further described in Section F-6 of Attachment A.

The County anticipates making a single milestone payment up to \$90 million upon occupancy and the commencement of the availability payments.

2.4 Stipend for Unsuccessful Proposers

The County intends to offer a stipend, equal to the Stipend Amount, to Respondents who are selected to respond to the RFP and who submit for consideration by the County a fully responsive Proposal that is not selected by the County, as compensation for the design services and related documents provided to the County. Further details on the stipend, including the conditions for entitlement, will be included in the RFP.

2.5 Project Site

The Project will be located on approximately 14 acres of a 27-acre, County-owned site at postal address 9250 Bendix Road, Columbia, MD 21045 (the Project Site). The Existing Facilities will be demolished as part of the Contract Services.

The County intends to update a prior Phase 1 Environmental Site Assessment in connection with the Project.

The County proposed an amendment to the Final Development Plan (FDP) associated with this property, FDP-36-A-2. The amendment supports redevelopment of this property as a new County Circuit Courthouse. The purpose of the amendment is to provide the maximum amount of design flexibility. Standard county requirements and criteria such as the Design Manuals, and the various plan review processes will ensure conformance with County and State requirements for the development of this property. Approval is expected by September 2017.

2.6 Governmental Approvals

The Project Company will be responsible for identifying, preparing applications for, obtaining and maintaining all the regulatory approvals, certifications, and permits required for the design, construction and operation of the Project, and paying all related fees.

The County anticipates that the agencies listed below will have permitting or approval authority. The Project Company will be responsible for identifying any additional responsible agencies with permitting or approval authority.

- Howard County Planning Board
<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=HRZnvN05t3Q%3d&portalid=0>
- Howard County Department of Planning and Zoning
<https://www.howardcountymd.gov/Departments/Planning-and-Zoning>

- Howard County Department of Inspections, Licenses and Permits
<https://www.howardcountymd.gov/Departments/Inspections-Licenses-and-Permits>

2.7 Environmental Review

At this time, the County does not expect the Project to be subject to the National Environmental Policy Act or Maryland Environmental Policy Act.

2.8 Scope of Services

The Project Company's scope of work for the Project will be set forth in detail under the Project Agreement between the County and the Project Company. The RFP will contain a draft of the Project Agreement and will address how the Short-listed Respondents may provide comments on such draft. The Project Agreement will include performance criteria and specifications for the design, construction, maintenance, and operation of the Project, including defined requirements and expectations for minimum staffing, space and functional area requirements and design criteria, the scope of services to be provided by the successful Project Company including required criteria and levels of maintenance, and proposed commercial terms. The general scope of the Project Company's responsibility under the Project Agreement will be as follows:

- 2.8.1 Pre-Development: confirmation of intent to conform to the design established by the Program Requirements; permitting; site investigation.
- 2.8.2 Design: completion of design development and the preparation of construction documents for the Project; support to the County design review process.
- 2.8.3 Professional Services: provide all professional services necessary to implement the Project, which will be more fully defined in the RFP.
- 2.8.4 Demolition: demolition of Existing Facilities on the Project Site.
- 2.8.5 Construction: construction of the New Facility; compliance with all County and industry construction standards; oversight and management of all compliance and permitting requirements; completion of all required commissioning and Occupancy Readiness testing; provision of utilities and other site services required to support the Project.
- 2.8.6 Financing: the financing necessary to pay the capital costs of the Project, including any required equity. Financing requirements will be set forth in the RFP. In their SOI submittals, Respondents shall indicate the financing structure that is expected to be the most beneficial to and cost-effective for the County. It is anticipated that the County will make milestone payment at occupancy of the New Facility, and availability payments during the facilities management period. The availability payments will be subject to deductions if performance requirements are not met. The County anticipates financing its milestone payment through the issuance of municipal bonds.

- 2.8.7 Lifecycle Maintenance: responsibility during the term of the Project Agreement for lifecycle maintenance, repairs and capital replacement necessary meet the performance standards for the New Facility set forth in the Project Agreement.
- 2.8.8 Facility Management Services: management of utilities, water and sewer, janitorial services, landscaping, trash removal, window washing, snow removal, insurance, IT systems, security systems in coordination with the County Sheriff, parking, and other necessary operational services for the New Facility as defined in the facility management specifications during the facilities management period of the Project Agreement.
- 2.8.9 Public Communications: work together with the County on all aspects of public communications and outreach as set forth in the Project Agreement.

2.9 Intellectual Property Rights

Respondents agree that the County shall have the right to use (or permit the use of) all SOIs submitted pursuant to this EOI, including the data, information, concepts, and ideas contained therein, without any requirement of providing compensation to the Respondent, for all purposes associated with the continued development, implementation, operation or expansion of the Project. Notwithstanding the foregoing, the County agrees that any such use of SOIs by the County without the applicable Respondent's verification or adaptation for the specific purpose intended shall be at the sole risk of the County.

2.10 County's Consultant Support Team

The following entities have been retained or were previously retained to serve as the Consultant Support Team for the Project:

- IMG Rebel (financial advisor)
- Hawkins Delafield & Wood LLP (legal advisor)
- Arcadis and Ricci Greene Architects / Grimm + Parker JV (technical advisor), including the following team members:
 - Arcadis-US, Inc.
 - Ricci Greene Associates
 - Grimm + Parker Architecture, Inc.
 - CGL Management Group LLC (O&M)
 - Pennoni Associates, Inc. (Civil)
 - North Point Builders, Inc.
 - Gipe Associates, Inc. (MEP)
 - Professional Systems Engineering, LLC (Security)
 - Forella Group LLC (Estimating)
 - Maroon PR, Inc.

- Chartwell Enterprises LLC and their subcontractors including Cushman & Wakefield, Inc. and Jones Long LaSalle Securities LLC
- Fentress Inc.

Additional members may be added to the Consultant Support Team for the Project. The County may identify any new members in an addendum to this EOI if and when a member is added.

The Consultant Support Team's scope of services requires team members to provide assistance to the County and its Selection Committee in preparing the EOI and RFP, and in evaluating SOIs and Proposals, including providing financial, contractual and technical advice. The Consultant Support Team may also provide DBfOM project oversight, including, but not limited to, design reviews, construction monitoring and environmental compliance oversight.

Current and prior members of the Consultant Support Team are not eligible to assist or participate as Project team members with any Respondent.

2.11 Key Commercial Terms

The following are some of the key commercial terms that the County anticipates will be included in the Project Agreement:

- 2.11.1 Term: The term of the Project Agreement will commence on signing, and a 30-year maintenance term will commence from the occupancy date. It is anticipated that the New Facility will be substantially complete and available for occupancy in January 2021.
- 2.11.2 Payment: The County anticipates making a single milestone payment up to \$90 million upon occupancy. At this time, the County does not anticipate starting availability payments earlier than the scheduled occupancy date. The County anticipates making availability payments on a monthly payment cycle.
- 2.11.3 Payment Deductions: The Project Agreement will permit the County to make deductions from the availability payments. In order to achieve full payment, the Project Company will be required to make all functional areas available for use and meet the defined performance standards.
- 2.11.4 End of Term: The Project Agreement will describe the hand-back requirements for the New Facility at the end of the term and describe the provisions to enforce those requirements.
- 2.11.5 Title to the Project Site and New Facility: Title to the Project site will at all times be held by the County. The County will provide the Project Company with appropriate rights to use the site for purposes of the Project.
- 2.11.6 Change of Control: The Project Agreement will preclude any change in control of the Project Company until one year following the commencement

of availability payments, other than: (1) an exercise of rights by the Project Company's lenders pursuant to a lenders remedies agreement to be entered into between the lenders and the County at financial close; or (2) otherwise, with the consent of the County, which may be given or withheld in its absolute discretion. The County will expect to give such consent only in exceptional circumstances. After the first year, a change in control of the Project Company will be permitted only with the prior consent of the County, not to be unreasonably withheld.

2.12 Insurance Requirements

The Project Company will be required to obtain and maintain insurance coverage for the Project during the term in accordance with the Project Agreement. Details regarding the insurance requirements will be provided in the RFP.

3. SELECTION COMMITTEE AND APPROVALS

The County will establish a Selection Committee, which will be responsible for evaluating the SOIs, short-listing Respondents and subsequently evaluating Proposals and making a recommendation as to the Selected Proposer. Proposals may be reviewed by County officials, members of the County's Consultant Support Team and other individuals as deemed appropriate by the County. Execution of an agreement to perform the Contract Services described in this EOI is subject to certain approvals, as required under applicable law and regulation, which may include approval of the Howard County Council and the Howard County Solicitor, and compliance with all applicable laws and regulations.

4. COMMUNICATIONS PROTOCOL

Written questions related to the EOI are encouraged. The County requires that all questions, requests for information and clarifications from interested parties, Respondents and Proposers and any of their representatives be made in writing via email directly to the Contact Person. Written questions must include the requestor's name, e-mail address and the Respondent represented and should be received prior to the close of business on July 28, 2017. Responses to all timely and appropriate questions will be posted on the Procurement Website prior to the close of business on August 4, 2017. The County may, in its discretion, decline to respond to a question. Only the County's written responses to EOI questions that are issued in addenda to the EOI and posted on the Procurement Website can be relied upon by the Respondents.

In order to ensure equal access to information and foster a professional competitive environment for the Project, the County will develop and issue solicitation documents and other materials through the internet to the greatest possible extent. This EOI, all addenda, and any other relevant information will be posted to the Procurement Website and be available for access and download to all interested parties.

Respondents must check the Procurement Website periodically for addenda. It is the responsibility of each Respondent to ensure that they have obtained and incorporated all addenda into their SOI. The County assumes no responsibility or liability whatsoever for the distribution of addenda or any other procurement materials to Respondents.

After publication of the EOI, no interested party, Respondent or Proposer, including any of their representatives, may contact any County official (elected, executive, managerial or otherwise), employee, or representative, or the County's Consultant Support Team during the Project procurement period, other than via email to the Contact Person. Any such unauthorized contact by a Respondent or potential respondent will be grounds for disqualification.

5. PROCUREMENT PROCESS

5.1 Procurement Objectives

In developing the Project using the DBfOM process, the County hopes to benefit from the knowledge and experience of Respondents in minimizing cost and maximizing performance.

The County's Project objectives are to assure:

- (a) Conformance to applicable law and regulations;
- (b) Safety of the public, the Project, and employees and visitors;
- (c) Optimization of Project schedule;
- (d) Minimization of design, construction, operational, maintenance, repair and replacement costs consistent with meeting all other Project objectives;
- (e) A high-quality design and efficiently functioning Courthouse for stakeholders;
- (f) A high degree of design-build coordination;
- (g) Appropriate quality and durability of construction for long-term performance, functionality, and reliability;
- (h) Appropriate risk transfer;
- (i) Integrated operation and technology;
- (j) Prudent management and protection of public resources, including utilities and streets;
- (k) Being a good neighbor to adjacent properties in terms of noise, dust, odors, traffic and light; and
- (l) Coordinated design development, with the Project Company eliciting County input in a manner that preserves Project Company's sole responsibility for the achievement of Project performance objectives while meeting County's objectives associated with cost, quality, aesthetics and long-term operability.

5.2 Site Tour and Pre-SOI Submittal Information Meeting

The County will conduct a site tour and Pre-SOI Submittal Information Meeting on July 25, 2017, at 10:00 AM EST, at the Thomas Dorsey Building in Classroom A on the Project Site. Attendance at the site tour/Pre-SOI Submittal Information Meeting is not mandatory. Respondents must RSVP via email to the Contact Person by July 21, 2017 at 4:00 PM EST if they wish to participate; e-mails must include the names and associations of all tour attendees.

Minutes of the site tour or Pre-SOI Submittal Information Meeting will not be prepared or circulated. Any responses to questions and materials distributed at the site tour or Pre-SOI Submittal Information Meeting shall be issued via addendum to the EOI.

5.3 EOI and Qualifications Submittal

This EOI is the first step in the procurement process for the selection of a firm to perform the Contract Services. In order to be eligible to submit a Proposal in response to the forthcoming RFP, a response must be received to this EOI and the Respondent must be short-listed by the County's Selection Committee and a RFP issued to the Short-listed Respondent. Only those Respondents that have been short-listed by the Selection Committee will be eligible to submit Proposals in response to the RFP. Submittal of a SOI responsive to the EOI will require, among other things that the Respondent affirmatively declare its intention to participate in the RFP and Proposal process as outlined in Section 5.5. In addition, SOIs are required to comply with Section 6 of this EOI.

A Respondent may amend or withdraw its SOI at any time prior to the SOI submittal deadline by delivering written notice to the Contact Person.

5.4 SOI Evaluation

Using the criteria established in Section 7, the Selection Committee will evaluate the general, technical and financial qualifications of Respondents based on SOIs received in accordance with Section 6, as well as clarifications submitted by Respondents in response to County requests, personnel references, and analysis of other publicly-available information. During the evaluation of SOIs, the County shall have the right to seek clarification from Respondents. The SOI evaluation process is further described in Section 7.

5.5 RFP and Proposal Process

During the second phase of the procurement, a RFP will be issued to each Short-listed Respondent. The RFP will specify the requirements for submittal of a technical proposal and a price/financing proposal from each Short-listed Respondent. Prior to the submittal date for Proposals, a pre-Proposal submittal conference may be held. Details related to this conference and the Proposal evaluation process will be included in the RFP.

The County anticipates that the RFP stage will allow Proposers to provide input on the initial draft Project Agreement issued with the RFP. The County will consider any

comments and requested amendments and may, in its discretion, amend the initial draft Project Agreement, and by one or more addenda issue a revised initial draft Project Agreement. The County also anticipates that the RFP stage will provide an opportunity for Proposers to propose alternative design proposals. Details regarding such proposals will be provided in the RFP. Ultimately, the County will issue a final draft Project Agreement as the common basis for the preparation of Proposals by the Proposers.

It is anticipated that an interim submittal addressing the technical aspects of the RFP will be submitted by Proposers in advance of the final pricing/financing proposal.

The technical proposal will be expected to be well-developed and to include the following:

- conceptual design identifying key elements of the Proposer's technical submittal, which demonstrates an understanding of the Project and compliance with all Program Requirements; and
- plans outlining the Proposer's approach to matters such as quality assurance, construction management, facility maintenance, communications and environmental management.

It is anticipated that the financial proposal during the RFP stage will occur after the technical proposal submittal. The financial submittal is expected to include the following:

- fully committed financing, including confirmation from the Proposer's funding sources confirming acceptance of the terms of the Project Agreement;
- a commitment to enter into the Project Agreement by the Project Company; and
- committed pricing for the Project, inclusive of all taxes.

5.6 Program Requirements

Certain work has been done on the design of the Project by the County's Consultant Support Team. These design documents indicate the Program Requirements and are expected to be made available to the Short-listed Respondents in connection with the issuance of the RFP. The RFP will contain specific instructions as to the permitted or required use of these design documents, together with other instructions as to the nature of the technical proposals that are required to be submitted, including required technical specifications and performance standards. The RFP is expected to provide an opportunity to the Short-listed Respondents to make and propose unique design solutions that fulfill all Program Requirements.

5.7 Proposal Evaluation

Proposals received in response to the RFP will be evaluated using the RFP Evaluation Criteria and selection methodology that will be included in the RFP. The RFP Evaluation Criteria and selection methodology are expected to include and assess, at a minimum, the following factors:

- (a) Demonstrated compliance with the design requirements;
- (b) Proposer’s design solution;
- (c) Proposer’s quality management plan;
- (d) Overall technical merit;
- (e) Proposer’s Project schedule;
- (f) Financing for the Project;
- (g) Other evaluation factors as may be determined by the County and specified in the RFP.

The assessment of the Proposer's financial capacity during the RFP phase of the procurement will focus on whether the Proposer has experienced a material decline in financial strength during the period after short-listing of Respondents and the submittal of Proposals. The Selected Proposer will be the Proposer whose Proposal is determined to be the most qualified and providing the best value based on the RFP Evaluation Criteria and the assessment method described in the RFP.

5.8 Procurement Schedule

A summary of the anticipated schedule of the major activities associated with this procurement process and the Project is presented below.

<u>Date</u>	<u>Activity</u>
July 11, 2017	Issue EOI
July 25, 2017 at 10:00 AM EST	Site Tour and Pre-SOI Submittal Information Meeting
July 28, 2017	Deadline for Submittal of Comments or Questions on EOI
August 4, 2017	Posting of Responses to Comments and Questions on EOI
September 6, 2017 before 11:00 AM EST	SOI Due
October 2017	Respondent Interviews
October 2017	Announcement of Short-listed Respondents
November 2017	Issue RFP with Initial Draft Project Agreement to Short-listed Respondents

November to December 2017	Individual Meetings with Proposers
January 2018	Issue Final Draft Project Agreement
January 2018	Interim Submittals Due
April 2018	Final Technical Proposals Due
April 2018	Price/Financing Proposals Due
September 2018	Selection of Preferred Proposer
November 2018	Commercial and Financial Close
November 2018	Design-Build Period Commences (Including Demolition Phase)
January 2021	Facilities Management Period Commences

Any and all of the activities and dates listed in this EOI are subject to modification by the County in its sole discretion.

5.9 Expenses of the Respondents

The County accepts no liability for the costs and expenses incurred by the Respondents in responding to this EOI, responses to clarification requests and discussion meetings, and resubmittals, and any other activities included as part of this procurement process. Each Respondent that enters into the procurement process shall prepare the required materials and submittals at its own expense and with the express understanding that they cannot make any claims whatsoever for reimbursement from the County or from any of its employees, advisors or representatives (including any member of the Consultant Support Team) for the costs and expenses associated with the process, including, but not limited to, costs of preparation of the SOI, loss of anticipated profits, loss of opportunity or for any other loss, cost or expense. The County shall, however, pay an unsuccessful Proposer a stipend, equal to the Stipend Amount, for compliant Proposals as further described in the RFP.

5.10 Maryland Public Information Act

All information submitted in response to this EOI is subject to the Maryland Public Information Act (the MPIA), which generally mandates the disclosure of documents in the possession of the County upon the request of any person, unless the content of the document falls under a specific exemption to disclosure. If any Respondent wishes to claim that any information submitted in its response to this EOI constitutes a trade secret or is otherwise exempt from disclosure under the MPIA, such claim must be made at the time of the response, and must be in writing supported by relevant and material arguments. Respondents must submit with their SOI to the County one (1) electronic copy (in the form of a flash drive) of the Respondent’s complete SOI as well as a copy in which the Respondent has redacted each item of information that the Respondent believes to be a trade secret or information that if disclosed would cause substantial

injury to the competitive position of the Respondent. The Respondent must provide a brief justification for each redaction. The redacted SOI must be addressed and submitted to the Contact Person.

Notwithstanding the foregoing and the Respondent's submittal of the redacted copy of the Respondent's SOI, the County may determine, in the County's sole discretion, whether to disclose or to deny access to any information received from Respondent, including such redacted information.

5.11 Rights of the County

The issuance of this EOI constitutes only an invitation to present qualifications. This EOI is not a tender or an offer nor a request for proposals, and there is no intention by the County to make an offer by issuing this EOI. The rights reserved by the County, which shall be exercised in its sole and absolute discretion, include without limitation the right to:

1. Require one or more Respondents to clarify the SOIs submitted.
2. Conduct investigations with respect to the qualifications and experience of each Respondent.
3. The right to conduct discussions with one or more Respondents.
4. Visit and examine the Reference Projects, and any of the other projects referenced in the SOIs, and to observe and inspect the operations at such projects.
5. Waive any defect or technicality in any SOI received.
6. Determine which Respondents are qualified to be short-listed to receive the RFP and submit Proposals in response to the RFP.
7. Eliminate any Respondent which submits an incomplete or inadequate response or is not responsive or responsible to the requirements of this EOI.
8. Supplement, amend, or otherwise modify this EOI, prior to the date of submittal of the SOIs.
9. Issue one or more amendments to this EOI extending the due date for the SOIs.
10. Receive questions concerning this EOI from Respondents and to provide such questions, and the County's responses, to all Respondents by Addendum.
11. Cancel this EOI in whole or in part with or without substitution of another EOI if determined to be in the best interest of the County.
12. Re-advertise for new SOIs.

13. Take any action affecting the EOI process, the RFP process, the Contract Services or the Project that would be in the best interests of the County.

The foregoing reserved rights are in addition to and shall not serve to limit any of the specific rights and conditions set forth in this EOI.

5.12 Equal Business Opportunity Requirement

Howard County Code Section 4.122 established an Equal Business Opportunity (EBO) program to foster overall equity and fairness to all citizens in relation to business enterprises conducting business with the County. The County will include EBO goals and other program requirements and provide further details in the RFP. Proposers will be encouraged to not only meet but exceed the program's goals.

5.13 Local Business Initiative

The County is committed to creating a competitive and balanced economic environment within the County by ensuring community growth through the Local Business Initiative. The goal of the Local Business Initiative is to promote the growth and success of local businesses and to increase the percentage of County procurement dollars flowing to local businesses.

The County anticipates that the participation of certified Local Businesses on the Respondent Team or in its subcontracting plan will be an evaluation factor during the RFP phase. Further details will be included in the RFP.

5.14 Changes to Respondent Teams

If for any reason after the SOI deadline a Respondent wishes or requires to add, remove or otherwise change a member of its Respondent Team, or there is a material change in ownership or control (which includes the ability to direct or cause the direction of the management actions or policies of the relevant member) of a member of the Respondent Team, or there is a change to the legal relationship among any or all of the Respondent and its Respondent Team members, then the Respondent must submit a written application to the County for approval, including supporting information that may assist the County in evaluating the change. The County, in its discretion, may grant or refuse an application under this Section. The County's approval may include such terms and conditions as the County may consider appropriate. This Section will apply until issuance of the RFP.

5.15 Interviews

Respondents may be required by the County to participate in interviews regarding their SOI during the evaluation process at the request of the County. If the County elects to conduct interviews, the Respondent will be notified in writing. The County reserves the right to limit the number of Respondent Teams to be interviewed.

5.16 Debriefings and Appeals

The County may conduct a debriefing, upon request, for any Respondent who is not short-listed. In a debriefing the County will discuss the relative strengths and weaknesses of the Respondent's SOI, but the County will not disclose or discuss any

confidential information of another Respondent. Any debriefings shall be provided at the earliest feasible time after award of the Project Agreement, or earlier in the County's discretion.

Respondents may appeal the County's decision in writing within ten days after receiving notification of their non-selection for the short-list. Any such appeal will be responded to within seven days of the receipt of the appeal. The Purchasing Administrator's decision relative to the appeal shall be final.

5.17 Disclosures

To ensure that all public information generated about the Project is fair and accurate and will not inadvertently or otherwise influence the outcome of the selection process, the disclosure of any public information generated in relation to the Project, including communications with the media and the public, shall be coordinated with and subject to prior approval from the County.

Respondents shall promptly notify the County of any and all requests for information or interviews received from the media.

Respondents shall ensure that all members of the Respondent Team and all others associated with the Respondent also comply with the requirements of this Section.

5.18 No Communication or Collusion

By submitting an SOI and signing the transmittal letter, a Respondent, on its own behalf and as authorized agent of each Respondent Team member, represents and confirms to the County, with the knowledge and intention that the County may rely on such representation and confirmation, that its SOI has been prepared without collusion or fraud, and in fair competition with SOIs from other Respondents.

Except as provided in Section 5.19, Respondents and their Respondent Team members are not to discuss or communicate, directly or indirectly, with other Respondents or such other Respondent's team members or any of their respective, directors, officers, employees, consultants, advisors, agents or representatives regarding the preparation, content or submittal of their SOIs or any other aspect of this EOI.

5.19 Non-exclusivity of Respondent Teams

Firms may serve as members of more than one Respondent Team.

Notwithstanding the requirements of Section 5.18, Respondent Team members may communicate with a member that is on both its team and another Respondent Team, so long as both Respondents establish a protocol to ensure that such members will not act as a conduit of information between the Respondents.

5.20 Conflicts of Interest

The County reserves the right to disqualify any Respondent that in the County's opinion has a conflict of interest or an unfair advantage, whether it is existing now or is likely to arise in the future, or to permit the Respondent to continue and impose such conditions as may be required by the County.

A Respondent shall promptly disclose to the Contact Person any potential conflict of interest, and at the time of such disclosure shall advise the Contact Person how the Respondent proposes to mitigate, minimize or eliminate the conflict of interest.

5.21 Criminal Background Check

The Respondent and any Respondent Team member may be required to undertake a criminal records check in order to participate in the Project.

5.22 Compliance with Applicable Law

The laws of the State of Maryland will govern this EOI, the RFP and the Project Agreement.

Respondents are expected to comply and cause Respondent Team members and their subcontractors to comply with all applicable laws and regulations throughout the EOI, RFP and contracting processes.

Respondents should be aware that all Proposers may be required to submit with their Proposals an affidavit as to certain matters regarding ethics and investment activities in Iran in a form similar to Attachment F. Please note that Respondents do not need to complete Attachment F with the submittal of their SOI. However, Respondents should still review Attachment F and raise any concerns present prior to submittal of their SOI.

6. SUBMITTAL OF QUALIFICATIONS

6.1 General Instructions

The SOI must be in the form and provide the content described in this Section and in Attachment A.

Twenty (spiral or similar) hard copies of the SOI and one complete electronic copy and one redacted electronic copy (in the form of a flash drive) of the SOI must be submitted to the County **on or before September 6, 2017 PRIOR to 11:00 AM EST**. One hard copy must be marked as "Master." SOIs received after September 13, 2017, 10:59 AM EST will not be considered. Sealed SOIs must be addressed and submitted to the Contact Person at the Office of Purchasing at 6751 Columbia Gateway Drive, Suite 501, Columbia, MD 21046.

Respondents may withdraw or change their SOI prior to opening. Respondents may make corrections on the original SOI by initialing the changes and resealing the SOI. After the SOI is opened, the SOI is considered County property and may not be withdrawn by the Respondent.

SOIs will be opened by a buyer from the Office of Purchasing with at least one other individual from the Office of Purchasing present. SOIs will be opened publicly. Only the names of the Respondents will be mentioned at that time.

Each Respondent is responsible for obtaining and incorporating all addenda into their SOI. The County assumes no responsibility or liability whatsoever for the distribution of addenda to Respondents. Receipt of all addenda shall be acknowledged by Respondents on the SOI Transmittal Letter set forth in Attachment B. Submittal of an

SOI shall constitute certification that the Respondent has received and reviewed all addenda.

No interpretation or clarification of the meaning of any part of this EOI made orally by the Contact Person or any County representative, including any member of the Consultant Support Team, to any potential Respondent will be binding on the County. Requests for interpretation or clarification by any Respondent must be made in writing as indicated in Section 4.

6.2 Information Requirements of SOI Submittal

Responses should:

- (a) be submitted in sealed envelopes clearly marked with the words **“Response to EOI No. 01-2018 – Howard County Circuit Courthouse Project.”**
- (b) include all of the information requested in Attachment A and in the chart provided below in this Section. Materials that are not requested in Attachment A or in the below chart will not be evaluated.
- (c) not include items that are not requested by Attachment A or in the below chart.
- (d) be on 8.5” x 11” paper size with a minimum font size of 11 point (except for any financial statements and letters required by Attachment A).
- (e) comply with all page limits set forth in Attachment A. Each double-sided page will count as two pages. **Failure to comply with the page limits may result in rejection of the SOI.**
- (f) be printed double-sided with tabs separating each package described below.
- (g) be submitted as follows:

Package	Contents
Package 1 – Transmittal Letter / Project Team and Experience	Include all information required by Attachment A.
Package 2 – Financial Qualifications	Include all financial information required by Attachment A.
Package 3 – Supplemental Information Submittal	Include all information required by Attachment A.

Package	Contents
	<p>Electronic Copy: Include one complete electronic copy and one redacted copy in PDF format on a USB Flash Drive. The electronic copy should be organized and submitted as follows:</p> <ul style="list-style-type: none"> (1) A consolidated file containing the entire SOI; (2) An individual file for each of Packages 1, 2 and 3; and (3) Individual files within Package 1 for each major section described in Package 1 of Attachment A.

6.3 Comments on Project Concepts

Within this EOI, certain Project and contractual concepts have been addressed. Respondents may wish to provide comments via responses to this EOI on the Project concepts. The County will review this information and may incorporate reasonable and accepted suggestions in the RFP and draft Project Agreement.

Respondents are encouraged to provide comments related to any or all of the following:

- Geotechnical explorations.
- Project schedule, including relating to the procurement schedule and the amount of time necessary between execution of a Project Agreement and the date of Occupancy Readiness.
- Development of Performance Standards for the Project.
- Financing.
- Upon review of the key technical issues that need to be further developed or resolved prior to issuing the RFP or execution of the Project Agreement, Respondents may wish to provide comments related to aspects of the Project you feel may need refinement prior to issuance of the RFP.

Response to these items is voluntary and the responses will not affect the evaluation of SOIs. Comments should be limited to items that Respondents believe will enhance the DBfOM solicitation process and allow for cost-competitive and creative proposals. Comments on the evaluation and selection criteria for the RFP will not be accepted.

7. EVALUATION AND RANKING OF SUBMITTALS

SOIs may be reviewed by County officials, members of the Consultant Support Team, and other individuals as deemed appropriate by the County and will be evaluated by the Selection Committee. When evaluating responsive SOIs, the following selection criteria will be considered with the accompanying weightings used to calculate an overall score:

- 1. General Qualifications 10%

- | | | |
|----|------------------------------------|-----|
| 2. | Project Understanding and Approach | 10% |
| 3. | Technical Qualifications | 65% |

The following sub-criteria and weighting will be applied to the 65% Technical Qualifications Criteria:

- | | | |
|----|---|-------|
| a) | Design Experience | (25%) |
| b) | Construction Experience | (20%) |
| c) | Facilities Management, Operations, Maintenance Experience | (20%) |
| 4. | Financial Qualifications and Private Project Financing Experience | 15% |

Each selection criterion is further described below in this Section. The evaluation of the qualifications will be based on the submittals received as required by Section 6 of this EOI, correspondence with Respondent teams and personnel references and analysis of other publicly available information and information otherwise made available to the County. Respondents shall submit all information in accordance with Section 6 of this EOI. The County, at its sole discretion, shall have the right to seek clarifications from each of the Respondents.

7.1 General Qualifications (10%)

The criteria for the evaluation of the Respondent Team's General Qualifications are:

1. Strength and relevance of demonstrated experience and capability of Respondent Team to undertake the Project with respect to:
 - Team structure, management and working history
 - Project organization
 - Work to be performed by Respondent Team and work to be subcontracted
 - Proposed staffing and description of staff working together on existing or past projects
2. Strength and relevance of demonstrated alternative delivery (including DBfOM and variations thereof) based project experience and past performance on Similar Projects with respect to:
 - Extent of past experience with alternative delivery (including DBfOM and variations thereof) based projects
 - Understanding of the interrelationship between design, construction, finance, operation and maintenance of Similar Projects
 - Experience with Similar Projects in similar locations

3. Other General Qualifications Criteria

- Demonstrated responsibility
- Past record of compliance with labor law and of maintaining harmonious labor relations
- Ability to responsibly and reliably undertake projects of this type and complexity

7.2 Project Understanding and Approach (10%)

The criteria for the evaluation of the Respondent Team's Project Understanding and Approach will include:

1. Understanding of the County's objectives
2. Courthouse design methodology
3. Overall approach to managing, executing and implementing the Project

7.3 Technical Qualifications (65%)

The criteria for the evaluation of the Respondent Team's Technical Qualifications will include:

1. Design Experience (25%)
 - Strength and relevance of demonstrated design experience and past performance on Similar Projects, including:
 - Similar Projects in which Respondent Team members and Key Individuals have been involved
 - Satisfactory completion of Similar Projects performed or being performed by Respondent Team members and Key Individuals
 - Experience with innovative design solutions for issues similar to those for the Project
 - Experience designing aesthetically pleasing facilities
 - Design and permitting experience in alternative delivery (including DBfOM and variations thereof) based projects
 - Experience of key subcontractors (civil engineering, MEP, security)
2. Construction Experience (20%)
 - Strength and relevance of demonstrated construction experience and past performance on Similar Projects, including:

- Similar Projects in which Respondent Team members and Key Individuals have been involved as builder
 - Satisfactory completion of Similar Projects performed or being performed by team members, including budget and schedule performance
 - Construction experience in alternative delivery (including DBfOM and variations thereof) based projects
 - Demonstrated experience with preparation and implementation of quality control plans and procedures
 - Demonstrated record of completing projects on time or early
 - Quality of construction safety programs established on public works projects and job sites and accumulated construction safety records, including:
 - Adequacy of safety programs established
 - Safety awards obtained
 - Current worker's compensation rate for construction team members
 - Experience modification rate in each of the last three years
3. Facilities Management, Operations and Maintenance Experience (20%)
- Strength and relevance of demonstrated facilities management, operations and maintenance experience and past performance on Similar Projects, including:
 - Similar Projects in which Respondent Team members and Key Individuals have been involved
 - Satisfactory completion of Similar Projects performed or being performed by Respondent Team members and Key Individuals
 - Facilities management, operations and maintenance experience in alternative delivery (including DBfOM and variations thereof) based projects
 - Ability to meet performance specifications and requirements and responses potential major contract breaches

7.4 Financial Qualifications and Private Project Financing Experience (15%)

All SOIs will be evaluated based on the information provided in Package 2. The criteria for the evaluation of the Respondent Team's financial qualifications, and private project financing experience will include, among others:

1. Financial Qualifications

- Adequacy and availability of the Respondent's resources to develop and execute a financial plan on a timely basis and ability to overcome challenges that may cause delays in achieving financial close
- Demonstrated readiness, flexibility and availability to invest equity in the Project
- Demonstrated ability of each Respondent Team member (including the Equity Provider) to fulfill their respective obligations under the Project Agreement

2. Private Project Financing Experience

- Demonstrated ability to develop finance plans for Similar Projects
- Demonstrated experience of Respondent's financial Key Individuals in:
 - Reaching financial close for projects with similar characteristics
 - Managing the finance function for an organization with similar characteristics

ATTACHMENT A
SUBMITTAL REQUIREMENTS

Attachment A
SUBMITTAL REQUIREMENTS

Qualification information must be provided in a response format in accordance with this Attachment A, in tabbed sections using the section numbers and titles provided in the table below. Submittals should be simple and provide a concise description of the qualifications. To the extent any section of the Respondent’s SOI would repeat the same information provided in another section of the SOI, the Respondent may choose to include such information only once and refer the reader to the specific location of the SOI where the duplicative information may be found (except duplication is required for Section 2.2 of Package 1 and Section F-5 of Package 2 as provided below).

Package 1 - Transmittal Letter / Project Team and Experience

Section No.	Title	Contents
T-1	Transmittal Letter	<p>Submit a fully executed Transmittal Letter (see Attachment B), with Attachments B-1 and B-2.</p> <p>The Transmittal Letter and all attachments thereto shall be signed by a representative of the Respondent who is empowered to sign it and to commit the Respondent to the obligations contained in the SOI. Respondents shall also submit the Certificate of Authorization, included as Attachment B-1 to the Transmittal Letter, with the SOI. If the Respondent is a partnership, the SOI shall be signed by one or more of the general partners. If the Respondent is a corporation, an authorized officer shall sign his or her name and indicate his or her title beneath the full corporate name. If Respondent is a joint venture, the SOI shall be signed by the joint venture. Anyone signing the SOI as an agent shall file with it legal evidence of his or her authority to execute such SOI.</p> <p>Personnel on the Respondent's team responsible for leading the design and construction services for the Project must be appropriately registered and licensed pursuant to the laws of the State of Maryland. As evidence of its compliance with the foregoing statutory requirements, the Respondent shall provide as Attachment B-2 to its SOI transmittal letter a copy of the appropriate licenses and certificates of registration.</p>
1.	Respondent Team	
1.1	Identification of the Respondent Team	(1) Provide the legal name of the entity for each of the following members of the Respondent Team:

		<ul style="list-style-type: none"> (a) Respondent Team Lead (b) Project Company (c) Equity Provider (d) Design Lead (e) Construction Lead (f) Facilities Management, Operations and Maintenance Lead (g) Underwriting or Banking Lead (h) Others (please specify) <p>If design work and construction work will be carried out by an integrated design-build firm, the name of the design-build firm should be indicated for both the Design Lead and Construction Lead.</p> <p>(2) Describe the Respondent Team including:</p> <ul style="list-style-type: none"> (a) Management structure; (b) The settled or proposed contractual relationship between members of the Respondent Team; and (c) The overall organizational structure. <p>(3) Provide organization charts, at the corporate level, showing the relationship between members of the Respondent Team and the County, for each of the following phases, indicating the changes contemplated between phases:</p> <ul style="list-style-type: none"> (a) RFP Stage: from short-listing under the EOI to selection as the Project Company under the RFP; (b) Project Agreement Stage: from selection of the Project Company to financial close; (c) Design and Construction Stage: from preliminary design through to Occupancy Readiness and commencement of facilities management and operations; (d) Facilities Management Stage: from Occupancy Readiness and commencement of facilities management and operations through to the end of the term of the Project Agreement. <p>(4) Provide a project organization chart, at the Key Individual level, showing reporting relationships between, and authority of, the Key Individuals and other individuals that will report into them to indicate the proposed approach/management structure for the Project. Please include references to the reporting relationships between the County and Key Individuals.</p>
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		<p>The Respondent Team should submit an organization chart for each of the four phases listed in subsection (3) above. Please note: names are only required for Key Individuals at this time.</p> <p>(5) Provide a short description of the Respondent and members of the Respondent Team that may be used for publication purposes.</p> <p>(6) Provide a summary of the history of the Respondent Team members working together on existing and past projects as well as any additional shared working history among Key Individuals and key subcontractors.</p>
1.2	Contact Information	<p>Provide the name and contact details for a representative of the Respondent Team, who will be the only person to receive communications from the Contact Person regarding the submittal, evaluation, and selection processes set out in this EOI as follows:</p> <p>Respondent's Representative:</p> <p>(1) Name;</p> <p>(2) Employer;</p> <p>(3) Mailing/Courier Address;</p> <p>(4) Telephone No.;</p> <p>(5) E-mail address; and</p> <p>(6) Website address.</p>
1.3	Project Experience of Respondent Team Lead (SOI Submittal Form C-1)	<p>(1) Provide a completed SOI Submittal Form C-1 for no more than ten Reference Projects (at least one Reference Project must have recently reached financial close), which may include:</p> <p>(a) Courthouse projects, including DBfOM or other alternative delivery structures;</p> <p>(b) Any other public social infrastructure projects, both U.S. and non-U.S.; and</p> <p>(c) Other long-term partnership arrangements.</p> <p>Note that more current Reference Projects, particularly those that reached financial close, may be considered to have greater relevance than older ones.</p> <p>(2) Based on the Reference Projects demonstrated to be most relevant to this subsection, describe the Respondent Team Lead's experience and capability with the following:</p>

		<ul style="list-style-type: none"> (a) Developing and managing large facilities and programs similar in scope and size to the Project; (b) Assembling and managing multi-disciplinary teams during all project phases; (c) Performing demolition services; and (d) Managing DBfOM or other alternative delivery arrangements including: <ul style="list-style-type: none"> (i) Managing project risks over the life of the Reference Project; (ii) Managing contractors in performing complex design-build contracts; (iii) Managing contractors in performing facilities management, operations and maintenance contracts; (iv) Working with the owner, local authorities, regulatory agencies and third parties to address issues as they arise including regulatory approvals and operating permits for Similar Projects; (v) Stakeholder relations, specifically in regard to government relations, community relations, and media relations; (vi) Meeting performance guarantees, including the response to potential major contract breaches; and (vii) Experience and ability in securing competitively priced financing. <p>The response to this Section 1.3 shall be a maximum of 20 pages, in addition to the SOI Submittal Form C-1 submittal which shall be no more than two pages per reference project.</p>
1.4	Key Individuals	<ul style="list-style-type: none"> (1) Describe the role and responsibilities of each Key Individual for the Project. (2) Provide a resume for each Key Individual which shall include their name, professional qualifications/designations and a summary of education. Each resume is limited to one page. Up to 20 resumes may be provided. (3) Provide the following additional information:

		<p>(a) References (with contact details including name, title, role, telephone numbers, email addresses and mailing address) for at least two relevant projects where the Key Individual served in a role related to his/her proposed role on the Project within the past five years. By providing this information you are authorizing the County and its representative to contact these individuals for all purposes including gathering information and documentation in connection with this EOI; and</p> <p>(b) Provide, to the extent not provided in the resume, a list of relevant Similar Projects, which may include Reference Projects, and positions held within the past ten years, in chronological order, providing a brief description of the role and responsibility of each.</p> <p>(4) Describe the percentage of availability of each Key Individual to undertake the Project (i.e. procurement, design and construction, commissioning and facilities management) in relation to current and anticipated commitments to other projects the will proceed at the same time as the Project and identify those other projects.</p>
1.5	Reference Projects (SOI Submittal Form C-1)	Provide completed SOI Submittal Form C-1 for Reference Projects. Each Respondent Team member shall identify a maximum of ten Reference Projects as and to the extent required to furnish the Reference Project-related information required by this Package 1. It is anticipated that many Reference Projects will serve the purpose of demonstrating qualifications in multiple areas. Reference Projects may also overlap between Respondent Team members.
1.6	Additional Respondent Team Information (SOI Submittal Form C-4)	Provide completed SOI Submittal Form C-4 for each Respondent Team member.
2.	Respondent Team Finance Members	

2.1	Experience of Respondent Team Finance Member and other Respondent Team Finance Members, such as investment bankers or project finance advisors, in raising or providing Project finance (SOI Submittal Form C-2)	Provide a copy of the material provided in Section F-5 of Package 2.
3.	Respondent Team Design Members	
3.1	Design Qualifications and Experience	<p>Based on the Reference Projects demonstrated to be most relevant to this subsection, describe the design team's experience and capability with the following:</p> <ul style="list-style-type: none"> (1) Designing Similar Projects delivered through DBfOM or other alternative delivery contract structure similar to the Project; (2) Addressing safety issues related to the design of Similar Projects; (3) Public engagement and consultation experience with the community; (4) Planning and executing a collaborative design development process with multiple user groups under a DBfOM or other alternative delivery contract, including: <ul style="list-style-type: none"> a. A description of the consultative tools and procedures; and b. How the tools and procedures were utilized to affect a desired outcome; (5) Designing IT and security systems for projects of similar complexity; (6) Working with the owner, local authorities, regulatory agencies and third parties to address issues as they arise including regulatory approvals and permits for Similar Projects;

		<p>(7) Working effectively with the contractor team including incorporating a full lifecycle view on design and construction; and</p> <p>(8) Coordinating and integrating design and construction amongst disciplines and demonstrating ongoing quality control.</p> <p>Maximum page limit is ten pages.</p>
<p>4.</p>	<p>Respondent Team Construction Members</p>	
<p>4.1</p>	<p>Construction Qualifications and Experience</p>	<p>Based on the Reference Projects demonstrated to be most relevant to this subsection, describe the construction team's experience and capability with the following:</p> <ol style="list-style-type: none"> (1) Constructing Similar Projects delivered through a DBfOM or other alternative delivery contract structure similar to the Project; (2) Coordinating design and construction among disciplines and demonstrating ongoing quality control, traffic and environmental health and safety management; (3) Establishing construction safety programs on public works projects and job sites (include the experience modification rate in each of the last three years, current workers compensation rate, and construction safety records); (4) Implementing complex IT and security systems for Similar Projects; (5) Integrating design and facility maintenance with construction, including working effectively with the design team, facility maintenance provider and owner; (6) Performing demolition services; (7) Coordinating and consulting with local community and government to minimize construction impacts on adjacent residences and businesses (including traffic impacts); (8) Delivering projects on time and on budget; (9) Incorporating a full lifecycle view on design and construction; and (10) Maintaining harmonious labor relations and complying with applicable labor laws. <p>Maximum page limit is ten pages.</p>

<p>5.</p>	<p>Respondent Team Facilities, Management, Operations and Maintenance Provider</p>	
<p>5.1</p>	<p>Facilities, Management, Operations and Maintenance Qualifications and Experience</p>	<p>Based on the Reference Projects demonstrated to be most relevant to this subsection, describe the facilities management, operations and maintenance team's experience and capability with the following:</p> <ol style="list-style-type: none"> (1) Planning, developing and implementing operations in Similar Projects; (2) Meeting specified performance standards, stakeholder, safety and environmental requirements over the long term; (3) Success at integrating facility operations and maintenance considerations with design and construction considerations over a long-term relationship including working with contractors and subcontractors and owner; (4) Developing and managing quality management plans and systems; (5) Performance monitoring and management, including: <ol style="list-style-type: none"> a. Development and implementation of performance monitoring programs; and b. Examples of recent performance monitoring reports from Reference Projects; (6) Maintaining IT and security systems for projects of similar complexity; (7) Planning and implementing multi-year (up to 30 years) maintenance, repair, replacement and lifecycle management programs, taking into account end of term considerations as they relate to overall asset condition and hand back requirements; (8) Meeting performance specifications, including the response to any potential major contract breaches; and (9) Maintaining harmonious labor relations and complying with applicable labor laws. <p>Information shall include experience with staffing approaches, O&M and preventive maintenance programs, repair and replacement programs, permit and contract compliance, facility upkeep, length of time operating the</p>

		<p>project, and overall performance for meeting any performance guarantees, and project reliability and availability.</p> <p>Maximum page limit is 15 pages.</p>
6.	Technologies	
		<p>Respondent shall provide a description of any specific building systems technology anticipated to be offered.</p> <p>Maximum page limit is four pages.</p>
7.	Project Understanding and Approach	
		<p>In a maximum of eight pages, describe:</p> <ol style="list-style-type: none"> (1) Key considerations for the Project under the headings of “Challenges,” “Risks” and “Opportunities,” that the Respondent deems important to the success of the Project and achieving the County’s objectives; (2) Respondent’s courthouse design methodology; (3) With reference to the organization charts provided herein, describe how the Respondent Team is uniquely suited to address the considerations identified above, including overall approach to managing, executing and implementing the Project.

Package 2 – Financial Qualifications

Section No.	Title	Contents
F-1	Financial Capacity (SOI Submittal Form C-3)	<p>(1) <u>Financial Statements</u>. Provide financial statements for the three most recent Fiscal Years (FY) and interim financial statements since the last fiscal year for which audited statements were provided for each Respondent Team member.</p> <p>To the extent that any Respondent Team member has provided a Guarantor for their obligations under the Project Agreement, only the financial statements of the Guarantor are required to be submitted.</p> <p>The following are the required financial statements:</p> <ul style="list-style-type: none"> • Opinion letter (auditor’s report); • Balance sheet; • Income statement; • Statement of changes in cash flow; and

		<ul style="list-style-type: none"> • Footnotes. <p>In addition, the financial statements must meet the following requirements:</p> <ul style="list-style-type: none"> • For US entities, prepared in accordance with US Generally Accepted Accounting Principles (GAAP) and audited by a Certified Public Accountant (CPA). For non-US entities, prepared in accordance with International Financial Reporting Standards (IFRS) and audited by a CPA equivalent. • If any entity provides financial statements prepared in accordance with principles other than US GAAP or IFRS, a letter must be provided from a certified public accountant, or equivalent, discussing the areas of the financial statements that would be affected by a conversion to US GAAP or IFRS. • If audited financials are not available for a member of the Respondent Team for which financial information is required to be submitted, the SOI must include unaudited financials for such member, certified as true, correct, and accurate by the Chief Financial Officer (CFO) or treasurer of the entity. If any entity required to submit financial statements is a newly formed entity and does not have independent financial statements, such entity shall expressly state that it is a newly formed entity and does not have independent financial statements meeting the requirements above and shall provide financial statements otherwise consistent with those required hereby for each of its shareholders/equity members. • If the Respondent, a Respondent Team member, or any other entity for which financial information is submitted as required hereby files reports with the Securities and Exchange Commission (SEC), then such entity must provide electronic links to the most recently filed Forms 10-K, 10-Q and 8-K for all such reporting entities in lieu of hard copies. • Financial statement information must be prepared in English. If audited financial statements are prepared in a language other than English, translations of all financial statement information must be accompanied with the original financial statement information. • If financial statements are not available in US dollars, the Respondent or a Respondent Team
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		<p>member must include summaries of the income statement, balance sheet and cash flow statement for the applicable time periods converted to US dollars. If financial statements are converted from a foreign currency into US dollars, the conversion method(s) must be explained in an attachment and must be reasonable. Translation at the average period rate for income statements and cash flow statements, and period end rate for balance sheet statements, shall be appropriate.</p> <p>(2) <u>Financial Information Summary</u>. The Respondent shall complete SOI Submittal Form C-3 (Financial Information Summary) for each of the (i) Respondent Team Lead; (ii) the Equity Provider; (iii) the Design Lead; (iv) the Construction Lead; and (v) the Facilities Management, Operations and Maintenance Lead. If design work and construction work will be carried out by an integrated design-build firm, include the SOI Submittal Form C-3 for the design-build firm.</p> <p>(3) <u>Non-Investment Fund Equity Letter of Support</u>. If an Equity Provider is proposing the funding of an equity commitment through the use of funds other than internal resources, financial statements and a completed SOI Submittal Form C-3 (Financial Information Summary) must be provided as described above for the corporate entity supplying the capital. In addition, the Respondent must provide a one-page letter from the chief executive officer, chief financial officer, or treasurer of the corporate entity that certifies the following:</p> <ul style="list-style-type: none"> (a) Where and how the equity commitment will be sourced; (b) A description of how competing allocation and capacity issues are considered between several project opportunities the entity pursues simultaneously; (c) The investment amount and type meets all corporate strategy and investment policy requirements; and (d) The approval process for such equity investment, including completed to-date and remaining approval milestones required to commit to and fund the required equity commitment for the Project.
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		<p>(4) <u>Investment Fund Equity Letter of Support</u>. For any Equity Provider that is an investment fund, the specific fund must be stated. If an Equity Provider is a general partner that manages multiple funds, it must specifically identify from which fund it intends to ultimately source the equity investment for the Project and provide the required financial information for that specific investment fund. Additionally, for entities that are fund managers of an investment fund, financial statements must be provided for the fund manager, the limited partnership(s) constituting the investment fund and the general partner(s) of the investment fund. In addition, the Respondent must provide a one-page letter from the chief executive officer, chief financial officer or treasurer of the investment fund that certifies the following:</p> <ul style="list-style-type: none"> (a) The investment capacity of the fund; (b) The ownership structure of the various entities in the hierarchy of the fund; (c) The investment criteria of the fund and confirmation that the anticipated investment amount and investment type are permitted under the criteria; (d) The approval process for such equity investment; and (e) The description of recent material changes in the organization of the fund. <p>(5) <u>Credit Ratings</u>. Credit ratings, including downgrades in the last five years, must be supplied by each of (i) the Respondent Team Lead; (ii) the Equity Provider; (iii) the Design Lead; (iv) the Construction Lead; and (v) the Facilities Management, Operations and Maintenance Lead, to the extent such entities have credit ratings. If no credit ratings exist, include an express statement that no credit ratings exist for the entity. If design work and construction work will be carried out by an integrated design-build firm, include such information for the design-build firm.</p>
F-2	Material Changes in Financial Condition	<p>Information regarding any material changes in financial condition for the past five years or anticipated in the future must be provided for each Respondent Team member.</p> <p>If no material change has occurred and none is pending, the Respondent or a Respondent Team member, as applicable, shall provide a letter from its CFO or treasurer</p>

		<p>so certifying. In instances where a material change has occurred, or is anticipated, the affected entity shall provide a statement describing each material change in detail, the likelihood that the developments will continue during the period of performance, and the projected full extent of changes likely to be experienced in the periods ahead. Estimates of the impact on revenues, expenses and the change in equity will be provided separately for each material change as certified by the CFO or treasurer. References to the notes in the financial statements are not sufficient to address the requirement to discuss the impact of material changes.</p> <p>Where a material change will have a negative financial impact, the affected entity shall also provide a discussion of measures that would be undertaken to insulate the Project from any recent material changes, and those currently in progress or reasonably anticipated in the future. If the financial statements indicate that expenses and losses exceed income in each of the three completed fiscal years (even if there has not been a material change), the affected entity shall provide a discussion of measures that will be undertaken to make the entity profitable in the future and an estimate of when the entity will be profitable.</p> <p>Representative Material Changes include the following:</p> <ol style="list-style-type: none"> (1) An event of default or bankruptcy involving the affected entity, a related business unit within the same corporation, or the parent corporation of the affected entity; (2) A change in tangible net worth of 10% of net assets; (3) A sale, merger or acquisition exceeding 10% of the value of net assets prior to the sale, merger or acquisition which in any way involves the affected entity, a related business unit, or parent corporation of the affected entity; (4) A change in credit rating for the affected entity, a related business unit, or parent corporation of the affected entity; (5) Inability to meet conditions of loan or debt covenants by the affected entity, a related business unit or parent corporation of the affected entity which has required or will require a waiver or modification of agreed financial ratios, coverage factors or other loan stipulations, or additional credit support from shareholders or other third parties;
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		<p>(6) In the current and three most recent completed fiscal years, the affected entity, a related business unit in the same corporation, or the parent corporation of the affected entity either: (i) incurs a net operating loss; (ii) sustains charges exceeding 5% of the then net assets due to claims, changes in accounting, write-offs or business restructuring; or (iii) implements a restructuring/reduction in labor force exceeding 200 positions or involves the disposition of assets exceeding 10% of the then shareholder equity;</p> <p>(7) Any material litigation or other material adverse proceedings that are still outstanding and may affect the Respondent Team's ability to perform its obligations in relation to the Project; and</p> <p>(8) Other events known to the affected entity, a related business unit or parent corporation of the affected entity which represents a material change in financial condition over the past three years or may be pending for the next reporting period.</p>
F-3	Off-Balance Sheet Liabilities	Provide a letter from the CFO or treasurer of the entity or the certified public accountant for each entity for which financial information is submitted, identifying as applicable each material off-balance sheet liability and its associated dollar amount and providing explanation for off-balance sheet treatment. References to the notes in the financial statements are not sufficient to address the requirement to identify off-balance sheet liabilities. If no off-balance sheet liabilities exist, the CFO or treasurer of the entity or the certified public accountant for the entity shall provide a letter so certifying.
F-4	Guarantor Letter of Support	If a member of the Respondent Team is expecting to utilize the support of another party to fulfill their commitments under the Project Agreement, the member must submit a Guarantor letter of support signed by a parent company officer, confirming its intention to provide support to the Respondent. The letter should indicate the relationship between the Guarantor and the member of the Respondent Team, confirm that it will provide the necessary financial support and other resources necessary to support the member's participation in the procurement process and in the execution of the Contract Services, and guarantee the member's obligations under the Project Agreement.
F-5	Private Project Financings (SOI)	Provide a completed SOI Submittal Form C-2, providing information regarding a maximum total of ten projects that demonstrate the experience of the Respondent Team

	<p>Submittal Form C-2)</p>	<p>with developing and implementing a plan of finance for DBfOM or other alternative delivery projects of similar scope and complexity to the Project. SOI Submittal Form C-2 must be no more than two pages per project.</p> <p>For each project listed on SOI Submittal Form C-2, the Respondent Team shall also provide a project description. The project descriptions shall not exceed ten pages in total. The description should, at a minimum, include the following:</p> <ol style="list-style-type: none"> (1) Description of the project; (2) Contract term; (3) Current status of the project; (4) Payment mechanism, in a level of detail sufficient to demonstrate how the payments are calculated (including availability payments, revenue share, transaction fees, etc.); (5) Size and types of financing; (6) Financing structure; and (7) Respondent's size and share of equity investment in the project. (8) If the Reference Project's financing is from a country other than the United States of America, how that experience is relevant to financing in the U.S. market. <p>These descriptions shall illustrate specific experience with the following:</p> <ol style="list-style-type: none"> (1) Demonstrated success in reaching financial close for projects of similar scope and complexity to the Project; (2) Experience in structuring and securing equity commitments for Similar Projects, including from internal sources, investment funds or other external sources; and (3) Demonstrated readiness, flexibility and availability to invest equity in the Project. <p>Respondents are requested to verify that contact information is correct, and are advised that if the contact information provided is not current, the County may elect to exclude the experience represented by that project in determining the Respondent's qualifications.</p>
<p>F-6</p>	<p>Conceptual Private Project</p>	<p>Include a summary of the major factors that will be considered in the development of a finance plan for the</p>

	<p>Financing Discussion</p>	<p>Project, including at a minimum a discussion of the following topics:</p> <ol style="list-style-type: none"> (1) Broadly describe the finance plan structure you may develop for the Project, including a discussion of expected debt and equity financing sources, including their availability for the Project, the risks of securing such commitments and the status of any anticipated or known commitments. (2) Describe your approach to securing credit ratings, credit commitments and a summary of the key credit strengths and weaknesses of the Project. (3) Description and discussion of the availability of security, bonding, insurance or parent company guaranties that may be required to successfully finance the Project. (4) Provide an overview and timing of the key milestones (including financial close), potential challenges in reaching financial close and achieving these milestones, and proposed strategies to mitigate such challenges.
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Package 3 – Supplemental Information Submittal

Section No.	Title	Contents
S-1	Foreign Services Disclosure Form	Provide all information required in Attachment D.
S-2	Project Concept Comments	Provide any comments on Project Concepts, as described in Section 6.3 of the EOI.

ATTACHMENT B
TRANSMITTAL LETTER

Attachment B

HOWARD COUNTY, MARYLAND

COURTHOUSE PROJECT

Transmittal Letter

(To be typed on Respondent's Letterhead)

Date: _____

Howard County Office of Purchasing
6751 Columbia Gateway Drive, Suite 501
Columbia, Maryland 21046
Attention: Dean Hof

Re: Howard County Circuit Courthouse Project EOI No. 01-2018

_____ (the "Respondent") hereby submits its Statement of Interest ("SOI") in response to the Request for Expression of Interest for the Howard County Circuit Courthouse Project ("EOI") as amended.

As a duly authorized representative of the Respondent, I hereby certify, represent, and warrant, on behalf of the Respondent team, as follows in connection with the SOI:

1. The Respondent acknowledges receipt of the EOI and the following addenda:

<u>No.</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____

2. The submittal of the SOI has been duly authorized by, and in all respects is binding upon, the Respondent. Attachment B-1 to this Transmittal Letter is a Certificate of Authorization which evidences my authority to submit the SOI and bind the Respondent.

3. The Respondent has completely reviewed and understands and agrees to be bound by the requirements of the EOI, including all addenda thereto.

4. All information and statements contained in the SOI are current, correct and complete, and are made with full knowledge that the County will rely on such information and statements in determining whether to pre-qualify the Respondent in accordance with this EOI.

5. The SOI has been prepared and is submitted without collusion, fraud or any other action taken in restraint of free and open competition for the services contemplated by the EOI.

6. Neither the Respondent, any Respondent Team member nor any guarantor of any Respondent Team member is currently suspended or debarred from doing business with any governmental entity.

7. The Respondent and all Respondent Team members have read and understand Attachment E to the EOI, entitled Howard County Charter and Code References to Ethics, which contains the provisions of Section 901(a) of the Howard County Charter and Section 22.204 of the Howard County Code dealing with conflicts of interest; and accordingly, the Respondent and Respondent Team members have (i) not been a party to an agreement to bid a fixed or uniform price, (ii) not offered nor will offer any gratuity to any County official or employee; and (iii) not violated any fair employment provision; all in accordance with the Howard County Charter and Code provisions set forth in Attachment E.

8. The Respondent and all Respondent Team members have reviewed all of the engagements and pending engagements of the Respondent and Respondent Team members, and no potential exists for any conflict of interest or unfair advantage.

9. No person or selling agency has been employed or retained to solicit the award of the Project Agreement under an arrangement for a commission, percentage, brokerage or contingency fee or on any other success fee basis, except bona fide employees of the Respondent.

10. If the Respondent is short-listed, the Respondent intends to participate in the RFP and Proposal process.

11. The principal contact person who will serve as the interface between the County and the Respondent for all communications is:

NAME: _____
TITLE: _____
COMPANY: _____
ADDRESS: _____

PHONE _____
E-MAIL: _____

12. The key technical and legal representatives available to provide timely response to written inquiries submitted, and to attend meetings requested by the County are:

Technical Representative:

NAME: _____
TITLE: _____
COMPANY: _____
ADDRESS: _____

PHONE _____
E-MAIL: _____

Legal Representative:

NAME: _____
TITLE: _____
COMPANY: _____
ADDRESS: _____

PHONE _____
E-MAIL: _____

Name of Respondent

Name of Designated Signatory

Signature

Title

(Notary Public)

State of _____

County of _____

On this ____ day of _____, 2017, before me appeared _____, personally known to me to be the person described in and who executed this Transmittal Letter and acknowledged that (she/he) signed the same freely and voluntarily for the uses and purposes therein described.

In witness thereof, I have hereunto set my hand and affixed by official seal the day and year last written above.

Notary Public in and for the state of

(SEAL)

(Name printed)

Residing at _____

My commission expires _____

Attachment B-1

CERTIFICATE OF AUTHORIZATION*

I, _____, a resident of _____ in the State of _____, DO HEREBY CERTIFY that I am the Clerk/Secretary of _____, a [corporation] duly organized and existing under and by virtue of the laws of _____; that I have custody of the records of the [corporation]; and that as of the date of this certification, _____ holds the title of _____ the [corporation], and is authorized to execute and deliver in the name and on behalf of the [corporation] the Statement of Interest ("SOI") submitted by the [corporation] in response to the Request for Expression of Interest for the Howard County Circuit Courthouse Project issued on July 11, 2017, as amended; and all documents, letters, certificates and other instruments which have been executed by such officer on behalf of the [corporation] in connection therewith.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the [corporation] this _____ day of _____ 2017.

(Affix Seal Here)

Clerk/Secretary

** **Note:** Separate certifications shall be submitted if more than one corporate officer has executed documents as part of the SOI. Respondents shall make appropriate conforming modifications to this Certificate in the event that the signatory's address is outside of the United States.*

Attachment B-2

LICENSES AND CERTIFICATES

Provide copies of the licenses and certificates of registration for Respondent Team members leading the design and construction efforts.

ATTACHMENT C

FORMS

**SOI Submittal Form C-1
Reference Project Experience**

Provide information requested in Attachment A in a format similar to that shown below. This form may be duplicated for additional Reference Projects. Supplemental sheets may be attached with reference project number and category identified. By providing this information you are authorizing the County and its representative to contact any references provided below for all purposes including gathering information and documentation in connection with this EOI.

Project Name:			Reference Project No.:
Type of Project:	<input type="checkbox"/> Design	<input type="checkbox"/> Construction	<input type="checkbox"/> Design-Build
	<input type="checkbox"/> Design-Build-Operate-Maintain	<input type="checkbox"/> Design-Build-Finance-Operate-Maintain	<input type="checkbox"/> Other
Name of Respondent Team Member (Indicate Role on Project):	<input type="checkbox"/> Design	<input type="checkbox"/> Construction	<input type="checkbox"/> Operate-Maintain
	<input type="checkbox"/> Finance	<input type="checkbox"/> Other	
Description of Respondent Team Member Role:			
Name of Respondent Team Member (Indicate Role on Project) ¹ :	<input type="checkbox"/> Design	<input type="checkbox"/> Construction	<input type="checkbox"/> Operate-Maintain
	<input type="checkbox"/> Finance	<input type="checkbox"/> Other	
Description of Respondent Team Member Role:			
A. Applicability and relevance of referenced project to the Project:			

¹ Repeat rows as necessary for additional Respondent Team Members on the Reference Project.

B. Key Individuals proposed for the Project who worked on the Reference Project (and provide a brief description of their role):
C. Other key participants (firms):
D. Team Structure, management description:
E. Client/Owner:
F. Location of project:
G. Current status of project (design, construction, or facilities management phase) and number of years of operation:
H. Description of project (Capital value, size, scope and complexity, including purpose of facility):
I. Original and final construction contract amount:
J. Percent change orders through construction and cause:
K. Sources of funding:
L. History of compliance with permit conditions and performance guarantees (if any):

M. Description of any innovation employed on project:
N. Key project contact of Client/Owner (Name, address, telephone, e-mail):
O. Key project contact of Respondent Team Member (Name, address, telephone, e-mail):
P. If the project involved a joint venture, identify the joint venture partner(s) and discuss the breakdown of responsibility between the parties:

**SOI Submittal Form C-2
Project Finance Experience Table**

Provide information requested in Attachment A in a format similar to that shown below. This form may be duplicated for additional Reference Projects. Supplemental sheets may be attached with reference project number and category identified. By providing this information you are authorizing the County and its representative to contact any reference provided below for all purposes including gathering information and documentation in connection with this EOI.

A.	Name of Respondent Team Member:
B.	Role of Respondent Team Member in Project:
C.	Project name:
D.	Project description (Capital value, size, scope and complexity, including purpose of facility):
E.	Location of project:
F.	Current status of project (design, construction, or facilities management phase) and number of years of operation:
G.	Overall Project capital cost (US\$):
H.	Type and amount of finance raised or provided by Respondent Team Member:
I.	Key project contact of Client/Owner (Name, address, telephone, e-mail):

<p>J. Key project contact of Respondent Team Member (Name, address, telephone, e-mail):</p>
<p>K. Indicate if this project was taxable or tax-exempt:</p>
<p>L. If the project involved a joint venture, identify the joint venture partner(s) and discuss the breakdown of responsibility between the parties:</p>

**SOI Submittal Form C-3
Financial Information Summary¹**

Respondent Name: _____

Project Role: _____

		2016 (Year End)	2015 (Year End)	2014 (Year End)
Income Statement				
A	Gross Revenues			
B	Cost of Sales			
C	Gross Profit (A-B)			
D	Operating Expenses			
E	Earnings Before Interest and Taxes			
F	Interest			
G	Taxes			
H	Earnings Before Interest, Taxes, Depreciation and Amortization			
Balance Sheet				
A	Current Assets			
B	Inventories			
C	Goodwill/Intangibles			
D	Total Assets			
E	Current Liabilities			
F	Short-Term Debt			
G	Long-Term Debt			
H	Total Liabilities			
Cash Flow Statement				
A	Cash Flow From Operations			

B	Net Cash Flow from Investing Activities			
C	Net Cash Flow from Financing Activities			
D	End of Year Cash and Cash Equivalents			
Other				
A	Financial Statement Currency			
B	USD: Local Currency Exchange Rate			
C	Ratings (e.g. Fitch Ratings, Moody's Investors Service, and S&P Global Ratings)			

¹ Express in millions (000,000) of US dollars. Where applicable, companies should indicate the conversion to US dollars, using the average periods' exchange rate for income statements and cash flow statements, and for period end exchange rate for balance sheet times. The local currency and exchange rate used should be identified, if applicable.

**SOI Submittal Form C-4
Additional Respondent Team Information**

Respondent: _____

Name of Respondent Team Member: _____

Respondent Team Member Role (e.g., Design Lead): _____

1. **Debarment Status** – Has the Respondent Team Member, or any affiliate*, ever been the subject of any of the following actions:

- a) Debarment (state, local, federal or foreign) Yes___ No___
- b) Deletion from a Prequalified Bidders List Yes___ No___
- c) Other action which resembles debarment Yes___ No___

If yes, provide details:

2. **Bonding Capacity/Statement** – If applicable, attach a signed statement from the Respondent Team Member’s surety stating that, based on present circumstances, the surety will provide performance and payment bonds for the Respondent Team Member in connection with the Project.

Total bonding capacity \$ _____

Available bonding capacity \$ _____

3. **Claims/Final Resolution/Judgments** – Have any of the following actions occurred on, or in conjunction with, any project performed by the Respondent Team Member, any affiliate*, or their officers, partners or directors, whether currently pending or concluded, in the last five years?

- a) Legal action implemented by the Respondent Team Member against owner Yes___ No___
- b) Legal action implemented by the Respondent Team Member against subcontractor Yes___ No___
- c) Legal action implemented by owner Yes___ No___
- d) Legal action implemented by subcontractor Yes___ No___
- e) Settlement or close-out agreement in effect with owner Yes___ No___
- f) Judgments Yes___ No___
- g) Arbitrations and other dispute resolutions Yes___ No___

If the answer to any of items a) through g) above is yes, provide details on a separate sheet for each instance which could adversely affect the Respondent Team Member’s financial position or ability to honor its contractual commitments to the County. If the answer to any item is yes but will not adversely affect the Respondent Team Member’s financial position or ability to honor its contractual commitments to the County, please make a statement to that effect.

4. **Contract Related Offenses** – Has the Respondent Team Member or any affiliate* or any current officer thereof, been indicted or convicted of bid (i.e., fraud, bribery, collusion, conspiracy, antitrust, etc.) or other contract-related crimes or violations or any other felony or serious misdemeanor within the past five years?

Yes___ No___

If yes, provide details:

5. **Termination, Breach or Default** – Within the last five years, has the Respondent Team Member been (i) terminated for cause (including for default or breach), or (ii) been disqualified, removed or otherwise declared in material breach or default of any contract by a public agency?

Yes___ No___

If yes, provide details:

6. **Bankruptcy** – Has the Respondent Team Member, or any affiliate* ever sought protection under any provision of any bankruptcy act?

Yes___ No___

If yes, please explain the circumstances:

7. **Liquidated Damages Assessment** – Has the Respondent Team Member been assessed liquidated damages in the past five years on a contract?

Yes___ No___

If yes, please explain the circumstances:

8. **Performance Bond Implementation** – If applicable, within the last five years has the Respondent Team Member ever required any performance bond surety company

to complete, or arrange for completion (take-over), of any contract originally awarded to the Respondent Team Member?

Yes___ No___

If yes, please explain the circumstances:

9. **Release from Bid** – Has the Respondent Team Member filed a request to be released from a bid on a contract within the last five years?

Yes___ No___

If yes, please explain the circumstances:

10. **Failure to Execute a Contract** – Has the Respondent Team Member ever been awarded a contract in which it failed to execute the contract? This would include: the Respondent Team Member not signing the contract documents; an inability of the Respondent Team Member to obtain insurance or bond requirements; or failure of the Respondent Team Member to submit required forms and attestations.

Yes___ No___

If yes, please explain the circumstances:

11. **Convictions and Fines** – Has the Respondent Team Member incurred any material convictions or fines for violation of any state or federal law in the past five years?

Yes___ No___

If yes, please explain the circumstances:

12. **Safety** – In the past five years has any project performed or managed by the Respondent Team Member or, to the knowledge of the undersigned, any affiliate*

involved repeated or multiple failures to comply with safety rules, regulations, or requirements?

Yes___ No___

If yes, please explain the circumstances:

13. **Labor Law** – In the past five years has the Respondent Team Member or any affiliate* been found, adjudicated, or determined by any state court, state administrative agency, including, but not limited to, the Maryland Department of Labor, Licensing and Regulation (or its equivalent), federal court or federal agency, to have violated or failed to comply with any law or regulation of the United States or any state governing labor law?

Yes___ No___

If yes, please explain the circumstances:

14. **Fair Employment Practices** – In the past five years has the Respondent Team Member or any affiliate* been found, adjudicated, or determined by any federal or state court or agency to have violated any law or Executive Orders relating to employment discrimination or affirmative action, or unlawful employment practices as set forth in Section 12.200 of the Howard County Code, or Subtitle 6 of Title 20 of the State Government Article, Annotated Code of Maryland or, of Sections 703 and 704 of Title VII of the Civil Rights Act of 1964 as amended?

Yes___ No___

If yes, please explain the circumstances:

15. **Wage Requirements** – In the past five years has the Respondent Team Member or any affiliate* been found, adjudicated, or determined by any federal or state court or agency to have violated or failed to comply with any law or regulation of the United States or any state governing prevailing wages or living wages (including, but not limited to, payment for health and welfare, pension, vacation, travel time, subsistence, apprenticeship or other training, or other fringe benefits) or overtime compensation?

Yes___ No___

If yes, please explain the circumstances:

16. **LEED Certification** – Has the Respondent Team Member worked on or completed any projects that earned a LEED Certification of Silver or better?

Yes___ No___

If yes, please list the project and LEED Certification achieved:

*The term "affiliate" includes parent companies, subsidiary companies, joint venture members and partners in which the entity has more than a 15% financial interest.

Under penalty of perjury, I certify that the foregoing is true and correct, and that I am the Respondent Team Member's official representative:

By: _____
Print Name: _____
Title: _____
Date: _____

ATTACHMENT D

FOREIGN SERVICES DISCLOSURE FORM

**HOWARD COUNTY, MARYLAND
OFFICE OF PURCHASING
FOREIGN SERVICES DISCLOSURE FORM
FOR
CONSTRUCTION-RELATED SERVICES, ARCHITECTURAL SERVICES,
ENGINEERING SERVICES AND ENERGY PERFORMANCE CONTRACT SERVICES
OF \$2 MILLION OR MORE**

Section 12-111 of the Maryland State Finance and Procurement Article requires bidders to make certain disclosures regarding plans, at the time the bid is submitted, to perform any services under the contract outside the United States. This provision applies to: (1) construction-related services; (2) architectural services; (3) engineering services; or (4) energy performance contract services with an estimated value of \$2 million or more. The provision requires bidders to disclose:

1. Whether the bidder or any contractor that the bidder will subcontract with to perform the contract has plans, at the time the bid is submitted, to perform any services required under the contract outside the United States; and
2. If the services under the contract are anticipated to be performed outside the United States;
 - i. Where the services will be performed; and
 - ii. The reasons why it is necessary or advantageous to perform the services outside the United States.

Indicate below whether or not the bidder has information to disclose.

- [] The bidder has **no** plans, at the time the bid is submitted, to perform any services under the contract outside the United States.
- [] The bidder has plans, at the time the bid is submitted, to perform services under the contract outside the United States.
- i. The services will be performed in the following location: _____
 - ii. It is necessary or advantageous to perform the services outside the United States for the following reason(s): _____

The contents of the disclosure form are true and correct to the best of my knowledge, information and belief.

Company Name (Bidder)

Signature

Date

Printed Name

Est. 09/25/2013

Title

ATTACHMENT E

HOWARD COUNTY CHARTER AND CODE REFERENCES TO ETHICS

Attachment E

HOWARD COUNTY CHARTER AND CODE REFERENCES TO ETHICS

Charter Section 901. Conflict of Interest.

(a) **Prohibitions.** No officer or employee of the County, whether elected or appointed, shall in any manner whatsoever be interested in or receive any benefit from the profits or emoluments of any contract, job, work, or service for the County. No such officer or employee shall accept any service or thing of value, directly or indirectly, from any person, firm or corporation having dealings with the County, upon more favorable terms than those granted to the public generally, nor shall he receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable by the County, or by any person in connection with any dealings with the County, or by any person in connection with any dealings with or proceedings before any branch, office, department, board, commission or other agency of the County. No such officer or employee shall directly or indirectly be the broker or agent who procures or receives any compensation in connection with the procurement of any type of bonds for County officers, employees or persons or firms doing business with the County. No such officer or employee shall solicit or accept any compensation or gratuity in the form of money or otherwise for any act or omission in the course of his public work; provided, however, that the head of any department or board of the County may permit an employee to receive a reward publicly offered and paid for, for the accomplishment of a particular task.

(b) **Rules of construction; exceptions by Council.** The provisions of this Section shall be broadly construed and strictly enforced for the purpose of preventing officers and employees from securing any pecuniary advantages, however indirect, from their public associations, other than their compensation provided by law.

In order, however, to guard against injustice, the Council may, by resolution, specifically authorize any County officer or employee to own stock in any corporation or to maintain a business in connection with any person, firm or corporation dealing with the County, if, on full public disclosure of all pertinent facts to the County Council by such officer or employee, the Council shall determine that such stock ownership or connection does not violate the public interest.

The County Council may, by ordinance, delegate to the Howard County Ethics Commission the power to make such determinations and to authorize the ownership or connection. Any ordinance which delegates this power shall provide for procedures including a public hearing, and shall establish criteria for determining when the ownership or connection does not violate the public interest.

(c) **Penalties.** Any officer or employee of the County who willfully violates any of the provisions of this Section shall forfeit his office. If any person shall offer, pay, refund or rebate any part of any fee, commission, or other form of compensation to any officer or employee of the County in connection with any County business or proceeding, he shall, on conviction, be punishable by imprisonment for not less than one or more than six months or a fine of not less than \$100.00 or more than \$1,000.00, or both. Any contract made in violation of this Section may be declared void by the Executive or

by resolution of the Council. The penalties in this Section shall be in addition to all other penalties provided by law.

Code Section 4.119. Ethics and Fair Employment Practices.

(a) **Conflict of Interest.** Bidders, vendors, purchasers and county employees involved in the purchasing process shall be governed by the provisions of the Howard County Charter and Howard County law regarding conflict of interest. No vendor shall offer a gratuity to an official or employee of the county. No official or employee shall accept or solicit a gratuity.

(b) **Discouragement of Uniform Bidding.**

(1) It is the policy of the county to discourage uniform bidding by every possible means and to endeavor to obtain full and open competition on all purchases and sales.

(2) No bidder may be a party with other bidders to an agreement to bid a fixed or uniform price.

(3) No person may disclose to another bidder, nor may a bidder acquire, prior to the opening of bids, the terms and conditions of a bid submitted by a competitor.

(c) **Fair Employment Practices**

(1) Bidders, vendors and purchases may not engage in unlawful employment practices as set forth in Subtitle 2 "Human Rights" of Title 12 of the Howard County Code, Subtitle 6 of Title 20 of the State Government Article, Annotated Code of Maryland or Sections 703 and 704 of Title VII of the Civil Rights Act of 1964 as amended. Should any bidders, vendors or purchasers engage in such unlawful employment practices, they shall be subject to being declared irresponsible or being debarred pursuant to the provisions of this subtitle.

(2) The Howard County Office of Human Rights shall notify the county purchasing agent when any bidder is found, by a court of competent jurisdiction, to have engaged in any high unlawful employment practices.

(3) If any bidder has been declared to be an irresponsible bidder for having engaged in an unlawful employment practice and has been debarred from bidding pursuant to this subtitle, the Howard County Office of Human Rights shall review the employment practices of such bidder after the period of debarment has expired to determine if violations have been corrected and shall, within 30 days, file a report with the county purchasing agent informing the agent of such corrections before such bidder can be declared to be a responsible bidder by the County Purchasing agent.

(4) Payment of subcontractors. All contractors shall certify in writing that timely payments have been made to all subcontractors supplying labor and materials in accordance with the contractual arrangements made between the contractor and the subcontractors. No contractor will be paid a second or subsequent

progress payment or final payment until such written certification is presented to the county purchasing agent.

Code Section 22.204. - Prohibited Conduct and Interests.

(a) **Participation Prohibitions.**

(1) Except as permitted by Commission regulation or opinion, an official or employee may not participate in:

(i) Except in the exercise of an administrative or ministerial duty that does not affect the disposition or decision of the matter, any matter in which, to the knowledge of the official or employee, the official or employee or a qualified relative of the official or employee has an interest.

(ii) Except in the exercise of an administrative or ministerial duty that does not affect the disposition or decision with respect to the matter, any matter in which any of the following is a party:

a. A business entity in which the official or employee has a direct financial interest of which the official or employee may reasonably be expected to know;

b. A business entity for which the official, employee, or a qualified relative of the official or employee is an officer, director, trustee, partner, or employee;

c. A business entity with which the official or employee or, to the knowledge of the official or employee, a qualified relative is negotiating or has any arrangement concerning prospective employment;

d. If the contract reasonably could be expected to result in a conflict between the private interests of the official or employee and the official duties of the official or employee, a business entity that is a party to an existing contract with the official or employee, or which, to the knowledge of the official or employee, is a party to a contract with a qualified relative;

e. An entity, doing business with the County, in which a direct financial interest is owned by another entity in which the official or employee has a direct financial interest, if the official or employee may be reasonably expected to know of both direct financial interests; or

f. A business entity that:
1. The official or employee knows is a creditor or obligee of the official or employee or a qualified relative of the official or employee with respect to a thing of economic value; and

2. As a creditor or obligee, is in a position to directly and substantially affect the interest of the official or employee or a qualified relative of the official or employee.

(2) A person who is disqualified from participating under paragraph (1). of this subsection shall disclose the nature and circumstances of the conflict and may participate or act if:

(i) The disqualification leaves a body with less than a quorum capable of acting;

(ii) The disqualified official or employee is required by law to act;

or

(iii) The disqualified official or employee is the only person authorized to act.

(3) The prohibitions of paragraph (1) of this subsection do not apply if participation is allowed by regulation or opinion of the Commission.

(b) **Employment and Financial Interest Restrictions.**

(1) Except as permitted by regulation of the commission when the interest is disclosed or when the employment does not create a conflict of interest or appearance of conflict, an official or employee may not:

(i) Be employed by or have a financial interest in any entity:
a. Subject to the authority of the official or employee or the County agency, board, commission with which the official or employee is affiliated; or

b. That is negotiating or has entered a contract with the agency, board, or commission with which the official or employee is affiliated; or

(ii) Hold any other employment relationship that would impair the impartiality or independence of judgment of the official or employee.

(2) The prohibitions of paragraph (1) of this subsection do not apply to:

(i) An official or employee who is appointed to a regulatory or licensing authority pursuant to a statutory requirement that persons subject to the jurisdiction of the authority be represented in appointments to the authority;

(ii) Subject to other provisions of law, a member of a board or commission in regard to a financial interest or employment held at the time of appointment, provided the financial interest or employment is publicly disclosed to the appointing authority and the Commission;

(iii) An official or employee whose duties are ministerial, if the private employment or financial interest does not create a conflict of interest or the appearance of a conflict of interest, as permitted and in accordance with regulations adopted by the Commission; or

(iv) Employment or financial interests allowed by regulation of the Commission if the employment does not create a conflict of interest or the appearance of a conflict of interest or the financial interest is disclosed.

(c) **Post-Employment Limitations and Restrictions.**

(1) A former official or employee may not assist or represent any party other than the County for compensation in a case, contract, or other specific matter involving the County if that matter is one in which the former official or employee significantly participated as an official or employee.

(2) For a year after the former member leaves office, a former member of the County Council may not assist or represent another party for compensation in a matter that is the subject of legislative action.

(d) **Contingent Compensation.** Except in a judicial or quasi-judicial proceeding, an official or employee may not assist or represent a party for contingent

compensation in any matter before or involving the County.

(e) **Use of Prestige of Office.**

(1) An official or employee may not intentionally use the prestige of office or public position for the private gain of that official or employee or the private gain of another.

(2) This subsection does not prohibit the performance of usual and customary constituent services by an elected official without additional compensation.

(f) **Solicitation and Acceptance of Gifts.**

(1) An official or employee may not solicit any gift.

(2) An official or employee may not directly solicit or facilitate the solicitation of a gift, on behalf of another person, from an individual regulated lobbyist.

(3) An official or employee may not knowingly accept a gift, directly or indirectly, from a person that the official or employee knows or has the reason to know:

(i) Is doing business with or seeking to do business with the County office, agency, board or commission with which the official or employee is affiliated;

(ii) Has financial interests that may be substantially and materially affected, in a manner distinguishable from the public generally, by the performance or nonperformance of the official duties of the official or employee;

(iii) Is engaged in an activity regulated or controlled by the official's or employee's governmental unit; or

(iv) Is a lobbyist with respect to matters within the jurisdiction of the official or employee.

(4) (i) Subsection (4)(ii) does not apply to a gift:

a. That would tend to impair the impartiality and the independence of judgment of the official or employee receiving the gift;

b. Of significant value that would give the appearance of impairing the impartiality and independence of judgment of the official or employee; or

c. Of significant value that the recipient official or employee believes or has reason to believe is designed to impair the impartiality and independence of judgment of the official or employee.

(ii) Notwithstanding paragraph (3) of this subsection, an official or employee may accept the following:

a. Meals and beverages consumed in the presence of the donor or sponsoring entity;

b. Ceremonial gifts or awards that have insignificant monetary value;

c. Unsolicited gifts of nominal value that do not exceed \$20.00 in cost or trivial items of informational value;

d. Reasonable expenses for food, travel, lodging, and scheduled entertainment of the official or the employee at a meeting which is given in

return for the participation of the official or employee in a panel or speaking engagement at the meeting;

e. Gifts of tickets or free admission extended to an elected official to attend a charitable, cultural, or political event, if the purpose of this gift or admission is a courtesy or ceremony extended to the elected official's office;

f. A specific gift or class of gifts that the Commission exempts from the operation of this subsection upon a finding, in writing, that acceptance of the gift or class of gifts would not be detrimental to the impartial conduct of the business of the County and that the gift is purely personal and private in nature;

g. Gifts from a person related to the official or employee by blood or marriage, or any other individual who is a member of the household of the official or employee; or

h. Honoraria for speaking to or participating in a meeting, provided that the offering of the honorarium is not related, in any way, to the official's or employee's official position.

(g) **Disclosure of Confidential Information.** Other than in the discharge of official duties, an official or employee may not disclose or use confidential information, that the official or employee acquired by reason of the official's or employee's public position and that is not available to the public, for the economic benefit of the official or employee or that of another person.

(h) **Participation in Procurement.**

(1) An individual or a person that employs an individual who assists a County, agency or unit in the drafting of specifications, an invitation for bids, or a request for proposals for a procurement, may not submit a bid or proposal for that procurement, or assist or represent another person, directly or indirectly, who is submitting a bid or proposal for the procurement.

(2) The Commission may establish exemptions from the requirements of this section for providing descriptive literature, sole source procurements, and written comments solicited by the procuring agency.

ATTACHMENT F
FORM OF AFFIDAVIT

Attachment F

FORM OF AFFIDAVIT

[NOT TO BE SUBMITTED WITH THE SOI BY RESPONDENTS – THIS IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND WILL BE SUBMITTED BY PROPOSERS WITH THEIR PROPOSAL]

Proposer _____

Address _____

I, _____, the undersigned, _____ of the
(Print Signer's Name) (Print Office Held)

Proposer does declare and affirm this _____ day of _____, _____, that
(Month) (Year)

I hold the aforementioned office in the above named Proposer and I affirm the following:

AFFIDAVIT I

The Proposer, his Agent, servants and/or employees, have not in any way colluded with anyone for and on behalf of the Proposer or themselves, to obtain information that would give the Proposer an unfair advantage over others, nor have they colluded with anyone for and on behalf of the Proposer, or themselves, to gain any favoritism in the award of the contract herein.

AFFIDAVIT II

No officer or employee of Howard County, whether elected or appointed, has in any manner whatsoever, any interest in or has received prior hereto or will receive subsequent hereto any benefit, monetary or material, or consideration from the profits or emoluments of this contract, job, work or service for the County, and that no officer or employee has accepted or received or will receive in the future a service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally, nor has any such officer or employee of the County received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable to the County in connection with this contract, job, work, or service for the County, excepting, however, the receipt of dividends on corporation stock.

AFFIDAVIT III

Neither I, nor the Proposer, nor any officer, director, or partners, or any of its employees who are directly involved in obtaining contracts with Howard County have been convicted of bribery, attempted bribery, or conspiracy to bribe under the laws of any state, or of the federal government for acts of omissions committed after July 1, 1977.

AFFIDAVIT IV

Neither I, nor the Proposer, nor any of our agents, partners, or employees who are directly involved in obtaining contracts with Howard County have been convicted within the past 12 months of discrimination against any employee or applicant for employment, nor have we engaged in unlawful employment practices as set forth in Section 12.200 of the Howard County Code, or Subtitle 6 of Title 20 of the State Government Article,

Annotated Code of Maryland or, of Sections 703 and 704 of Title VII of the Civil Rights Act of 1964 as amended.

AFFIDAVIT V

The Proposer:

- i. is not currently identified on the list created by the Maryland State Board of Public Works as a person engaging in investment activities in Iran as described in Section 17-702 of the *Maryland State Finance and Procurement Article*; or
- ii. is not currently engaging in investment activities in Iran as described in Section 17-702 of the *Maryland State Finance and Procurement Article*.

If the person is unable to make the certification, it will provide the County, a detailed description of the Proposer's investment activities in Iran.

I do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavits are true and correct to the best of my knowledge, information and belief.

Signature

Printed Name

Title

Rev. 10/25/2016

Sayers, Margery

From: Stuart Kohn <stukohn@verizon.net>
Sent: Thursday, July 26, 2018 6:33 PM
To: Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail; HOWARD-CITIZEN@yahoo.com
Subject: Fwd: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

FYI,

Councilwoman Jen Terrasa office was kind enough to respond to our question below regarding the Courthouse bidding process relating to distributing \$500,000 to non-winning bidders - see below.

I see the rational is contained in the "Whereas clause" of the contents of the referred Resolution as stated below. Does this clause have legality? We ask because the Office of Law at Monday's Work Session stated regarding CB59 - the PSA Expansion that the "Whereas" does not have the weight one would think. Specifically, we stated that the case and contents of the Bill was all about "Zoning" rather than the Office of Law claiming "Planning" to justify the Council can proceed despite what the Code of Ordinance of Title 16, Section 16.211 after a Primary election.

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Sincerely,

Stu Kohn
HCCA, President

Sent from my iPhone

Begin forwarded message:

From: "Terrasa, Jen" <jterrasa@howardcountymd.gov>
Date: July 26, 2018 at 5:16:16 PM EDT
To: "'stukohn@verizon.net'" <stukohn@verizon.net>
Subject: RE: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Hi Stu,

The fee was approved as a part of the resolution last year that indicated support for the courthouse.

County Resolution 27-2017, A RESOLUTION indicating support by both the County Council and County Executive for a project to finance and construct a new courthouse

Included the following:

WHEREAS, given the substantial costs likely to be borne by potential responders to the County's Request for Proposals for the Project, while understanding the preliminary nature of the projections and analysis conducted by County staff and consulting services, it is necessary that the County's governing body demonstrate support for the Project in order to

obtain proposals from qualified contractors and commit necessary resources before officially starting the procurement for the Project

As it was explained to me by the county auditor, the companies that submitted proposals likely spent significantly more than the amount of that fee to put their proposals together, and paying such a fee is an international standard to secure the most qualified proposals. Please let me know if you have any further questions. Thanks very much!

Kindest regards,
Melissa

~~~~~  
Melissa Affolter  
Special Assistant to Councilwoman Jen Terrasa  
Howard County Council, District 3  
3430 Court House Drive || Ellicott City, MD 21043  
Office: 410.313.3108 || Fax: 410.313.3297

Sign up for [Jen's newsletter!](#)

**From:** [stukohn@verizon.net](mailto:stukohn@verizon.net) <[stukohn@verizon.net](mailto:stukohn@verizon.net)>  
**Sent:** Thursday, July 26, 2018 4:50 PM  
**To:** Kittleman, Allan <[AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)>; Wilson, B Diane <[BDWilson@howardcountymd.gov](mailto:BDWilson@howardcountymd.gov)>; CouncilMail <[CouncilMail@howardcountymd.gov](mailto:CouncilMail@howardcountymd.gov)>; [howard-citizen@yahogroups.com](mailto:howard-citizen@yahogroups.com)  
**Subject:** Fwd: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Marlena,

Thanks for the information. I see the concern we have is in your attachment -- "image1." It states, "Stipend Amount -- a Stipend in the amount of \$500,000 to be provided to each unsuccessful Proposer that submits a qualifying proposal."

**This NEEDS TO BE EXPLAINED TO ALL CONCERNED PARTIES -- In particular, THE CITIZENS AND VOTERS OF HOWARD COUNTY. All we are asking is for someone to PLEASE Explain the Rational for this particular clause. What will be the maximum of "unsuccessful Proposers?" What is the maximum amount of money are we prepared to distribute to those who are not the winning bidders?**

Sincerely,

Stu Kohn  
HCCA, President

-----Original Message-----

**From:** Marlena Jareaux [m.jareaux@icloud.com](mailto:m.jareaux@icloud.com) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahogroups.com](mailto:HOWARD-CITIZEN@yahogroups.com)>  
**To:** HOWARD-CITIZEN <[HOWARD-CITIZEN@yahogroups.com](mailto:HOWARD-CITIZEN@yahogroups.com)>  
**Sent:** Thu, Jul 26, 2018 1:35 pm  
**Subject:** Re: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Bob



I hope you added the council email address to your reply so THEY can see/get it?

Stu,

I'm attaching for you and everyone two documents to this email. One is the section in the county's purchasing documents about the 500k, and the other is the entire document. That's where I got that info, after fighting to get them to give it to me.

Marlena Jareaux

Sent from my iPad

On Jul 26, 2018, at 1:29 PM, Bob Doyle [gobikebob@verizon.net](mailto:gobikebob@verizon.net) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogleroups.com](mailto:HOWARD-CITIZEN@yahoogleroups.com)> wrote:

Must say I concur with all the HCCA positions 100% - just hope the Council will agree.  
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On Jul 26, 2018, at 12:59 PM, Russ Swatek [swatek1@yahoo.com](mailto:swatek1@yahoo.com) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogleroups.com](mailto:HOWARD-CITIZEN@yahoogleroups.com)> wrote:

Dear Council Members,

I support HCCA's stated position on each of the bills addressed below.

Russ Swatek  
8141 Tamar Drive  
Columbia, MD 21045

----- Forwarded Message -----

**From:** [stukohn@verizon.net](mailto:stukohn@verizon.net) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogleroups.com](mailto:HOWARD-CITIZEN@yahoogleroups.com)>  
**To:** "[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)" <[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)>; "[howard-citizen@yahoogleroups.com](mailto:howard-citizen@yahoogleroups.com)" <[howard-citizen@yahoogleroups.com](mailto:howard-citizen@yahoogleroups.com)>  
**Sent:** Thursday, July 26, 2018, 11:32:27 AM EDT  
**Subject:** [HOWARD-CITIZEN] Major Decision Day for Council Members [5 Attachments]

Dear Council and Listserve Members,

Tomorrow, Friday, 27 July will play a major part in each of the Councilmembers legacy. They will be voting on several all-important Bills and a Resolution that will forever have a major impact on our County for years. These Bills are CB54 – the Courthouse, CB59 – the expansion of the Planned Service Area (PSA), CB56 – Moratorium for Mitigation for Ellicott City, CB58

– Scenic Roaas legislation, and CR119 – Amending the Water and Sewer line.

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**CB56 – Vote *Yes with recommended amendments*.** This Bill should have occurred two years ago when Councilman Weinstein introduced it, but unfortunately none of his colleagues supported him. Now they are which is appreciated.

**CB58 – Vote *Yes with amendments*.** Something needs to be done to save some land and potentially make things safer.

**CR119 –** Despite the fact Administrative rules were completely ignored the Council should vote *Yes* because of declared Health hazards.

You can go to our website at <http://howardcountyhcca.org/member-info/reports-documents-and-testimonies/> to see our testimonies. Not all of the aforementioned Bills and Resolution have been posted on our site but will be soon.

Hopefully the Council will make the right decisions at their Legislative Hearing starting at 10AM at the George Howard Building.

Sincerely,

Stu Kohn  
HCCA, President



## Sayers, Margery

---

**From:** Fox, Greg  
**Sent:** Thursday, July 26, 2018 11:21 PM  
**To:** Stuart Kohn; Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail; HOWARD-CITIZEN@yahoogroups.com  
**Subject:** Re: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Stu:

This is much better answered by our office of law and they have done so in a number of public meetings in the past. I will give you my understanding, but I will reiterate that I am NOT a lawyer nor does this serve as legal advise...just my understanding.

Basically, the whereas clauses are used occasionally to provide the rationale behind a bill -- to give it context. It might also provide some historical perspective, references to enabling legislation... At times, it also becomes a place for political posturing or grandstanding regardless of how inappropriate it might be.

It has been explained to us (at least my take on what has been explained) that as the whereas clauses are not part of the bill or resolution once they are passed (i.e., that language doesn't go into code...) that they themselves are not typically considered from a legal standpoint. However, in some cases, where the bill or resolution might be ambiguous on a particular issue, the whereas clauses along with other information "could" be used to make an interpretation of intent.

I hope this helps.

Regards,

Greg

---

**From:** Stuart Kohn <stukohn@verizon.net>  
**Sent:** Thursday, July 26, 2018 6:32 PM  
**To:** Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail; HOWARD-CITIZEN@yahoogroups.com  
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Office: 410.313.3108 || Fax: 410.313.3297

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Sent: Thursday, July 26, 2018 4:50 PM
To: Kittleman, Allan <AKittleman@howardcountymd.gov>; Wilson, B Diane <BDWilson@howardcountymd.gov>; CouncilMail <CouncilMail@howardcountymd.gov>; howard-citizen@yahogroups.com
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8141 Tamar Drive
Columbia, MD 21045

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From: stukohn@verizon.net [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahogroups.com>
To: "councilmail@howardcountymd.gov" <councilmail@howardcountymd.gov>; "howard-citizen@yahogroups.com" <howard-citizen@yahogroups.com>
Sent: Thursday, July 26, 2018, 11:32:27 AM EDT
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Hopefully the Council will make the right decisions at their Legislative Hearing starting at 10AM at the George Howard Building.

Sincerely,

Stu Kohn
HCCA, President

Sayers, Margery

From: Kevin Burke <k.a.burke82@gmail.com>
Sent: Thursday, July 26, 2018 4:41 PM
To: CouncilMail
Subject: Delay or vote against CB 54-2018

To the Howard County Council,

I'm opposed to the current proposal for a new courthouse, and think that other alternatives besides a public-private partnership should be considered. I don't want my tax dollars spent and locked into leasing a courthouse for the next 30 years. Please get additional information on the total cost of this bill over 30 years and seek comparisons to the cost of renovating the current courthouse or building a new Courthouse to be owned outright by the county. Having a Courthouse is kind of a long term necessary function, leasing something the County needs to have for more than 30 years seems foolish, and I do not see a significant benefit for the county in not owning the building where such basic government functions will take place. Consider gathering the additional information and making it available to our future council members so they can have an informed input into an expensive decision that will impact Howard County for decades to come.

Kevin Burke
9074 Washington Street
Savage MD 20763
K.A.Burke82@gmail.com
410-245-5657

Sayers, Margery

From: Onyshlar Onyshkevych <onyshlar@gmail.com>
Sent: Thursday, July 26, 2018 4:33 PM
To: CouncilMail
Subject: CB-54

Esteemed Council Members,

At your next session, please RECONSIDER CB-54: the whole idea of a new courthouse is a *luxury* in our current situation, when more funds are needed for schools (dangerously OVERCROWDED).

Also, please reconsider allotting \$500,000 to the losing bidders of the project.

Larissa Onyshkevych, Ph.D.
5842 Wyndham Circle, #105
Columbia, MD 21044

L.M.L.Z.O.

Sayers, Margery

From: B Illum <buffy.illum@gmail.com>
Sent: Thursday, July 26, 2018 5:14 PM
To: CouncilMail
Subject: NO on CB 54-2018

Dear County Council,

I am contacting you to urge you to vote no on moving the courthouse to Bendix Rd. I object to this sort of expensive public-private partnership and this decision can wait until after the summer break.

I understand the courthouse is crowded and so are our schools. I suggest the Council work to raise fees on developers so Howard County can afford the infrastructure it needs. We have one of the lowest APFOs in the state and you we are counting on you to change that. Howard County has a track record of smart planning and this does not match that. Please wait and come up with a better plan.

Thank you for your attention,
Buffy Illum
4606 Smokey Wreath Way

Sayers, Margery

From: Shari Orszula <shariorszula@comcast.net>
Sent: Thursday, July 26, 2018 5:12 PM
To: CouncilMail
Subject: CB54-2018 Testimony - Please Table This Legislation

To the Howard County Council:

I would like to request that you table Council Bill CB54-2018 regarding the new courthouse. I'm not suggesting that a new courthouse is not needed, but I believe there are more pressing priorities in Howard County right now such as flood mitigation, additional infrastructure, and new schools. Further, I would like to see the county's analysis of how the historic area of Ellicott City will be impacted by the courthouse move.

Regards,

Shari Orszula

4033 Chatham Rd. Ellicott City, MD 21042

Sayers, Margery

From: Haydee Herrera <lolalagrande123@gmail.com>
Sent: Thursday, July 26, 2018 6:58 PM
To: CouncilMail
Subject: CB 54-2018

Dear Council Member,

Please hold off on approving Council Bill 54, for now.

For example, why does the County Executive needs the unilateral discretion to make any changes he deems necessary to the proposed deal, even after it's been "authorized" by the Council.

Another question: why do we need a brand-new courthouse in a residential neighborhood on what sounds like a pretty good place to instead put a middle or high school?

Best regards,

Haydee Herrera
4039 Hunt Ave
Ellicott City, MD

Sayers, Margery

From: Shelley Wygant <wdgdirect@me.com>
Sent: Thursday, July 26, 2018 7:57 PM
To: CouncilMail
Subject: Council Bill 54

Dear Howard County Council -- I am asking you to hold off on approving Council Bill 54. I don't want you to approve the legislation that authorizes the County Executive to enter into a thirty-year agreement for the design, construction, partial financing, operation, and maintenance of a new Circuit Courthouse on Bendix Road. Please give this bill more time for the careful analysis it deserves, including better informing the public about what's at stake and why. A mere four business days will separate the only public hearing on this bill from the Council's vote on its approval, now scheduled to take place Friday (tomorrow, 7/27) morning.

Respectfully

Shelley Wygant

Sayers, Margery

From: Pmjtsang <pmjtsang@gmail.com>
Sent: Friday, July 27, 2018 6:56 AM
To: CouncilMail
Subject: CB 54-2018

i am requesting that the council table bill CB 54-2018 until after the august break so that the community can better understand the costs associated with building a new courthouse.

in these difficult budget constrained times, i question the wisdom of building a new courthouse at such an extreme cost when we have pressing school overcrowding issues, pressing rain water remediation issues, ellicott city redevelopment costs, ect.

i think it is NOT in the best interest of Howard County citizens to be committed to the expenses related to building and operating a new courthouse..

furthermore, i like to request a public education session for the residents so that we can be better informed of the pros, cons, and the affordability of the courthouse

Pete Tsang
15021 oak ridge ct
dayton MD

Sayers, Margery

From: Meg Ricks <capizziricks@gmail.com>
Sent: Thursday, July 26, 2018 9:58 AM
To: CouncilMail
Subject: CB 54-2018

I am writing to urge you to table CB 54-2018 until after the August break. This is a far too expensive and important decision to make last minute during the summer when the community's attention is elsewhere.

Meg Ricks
Elkridge

Sayers, Margery

From: Geoff Pickett <geoffpickett@hotmail.com>
Sent: Thursday, July 26, 2018 9:43 AM
To: CouncilMail; Weinstein, Jon
Subject: CB 54-2018

Jon,

I'm asking that you vote against CB 54-2018. Given that we are in an environment where everyone keeps saying we don't have the funds to do this or we don't have the funds to do that, we can ill afford to spend an estimated \$450 million for a new courthouse over the 30-year life.

Sure everyone wants to work in a nice location but I also don't want my kids or my neighbors' kids going to school in portable units. Furthermore, if we are so willing to go into debt to pay for a new courthouse, why aren't we also willing to do the same to build new schools or more police stations.

Thanks
Geoff Pickett
6480 Abel St
Elkridge MD 21075

Sayers, Margery

From: Elizabeth Aviles <eli_75@hotmail.com>
Sent: Thursday, July 26, 2018 9:28 AM
To: CouncilMail
Subject: Table CB 54-2018

Importance: High

I urge the County Council to please table CB 54-2018 until September. Not enough information has gone out to citizens about the proposal for a new Circuit Courthouse. In my opinion, this money could be better utilized to build a High School for our children who desperately need it.

Thank you,

Elizabeth Aviles

Sayers, Margery

From: Phill W <kindfellow1@gmail.com>
Sent: Thursday, July 26, 2018 9:13 AM
To: CouncilMail
Subject: CB 54-2018

Please defer action until after your August break. Please fully disclose facts questioned at the recent hearing.

Sincerely,
Phillip Wilder

Sayers, Margery

From: Lada Onyshkevych <lada67@gmail.com>
Sent: Thursday, July 26, 2018 9:11 AM
To: CouncilMail
Subject: CB54-2018

Members of the County Council:

I am writing to ask you to vote against CB54-2018, or at least to table it until after the August recess. I find it appalling that the County is considering spending such astronomical sums over the next 30 years on a new courthouse when the current one is adequate, and when other needs in the county are far more urgent. Because of the unchecked growth that has been permitted to take place in this county, our schools are desperately overcrowded, our ER and hospital is overcrowded with long wait times, and our streets can barely handle rush hour traffic, let alone special event traffic. All of these conditions will only worsen over the next few decades, because of all the new housing already in the pipeline. So any available money the county has should be directed towards these urgent needs. We do not need a new courthouse - we need new schools!

Lada Onyshkevych
6200 Bright Plume
Columbia MD 21044

Sayers, Margery

From: laura rieben <ljrieben@me.com>
Sent: Thursday, July 26, 2018 10:51 AM
To: CouncilMail
Subject: New Courthouse

I am against the new courthouse.

Laura Rieben

Sayers, Margery

From: sandra.m.bathgate@verizon.com
Sent: Thursday, July 26, 2018 10:21 AM
To: CouncilMail; Kittleman, Allan
Subject: Please consider delay on CB 54-2018- New Circuit Courthouse

Importance: High

Good Morning,

As a long time Howard County resident and tax payer, I am respectfully asking that you **delay voting on the new courthouse complex (CB 54-2018) at least until after the August break.**

There are many questions that you as the council members and County Executive had in recent meetings. I do not feel as a member of the community we have been well informed about the financial impact to our county for many years to come (actually decades at the \$450M price and the 30 year arrangement!!!!!!).

If this massive expansion on our courthouse is approved how will we pay for it? What about the needs for our children and the schools that must be built? What about the infrastructure needed in the future?

I would like to see more public information available on the plans and the financial impacts.

Please delay or vote against this at this time.

Thank you,



Sandra M. Bathgate PMP, ITILv3
Principal Project Management, Americas
Verizon Enterprise Solutions

13100 Columbia Pike
Silver Spring, MD 20904

O 301.989.5938 | M 301.367.5803
sandra.m.bathgate@verizon.com

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Sigaty, Mary Kay

From: Nancy Wisner <nancywisner16@gmail.com>
Sent: Friday, July 27, 2018 12:55 PM
To: Sigaty, Mary Kay
Subject: Re: New Courthouse????

I'm VERY DISAPPOINTED TO RECEIVE THAT INFORMATION!
It will be wonderful to have a FULL NEW COUNCIL in Nov.

On Fri, Jul 27, 2018 at 12:52 PM, Sigaty, Mary Kay <mksigaty@howardcountymd.gov> wrote:

Good afternoon Ms. Wisner,

The County Council has concluded the Legislative Session scheduled for this morning. The bill to authorize moving the new Circuit Court House project forward was approved at today's session.

You may wish to review the website that the County Administration has published for the project, <https://www.howardcountymd.gov/howardcourthouse>. This webpage contains conceptual renderings, videos, questions and answers that have been posed for the project, as well as contractual documents for the project.

The Council members gave their explanations for their votes regarding the project which you can view by clicking on the link to the Legislative Session of July 27, 2018, <https://cc.howardcountymd.gov/Online-Tools/Watch-Us>.

I hope that you will find this information helpful.

--

Mary T. Clay

Special Assistant to Mary Kay Sigaty

Howard County Council, District 4

3430 Court House Drive

Ellicott City, MD 21043

(410) 313-2001

From: Nancy Wisner <nancywisner16@gmail.com>
Sent: Friday, July 27, 2018 12:41 PM
To: CouncilMail <CouncilMail@howardcountymd.gov>
Subject: New Courthouse????

After hearing the information and cost of a New Courthouse, I'm writing to ask you to table CB 54-2018 until after your August break!

\$452 Million is an extraordinary large amount of money to be playing with!

According to documentation at <http://ecsmart.org> the case made for a new, larger courthouse was bogus.

While the new courthouse plan has been in the works for some time and much money and staff time has gone into moving it along the bidding process, it still needs further examination, including determining a baseline for comparison on whether or not the P3 approach is better or not.

I'm a Howard County Tax Payer. This doesn't sound like the BEST USE of my Tax Money!

Nancy Wisner

10575 Graeloch Rd.

Laurel, MD 20723

Sayers, Margery

From: Michael Davis <MDavis@darslaw.com>
Sent: Friday, July 27, 2018 8:47 AM
To: HOWARD-CITIZEN@yahoogroups.com; Stuart Kohn; Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail
Subject: RE: [HOWARD-CITIZEN] Major Decision Day for Council Members

Hi all,

To elaborate a bit on Greg's comments, the question about the purpose of "whereas clauses" is that they can be used to explain laws that can be interpreted in more than one way, that is, in an ambiguous manner.

Backing up, legislative interpretation is an exercise often employed by attorneys in determining how laws should be applied. The first step used to interpret a law is to look within "the four corners" of the law. Is the language ambiguous? Can the language be reasonably interpreted in more than one way? It is surprising how often the answer to this question is "yes." In any case, if the answer is "no," then the "plain meaning" of the law is applied to the particular situation.

However, when the answer is "yes," there are several tools that can be used to interpret a law. In the federal system, there are entire legislative histories associated with most laws that can be used to help determine what the intent of Congress was when a law was passed. These histories can include comments from the floor of Congress, hearing transcripts, whatever. In Maryland, we usually do not have such legislative histories to help us.

In Maryland, we resort to legal definitions of words or phrases that were used (which is why so-called "legalese" is important), case law that was based on prior attempts by a court to interpret similar kinds of laws (e.g. precedent), and plain old-fashioned arguments to help discern the intent of the legislature when a particular bill was passed into law.

And, in rare cases, we have the "whereas clauses." These clauses, as Greg noted, provide context for a particular bill. What issue was trying to be addressed? Was there some national or state interest that was being addressed? Was there a particular factual situation that required legislative action? All of these, and more, can be incorporated into the "whereas clauses." If these clauses were included in the passage of a bill, they are fair game to be used in the future to help guide how the law should be interpreted.

Most bills do not employ whereas clauses – probably for good reason. But when they are used, they can be very helpful in explaining the intent behind the bill should it be necessary to do so.

Best,

Mike

P.S. I have not reviewed the entirety of Council Resolution 27-2017. My comments above are strictly based on general principles involved in legislative interpretation.

Michael W. Davis | Attorney

mdavis@darslaw.com

10211 Wincopin Circle | Suite 600

Columbia, Maryland 21044

443.283.0680 direct | 410.995.5800 main

www.darslaw.com



From: HOWARD-CITIZEN@yahoogroups.com [mailto:HOWARD-CITIZEN@yahoogroups.com]

Sent: Thursday, July 26, 2018 11:21 PM

To: Stuart Kohn <stukohn@verizon.net>; Terrasa, Jen <jterrasa@howardcountymd.gov>; Kittleman, Allan <AKittleman@howardcountymd.gov>; Wilson, B Diane <BDWilson@howardcountymd.gov>; CouncilMail <CouncilMail@howardcountymd.gov>; HOWARD-CITIZEN@yahoogroups.com

Subject: Re: [HOWARD-CITIZEN] Major Decision Day for Council Members

Stu:

This is much better answered by our office of law and they have done so in a number of public meetings in the past. I will give you my understanding, but I will reiterate that I am NOT a lawyer nor does this serve as legal advise...just my understanding.

Basically, the whereas clauses are used occasionally to provide the rationale behind a bill -- to give it context. It might also provide some historical perspective, references to enabling legislation... At times, it also becomes a place for political posturing or grandstanding regardless of how inappropriate it might be.

It has been explained to us (at least my take on what has been explained) that as the whereas clauses are not part of the bill or resolution once they are passed (i.e., that language doesn't go into code...) that they themselves are not typically considered from a legal standpoint. However, in some cases, where the bill or resolution might be ambiguous on a particular issue, the whereas clauses along with other information "could" be used to make an interpretation of intent.

I hope this helps.

Regards,

Greg

From: Stuart Kohn <stukohn@verizon.net>

Sent: Thursday, July 26, 2018 6:32 PM

To: Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail; HOWARD-CITIZEN@yahoogroups.com

Subject: Fwd: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

FYI,

Councilwoman Jen Terrasa office was kind enough to respond to our question below regarding the Courthouse bidding process relating to distributing \$500,000 to non-winning bidders - see below.

I see the rationale is contained in the "Whereas clause" of the contents of the referred Resolution as stated below. Does this clause have legality? We ask because the Office of Law at Monday's Work Session stated regarding CB59 - the PSA Expansion that the "Whereas" does not have the weight one would think. Specifically, we stated that the case and contents of the Bill was all about "Zoning" rather than the Office of Law claiming "Planning" to justify the Council can proceed despite what the Code of Ordinance of Title 16, Section 16.211 after a Primary election.

So we are confused as to the law regarding the "Whereas clause" now and in the future? How much weight does one give when reviewing any Bill or Resolution in order to comment when testifying before any body such as the Council, Zoning Board, Planning Board, Hearing Examiner, or Board of Appeals, etc.? This is very important so we can obtain a solid reading to have the opportunity to get educated for future testimonies.

Sincerely,

Stu Kohn
HCCA, President

Sent from my iPhone

Begin forwarded message:

From: "Terrasa, Jen" <jterrasa@howardcountymd.gov>
Date: July 26, 2018 at 5:16:16 PM EDT
To: "stukohn@verizon.net" <stukohn@verizon.net>
Subject: RE: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Hi Stu,

The fee was approved as a part of the resolution last year that indicated support for the courthouse.

County Resolution 27-2017, A RESOLUTION indicating support by both the County Council and County Executive for a project to finance and construct a new courthouse

Included the following:

WHEREAS, given the substantial costs likely to be borne by potential responders to the County's Request for Proposals for the Project, while understanding the preliminary nature of the projections and analysis conducted by County staff and consulting services, it is necessary that the County's governing body demonstrate support for the Project in order to obtain proposals from qualified contractors and commit necessary resources before officially starting the procurement for the Project

As it was explained to me by the county auditor, the companies that submitted proposals likely spent significantly more than the amount of that fee to put their proposals together, and paying such a fee is an international standard to secure the most qualified proposals. Please let me know if you have any further questions. Thanks very much!

Kindest regards,

Melissa

~~~~~

Melissa Affolter

Special Assistant to Councilwoman Jen Terrasa

Howard County Council, District 3

3430 Court House Drive || Ellicott City, MD 21043

Office: 410.313.3108 || Fax: 410.313.3297

Sign up for [Jen's newsletter!](#)

**From:** [stukohn@verizon.net](mailto:stukohn@verizon.net) <[stukohn@verizon.net](mailto:stukohn@verizon.net)>  
**Sent:** Thursday, July 26, 2018 4:50 PM  
**To:** Kittleman, Allan <[AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)>; Wilson, B Diane <[BDWilson@howardcountymd.gov](mailto:BDWilson@howardcountymd.gov)>; CouncilMail <[CouncilMail@howardcountymd.gov](mailto:CouncilMail@howardcountymd.gov)>; [howard-citizen@yahoogroups.com](mailto:howard-citizen@yahoogroups.com)  
**Subject:** Fwd: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Marlena,

Thanks for the information. I see the concern we have is in your attachment -- "image1." It states, "Stipend Amount -- a Stipend in the amount of \$500,000 to be provided to each unsuccessful Proposer that submits a qualifying proposal."

**This NEEDS TO BE EXPLAINED TO ALL CONCERNED PARTIES -- In particular, THE CITIZENS AND VOTERS OF HOWARD COUNTY. All we are asking is for someone to PLEASE Explain the Rational for this particular clause. What will be the maximum of "unsuccessful Proposers?" What is the maximum amount of money are we prepared to distribute to those who are not the winning bidders?**

Sincerely,

Stu Kohn

HCCA, President

-----Original Message-----

From: Marlena Jareaux [m.jareaux@icloud.com](mailto:m.jareaux@icloud.com) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)>

To: HOWARD-CITIZEN <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)>

Sent: Thu, Jul 26, 2018 1:35 pm

Subject: Re: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Bob

I hope you added the council email address to your reply so THEY can see/get it?

Stu,

I'm attaching for you and everyone two documents to this email. One is the section in the county's purchasing documents about the 500k, and the other is the entire document. That's where I got that info, after fighting to get them to give it to me.

Marlena Jareaux

Sent from my iPad

On Jul 26, 2018, at 1:29 PM, Bob Doyle [gobikebob@verizon.net](mailto:gobikebob@verizon.net) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogleroups.com](mailto:HOWARD-CITIZEN@yahoogleroups.com)> wrote:

Must say I concur with all the HCCA positions 100% - just hope the Council will agree.

Bob Doyle

Sent from my iPhone

On Jul 26, 2018, at 12:59 PM, Russ Swatek [swatek1@yahoo.com](mailto:swatek1@yahoo.com) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogleroups.com](mailto:HOWARD-CITIZEN@yahoogleroups.com)> wrote:

Dear Council Members,

I support HCCA's stated position on each of the bills addressed below.

Russ Swatek

8141 Tamar Drive

Columbia, MD 21045

----- Forwarded Message -----

**From:** [stukohn@verizon.net](mailto:stukohn@verizon.net) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogleroups.com](mailto:HOWARD-CITIZEN@yahoogleroups.com)>

**To:** "[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)" <[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)>; "[howard-citizen@yahoogleroups.com](mailto:howard-citizen@yahoogleroups.com)" <[howard-citizen@yahoogleroups.com](mailto:howard-citizen@yahoogleroups.com)>



**Sent:** Thursday, July 26, 2018, 11:32:27 AM EDT

**Subject:** [HOWARD-CITIZEN] Major Decision Day for Council Members  
[5 Attachments]

Dear Council and Listserve Members,

Tomorrow, Friday, 27 July will play a major part in each of the Councilmembers legacy. They will be voting on several all-important Bills and a Resolution that will forever have a major impact on our County for years. These Bills are CB54 – the Courthouse, CB59 – the expansion of the Planned Service Area (PSA), CB56 – Moratorium for Mitigation for Ellicott City, CB58 – Scenic Roads legislation, and CR119 – Amending the Water and Sewer line.

Please refer to the attachments which is our Howard County Citizens Association, HCCA testimony presented to the County Council during two nights. The Council we only hope will consider the very compelling testimony which was heard on these Bills and Resolution. We believe the Council should vote as follows:

**CB54 – *Table*** until such time all the facts have completely been answered especially the financing and the contract arrangements. If true -- we do not understand why two losing bidders will each receive \$500,000?

**CB59 – Vote *No or let the Bill Expire*.** The New Council should be completely in charge of this decision. We don't for the life of us understand the explanation of the Office of Law that this is a "Planning" issue not a "Zoning" issue. The content of the Bill states otherwise. Under the HC Code of Ordinances, Title 16, Section 16.211 the Council is not permitted to act on Zoning matters after the Primary.

**CB56 – Vote *Yes with recommended amendments*.** This Bill should have occurred two years ago when Councilman Weinstein

introduced it, but unfortunately none of his colleagues supported him. Now they are which is appreciated.

**CB58** – Vote *Yes with amendments*. Something needs to be done to save some land and potentially make things safer.

**CR119** – Despite the fact Administrative rules were completely ignored the Council should vote *Yes* because of declared Health hazards.

You can go to our website at <http://howardcountyhcca.org/member-info/reports-documents-and-testimonies/> to see our testimonies. Not all of the aforementioned Bills and Resolution have been posted on our site but will be soon.

Hopefully the Council will make the right decisions at their Legislative Hearing starting at 10AM at the George Howard Building.

Sincerely,

Stu Kohn

HCCA, President



Posted by: "Fox, Greg" <[gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)>

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NOTE 2: HCCA does not take responsibility for the content of messages posted on the listserve; assertions should be verified before placing reliance on them.

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## Sayers, Margery

---

**From:** Stuart Kohn <stukohn@verizon.net>  
**Sent:** Friday, July 27, 2018 8:28 AM  
**To:** HOWARD-CITIZEN@yahoogroups.com  
**Cc:** Fox, Greg; Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail  
**Subject:** Re: [HOWARD-CITIZEN] Major Decision Day for Council Members

Marlena,

You couldn't have stated the concern any better - see below. I just looked up the legal term of the meaning of "Whereas." It states, "It means Because." So if one substitutes the word "Whereas" to "Because" to me this clearly defines the clauses and declares the remaining contents very emphatically.

All we need is everyone on the same page especially now and with new Council Members about to take office.

Sincerely,

Stu Kohn  
HCCA, President

Sent from my iPhone

On Jul 27, 2018, at 12:42 AM, Marlena Jareaux [m.jareaux@icloud.com](mailto:m.jareaux@icloud.com) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)> wrote:

Nothing should be this mysterious, elusive, or ambiguous as it relates to Council matters. The moment when one party has info and insight that the other doesn't, and no shared handbook exists, is the moment that disengagement sets in as well as distrust. If whereas clauses are able to mean different things in different contexts, that info should also be spelled out and travel along with the bill/resolution so that parties are all clear on that. That responsibility should fall upon the party trying to have done what they wish or are requesting/seeking.

Marlena

Sent from my iPad

On Jul 27, 2018, at 12:23 AM, Stuart Kohn [stukohn@verizon.net](mailto:stukohn@verizon.net) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)> wrote:

Greg,

I really appreciate you having the courtesy to respond to the question.

The simple matter for me and others is that I don't get it! Up until now for all these years I thought the "Whereas Clauses" had meaning now we find out it does not - something is wrong. If in fact it is "rational behind a Bill" then CB59 on page 1, lines 27 to 30 states that the Erickson case is about "a specific Zoning proposal" not anything

about what the Office of Law says that it is about "Planning." I believe now that this has been brought to the surface after all these years we all need to apparently get more educated in this area for future testimony, Work Session discussions, and for any authority to better enable their decisions because it looks like the "Whereas" is ambiguous.

Sincerely,

Stu Kohn  
HCCA, President

Sent from my iPhone

On Jul 26, 2018, at 11:20 PM, Fox, Greg <[gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)> wrote:

Stu:

This is much better answered by our office of law and they have done so in a number of public meetings in the past. I will give you my understanding, but I will reiterate that I am NOT a lawyer nor does this serve as legal advise...just my understanding.

Basically, the whereas clauses are used occasionally to provide the rationale behind a bill -- to give it context. It might also provide some historical perspective, references to enabling legislation... At times, it also becomes a place for political posturing or grandstanding regardless of how inappropriate it might be.

It has been explained to us (at least my take on what has been explained) that as the whereas clauses are not part of the bill or resolution once they are passed (i.e., that language doesn't go into code...) that they themselves are not typically considered from a legal standpoint. However, in some cases, where the bill or resolution might be ambiguous on a particular issue, the whereas clauses along with other information "could" be used to make an interpretation of intent.

I hope this helps.

Regards,

Greg

---

**From:** Stuart Kohn <[stukohn@verizon.net](mailto:stukohn@verizon.net)>

**Sent:** Thursday, July 26, 2018 6:32 PM

**To:** Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail;  
[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)  
**Subject:** Fwd: [HOWARD-CITIZEN] Major Decision Day for Council  
Members [2 Attachments]

FYI,

Councilwoman Jen Terrasa office was kind enough to respond to our question below regarding the Courthouse bidding process relating to distributing \$500,000 to non-winning bidders - see below.

I see the rationale is contained in the "Whereas clause" of the contents of the referred Resolution as stated below. Does this clause have legality? We ask because the Office of Law at Monday's Work Session stated regarding CB59 - the PSA Expansion that the "Whereas" does not have the weight one would think. Specifically, we stated that the case and contents of the Bill was all about "Zoning" rather than the Office of Law claiming "Planning" to justify the Council can proceed despite what the Code of Ordinance of Title 16, Section 16.211 after a Primary election.

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Sincerely,

Stu Kohn  
HCCA, President

Sent from my iPhone

Begin forwarded message:

**From:** "Terrasa, Jen"  
<[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)>  
**Date:** July 26, 2018 at 5:16:16 PM EDT  
**To:** "'[stukohn@verizon.net](mailto:stukohn@verizon.net)'"  
<[stukohn@verizon.net](mailto:stukohn@verizon.net)>  
**Subject:** RE: [HOWARD-CITIZEN] Major Decision  
Day for Council Members [2 Attachments]

Hi Stu,

The fee was approved as a part of the resolution last year that indicated support for the courthouse.

County Resolution 27-2017, A RESOLUTION indicating support by both the County Council and County Executive for a project to finance and construct a new courthouse

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Kindest regards,

Melissa

~~~~~  
~~~~~  
Melissa Affolter

Special Assistant to Councilwoman Jen Terrasa

Howard County Council, District 3

3430 Court House Drive || Ellicott City, MD  
21043

Office: 410.313.3108 || Fax: 410.313.3297

Sign up for [Jen's newsletter!](#)

**From:** [stukohn@verizon.net](mailto:stukohn@verizon.net)

[<stukohn@verizon.net>](mailto:stukohn@verizon.net)

**Sent:** Thursday, July 26, 2018 4:50 PM

**To:** Kittleman, Allan

[<AKittleman@howardcountymd.gov>](mailto:AKittleman@howardcountymd.gov); Wilson, B

Diane [<BDWilson@howardcountymd.gov>](mailto:BDWilson@howardcountymd.gov);

CouncilMail [<CouncilMail@howardcountymd.gov>](mailto:CouncilMail@howardcountymd.gov);

[howard-citizen@yahogroups.com](http://howard-citizen@yahogroups.com)

**Subject:** Fwd: [HOWARD-CITIZEN] Major Decision  
Day for Council Members [2 Attachments]

Marlena,

Thanks for the information. I see the concern we have is in your attachment -- "image1." It states, "Stipend Amount -- a Stipend in the amount of \$500,000 to be provided to each unsuccessful Proposer that submits a qualifying proposal."

**This NEEDS TO BE EXPLAINED TO ALL  
CONCERNED PARTIES -- In particular, THE  
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**COUNTY. All we are asking is for someone to PLEASE Explain the Rational for this particular clause. What will be the maximum of "unsuccessful Proposers?" What is the maximum amount of money are we prepared to distribute to those who are not the winning bidders?**

Sincerely,

Stu Kohn

HCCA, President

-----Original Message-----

From: Marlina Jareaux [m.jareaux@icloud.com](mailto:m.jareaux@icloud.com)  
[HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahogroups.com](mailto:HOWARD-CITIZEN@yahogroups.com)>

To: HOWARD-CITIZEN <[HOWARD-CITIZEN@yahogroups.com](mailto:HOWARD-CITIZEN@yahogroups.com)>

Sent: Thu, Jul 26, 2018 1:35 pm

Subject: Re: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Bob

I hope you added the council email address to your reply so THEY can see/get it?

Stu,

I'm attaching for you and everyone two documents to this email. One is the section in the county's purchasing documents about the 500k, and the other is the entire document. That's where I got that info, after fighting to get them to give it to me.

Marlina Jareaux

Sent from my iPad

On Jul 26, 2018, at 1:29 PM, Bob Doyle  
[gobikebob@verizon.net](mailto:gobikebob@verizon.net) [HOWARD-CITIZEN]  
<[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)> wrote:

Must say I concur with all the HCCA  
positions 100% - just hope the Council  
will agree.

Bob Doyle

Sent from my iPhone

On Jul 26, 2018, at 12:59 PM, Russ  
Swatek [swatek1@yahoo.com](mailto:swatek1@yahoo.com)  
[HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)> wrote:

Dear Council  
Members,

I support  
HCCA's stated  
position on  
each of the  
bills  
addressed  
below.

Russ Swatek

8141 Tamar  
Drive



Columbia, MD  
21045

----- Forwarded  
Message -----

**From:**  
[stukohn@verizon.net](mailto:stukohn@verizon.net)  
[HOWARD-CITIZEN]  
<[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)>

**To:**  
"councilmail@howardcountymd.gov"  
<[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)>;  
"howard-citizen@yahoogroups.com" <[howard-citizen@yahoogroups.com](mailto:howard-citizen@yahoogroups.com)>

**Sent:** Thursday, July  
26, 2018, 11:32:27 AM  
EDT

**Subject:** [HOWARD-CITIZEN] Major  
Decision Day for  
Council Members [5  
Attachments]

Dear Council and  
Listserve Members,

Tomorrow, Friday, 27  
July will play a major  
part in each of the  
Councilmembers  
legacy. They will be  
voting on several all-  
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for years. These Bills are CB54 – the Courthouse, CB59 – the expansion of the Planned Service Area (PSA), CB56 – Moratorium for Mitigation for Ellicott City, CB58 – Scenic Roads legislation, and CR119 – Amending the Water and Sewer line.

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**CB54 – *Table*** until such time all the facts have completely been answered especially the financing and the contract arrangements. If true - we do not understand why two losing bidders will each receive \$500,000?

**CB59 – Vote *No or let the Bill***

***Expire.*** The New Council should be completely in charge of this decision. We don't for the life of us understand the explanation of the Office of Law that this is a "Planning" issue not a "Zoning" issue. The content of the Bill states otherwise. Under the HC Code of Ordinances, Title 16, Section 16.211 the Council is not permitted to act on Zoning matters after the Primary.

**CB56 – Vote *Yes with recommended amendments.*** This Bill should have occurred two years ago when Councilman Weinstein introduced it, but unfortunately none of his colleagues supported him. Now they are which is appreciated.

**CB58 – Vote *Yes with amendments.*** Something needs to be done to save some land and potentially make things safer.

**CR119** -- Despite the fact Administrative rules were completely ignored the Council should vote *Yes* because of declared Health hazards.

You can go to our website at <http://howardcountyhcca.org/member-info/reports-documents-and-testimonies/> to see our testimonies. Not all of the aforementioned Bills and Resolution have been posted on our site but will be soon.

Hopefully the Council will make the right decisions at their Legislative Hearing starting at 10AM at the George Howard Building.

Sincerely,

Stu Kohn

HCCA, President

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Posted by: Marlena Jareaux <[m.jareaux@icloud.com](mailto:m.jareaux@icloud.com)>

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NOTE 1: When you choose REPLY, it will go to the entire group.  
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**Sayers, Margery**

---

**From:** Becky S Romans <bsromans@gmail.com>  
**Sent:** Thursday, July 26, 2018 8:16 AM  
**To:** CouncilMail  
**Subject:** Courthouse possibilities

To whom it may concern:

The thought of entertaining such an elaborate courthouse with tax payers money in a time when teacher steps weren't fully funded and student schools are AND have been overcrowded is glutinous and extravagant. Please consider other already existing locations to recycle.

Becky Romans

Sent from my iPhone

**Sayers, Margery**

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**From:** carolynetetzloff@gmail.com  
**Sent:** Thursday, July 26, 2018 8:11 AM  
**To:** CouncilMail  
**Subject:** Table CB 54 2018

I oppose the construction of a new courthouse!  
Concerned Citizen  
Carolyn Tetzloff

Sent from my iPhone

Sayers, Margery

---

**From:** Jamie Williams <xshop1@hotmail.com>  
**Sent:** Thursday, July 26, 2018 8:02 AM  
**To:** CouncilMail  
**Subject:** CB-54-2018

County Council,

I'm a Howard County resident for 25 years and I have seen it go from one of the best places to live in America to the overcrowded mess it is right now. Between overcrowded schools, emergency rooms, insufficient infrastructure to handle the thousands of units of new apartments, townhouses and homes that have been approved, the council needs to STOP and carefully consider everything, with residents input, before rushing into passing the new courthouse bill.

I strongly urge you to defer the vote on this bill till after August break so that more consideration can be given, and priorities for spending OUR money can be established that meet the needs of the WHOLE community.

Jamie Williams  
5927 MEADOW ROSE  
ELKRIDGE MD

Sent from my iPhone



**Sayers, Margery**

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**From:** secwilliams <secwilliams@gmail.com>  
**Sent:** Thursday, July 26, 2018 7:55 AM  
**To:** CouncilMail  
**Subject:** New courthouse ?

County Council Members,

I was surprised to read about the staggering costs associated with the building of a new County Courthouse. I would like the County Council to table CB 54-2018 until after your August break in order for you to be able to conduct more research to identify the specifics of the contracts up for bid as well as the "urgency" of need and whether or not this is and should be a priority for our County at this time, when our beloved main street is in peril, so many of schools are ridiculously and dangerously overcrowded and our hospital wait times and services are woefully inadequate.

Thank you for your consideration.

Stacey Williams

2978 Brookwood Road, 21042

--

Stacey C. Williams  
[secwilliams@gmail.com](mailto:secwilliams@gmail.com)  
410-916-4709 (cell)

**Sayers, Margery**

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**From:** Brian Vivrette <bvivrette@gmail.com>  
**Sent:** Thursday, July 26, 2018 12:37 AM  
**To:** CouncilMail  
**Subject:** CB54 - New Courthouse

Good evening,

I am writing to strongly urge you to table CB54-2018 in favor of additional information. What is the urgency of rushing this project through? Why, with so many other competing priorities, including rebuilding of a twice-devastated County seat, is this a priority? Why are we not first focusing on our massively overcrowded schools, and our woefully underwhelming public infrastructure? Why are we allowing such a huge project such as this one, to be our guinea pig for an alternative P3 funding program; one that will saddle our county with massive bond debt over the next 30 years? Likely causing still-unknown financial ramifications that may far exceed forecasts. What will replace the existing Courthouse once the new one is underway, and what will anchor Old Ellicott City once it is gone?

These are just a handful of questions that need to be considered before approving this project. I urge you to wait for more information, understand the special interests involved, and focus on the currently pressing needs of the County.

Thank you,

Brian Vivrette  
Elkridge

## Sayers, Margery

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**From:** Susan Garber <buzysusan23@yahoo.com>  
**Sent:** Thursday, July 26, 2018 12:06 AM  
**To:** CouncilMail  
**Subject:** Blog about CB 54

Dear Council members,

I am writing to again urge you to delay a decision on funding of the new courthouse until you have time to get all of yours and citizens questions and concerns responded to.

As justification I offer excerpts from my recent blog:

Our County Council has been experiencing a full **court** press (double entendre intended) to pass the most expensive issue before them this month - authorizing funding for the proposed new Circuit Courthouse. Unfortunately, there has been almost no press coverage to make the broader citizenry aware of concerns over a lack of details and desired research into allegations of irregularities.

Through a complex Public Private Partnership (P3) the new courthouse will be designed and constructed and then maintained over a 30 year lease period by a private company formed specifically to perform this function for Howard County.

The most frequently heard reason for needing a new court house has been that the current court house is overcrowded. Couldn't the same be said:

- for our schools?
- for our roads?
- for our emergency room?

Those testifying in favor of the new 227,000 sq. ft. facility all echoed how crowded and unsafe the halls in the current courthouse are. I sure wish Judy Fisher George had been there to remind the Council of how many times her daughter has been injured in the hallways of her seriously overcrowded school! I reminded the Council that instruction actually occurs in the hallways of some of our schools these days. And let's not forget the terrifying experience of having a loved one parked for hours on a gurney in the hall of Howard Hospital while waiting to be seen in Emergency or awaiting admission-- because no rooms are available. Forgive my lack of empathy for courthouse employees and visitors, but I just don't see that their wants should take precedent over other's needs, especially not the needs of our children or those who lost everything AGAIN in the Ellicott City floods. The County has many needs. It is owed to the citizens that prioritization be transparent. And unrushed.

Here is the root of my discontent. According to documentation at <http://ecsmart.org> the case made for a new, larger courthouse was bogus. For example:

- Contrary to claims that we needed to accommodate a 6<sup>th</sup> judge, the State won't grant us one because we don't have the cases to warrant it.
- Contrary to claims that our cases were being delayed too long, our record is actually one of the best in the state for timeliness
- Contrary to claims that our court house is the oldest, smallest, most antiquated of our neighbors; it is not. And where did previously allocated funds for expansion and updating of the current building disappear to?

Sure everyone enjoys working in or visiting a lovely new facility with space to spread out BUT do we really NEED a facility THREE TIMES the size of the current one. [When MedStar Health decided to leave their 70,000 sq. ft. building on Sterrett Place to occupy the corner of Brokenland and Little Patuxent Parkways they only took 97,000 sq. ft. of the 200,000 sq. ft. building. Why is our government being so much more lavish than private enterprise? ]

While the new courthouse plan has been in the works for some time and much money and staff time has gone into moving it along the bidding process, it still needs further examination, including determining a baseline for comparison on whether or not the P3 approach is better or not. What would the building cost if we did it the conventional way, like having a school built. [The irony of the Council being poised to authorize \$91 million in bonds for the project isn't lost on me: \$91 million is the same amount batted about as the price tag for the desperately needed High School #13!] But the expense of this court house doesn't stop at \$91 million. That amount just covers the \$75 million lump payment in July of 2021 when the building is ready for occupancy plus fixtures, furniture and service charges. It's the 30 years of annual lease payments for facilities operation and maintenance that is staggering!

Council Members had questions for staff and the winning bidder during the work sessions earlier this week, including what the total cost will be. Council Chair Sigaty quipped that she needed them to provide that number because the cost estimates she heard from citizens testifying on Monday night were all over the place. Surely citizens were working from misinformation..... I listened very intently, hoping I hadn't embarrassed myself. The \$450 million estimate I stated in my testimony for HCCA was the highest one proffered that night. Well by golly, I feel like the winner of *The Price is Right*, coming closest-- without going over! The estimate provided by the experts was **\$452 million over the 30 years**. [But keep in mind that does not include the cost of utilities, or leasing space in 3 buildings to accommodate all the departments being dispersed from the Dorsey Building, or the cost of moving them or the occupants of the old court house to their new homes. It also doesn't include the 4.9 million annual GoBond debt service payment for 30 years. In both the short and long run there will be numerous additional expenses NOT being defined at this time.]

I'm particularly thankful that Council members Ball and Sigaty asked so many critical questions at the work session, but why wasn't the Council provided basic information about the deal in the first place? Why were those being questioned so cagey, (or visibly nervous,) providing only minimal details? **How come it's insisted the Council needs to pass the bill this Friday when the bid pricing is good through November 15<sup>th</sup>?**

Once the Council approves the bill, there will be no turning back, no way out of the contract which obligates us to that debt. Should the economy tank or we face other disasters in the next 30+ years, the obligation to this debt must be paid first and fully. Future Execs and Council Members will be forced to decide which other critical services and facilities won't be funded as a result of shortfalls or will raise taxes.

How come no one seems to be thinking about how the removal of the Courthouse from Old Ellicott City will further retard any recovery? Isn't it counterproductive to rebuild OEC and then eliminate the major customer base generated by the court house? Isn't it pre-mature to be jumping all in with no plan for the use of the existing courthouse when it's vacated?

Perhaps the P3 arrangement is not in our best fiscal interest. Since the public (and perhaps the Council?) haven't seen any figures on the cost of constructing a new courthouse by the conventional means (even one double, rather than triple the size of the current one) there is no baseline to measure the expense.

I fear we have basically worked out a complex and costly P3 scheme that is analogous to a 30 year lease-to-own contract on a Ferrari..... when our Ford is still running.

I've only begun to touch on the numerous issues involved with this monumental decision. I'd like to see the Council conduct further research to assure all the issues are researched/revealed completely, from:

- questionable urgency of need
- to competing priorities after Ellicott City's recently repeated destruction
- to risking future crucial infrastructure and service needs by taking on this 30 year debt obligation
- to contract specifics and questionable players.

Thank you for your consideration and for taking your fiduciary responsibilities seriously,

Susan Garber

**Sayers, Margery**

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**From:** Peter Sola <pmbsole@verizon.net>  
**Sent:** Thursday, July 26, 2018 12:01 AM  
**To:** CouncilMail  
**Subject:** CB -54. 2018

Please postpone the vote on the new court house until the citizens of Howard are giving a full explanation regarding the need for this new building. I believe we have several projects that ought to take precedent such as a new High School.

Peter Sola

from Peter Sola

## Sayers, Margery

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**From:** S VanWey <svanwey444@gmail.com>  
**Sent:** Wednesday, July 25, 2018 9:43 AM  
**To:** CouncilMail  
**Subject:** CB54 New Courthouse,

Dear County Council,

I oppose the building of a new courthouse in HC for several reasons.

The current courthouse is sufficient to meet the county's current and future needs given it is already bigger than several surrounding counties. The proposed plan is too large and too expensive. HC needs to: meet the needs of old Ellicott City, correct and mitigate watersheds, write legislation that stops clear cutting by developers, provide adequate schools for its students, and stop overdevelopment of the county.

The current courthouse has many historical aesthetics including the beautiful hardwoods. The amount of parking spaces is great. Please meet the needs of the aforementioned before building a new courthouse which is not needed.

Regards,

Wilma VanWey

## Sayers, Margery

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**From:** Bethann Ritter Snyder <britte19@hotmail.com>  
**Sent:** Monday, July 30, 2018 9:41 AM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Shameful courthouse P3 vote

Dear Howard County Council and County Executive Kittleman,

I am DISGUSTED by your vote on Friday, July 27 to pursue a public-private partnership for a new courthouse. There was very little notice to the public about this and the documentation showing that we NEED a courthouse more than schools and other infrastructure - such as watershed improvements to help Ellicott City - was sorely lacking. This method will benefit private developers over taxpayers and is NOT a good use of taxpayer money. A new courthouse should have been debated and even raised as an issue for the November election so the people of Howard County have the chance to provide their input. We cannot make our voices heard on an issue we only learn about the day of a vote. I commend Councilman Ball for taking a stand against the P3 arrangement for the courthouse.

I strongly urge you to reconsider your vote and table pursuit of a P3 contract for a new county courthouse until after the November election so the people of Howard County have the opportunity to make their voices heard on the subject. Is P3 really the best way to go? Was any comparative analysis done? What will be the impact on Historic Ellicott City when the business provided by the current courthouse leaves, removing a large source of income from the businesses of Ellicott City, whom you claim to support.

Your decision is short-sighted and a poor use of taxpayer dollars. Please reconsider your decision for the P3 arrangement for a new courthouse. If you do not stop this waste of taxpayers money, Howard County citizens will remember this when we vote in November and do whatever we can to get a new county executive and council who actually listen to the people of Howard County over the developers and contractors who have benefited from your decisions at the expense of Howard County citizens.

Regards,

Bethann E. Ritter Snyder,  
Elkridge, MD



**Sayers, Margery**

---

**From:** Aurora Schmidt <auroraschmidt@gmail.com>  
**Sent:** Friday, July 27, 2018 3:58 PM  
**To:** CouncilMail  
**Subject:** CB 54

Dear Councilpersons,

Please table table CB 54-2018 until after the August break. There are irregularities and concerns over these plans!

A concerned resident,  
Aurora Schmidt

## Sayers, Margery

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**From:** Lenore Gelfman <lenore.gelfman@mdcourts.gov>  
**Sent:** Friday, July 27, 2018 1:47 PM  
**To:** CouncilMail  
**Subject:** New Circuit Courthouse

Dear Chair Ms. Sigaty, Vice Chair Dr. Ball, Mr. Fox, Ms. Terrasa, Mr. Weinstein,

I wanted to thank the Council for talking the time to consider the New Courthouse bill. We are all pleased with the Council's decision. As this is a continuing project, should you have questions along the way, please don't hesitate to reach out to me. I'll do my best to supply the information. Best, Lenore Gelfman

Honorable Lenore R. Gelfman  
Administrative Judge  
Circuit Court for Howard County  
8360 Court Ave  
Ellicott City, MD 21043  
410-313-2143  
[Lenore.Gelfman@mdcourts.gov](mailto:Lenore.Gelfman@mdcourts.gov)

**Sayers, Margery**

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**From:** Nancy Wisner <nancywisner16@gmail.com>  
**Sent:** Friday, July 27, 2018 12:41 PM  
**To:** CouncilMail  
**Subject:** New Courthouse????

After hearing the information and cost of a New Courthouse, I'm writing to ask you to table CB 54-2018 until after your August break!

\$452 Million is an extraordinary large amount of money to be playing with!

According to documentation at <http://ecsmart.org> the case made for a new, larger courthouse was bogus.

While the new courthouse plan has been in the works for some time and much money and staff time has gone into moving it along the bidding process, it still needs further examination, including determining a baseline for comparison on whether or not the P3 approach is better or not.

I'm a Howard County Tax Payer. This doesn't sound like the BEST USE of my Tax Money!

Nancy Wisner  
10575 Grae Loch Rd.  
Laurel, MD 20723

**Sayers, Margery**

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**From:** Matthew Molyett <matthewmolyett@gmail.com>  
**Sent:** Friday, July 27, 2018 9:30 AM  
**To:** CouncilMail  
**Subject:** Council Bill 54

For 30 year development plans please focus on extending the water/sewer infrastructure further west.

I grew up outside of, and attended Council discussions, a rural village in Ohio. Freedom from well/cistern/septic is not an expectation only for suburban and metropolitan communities. Even in villages with less than 1000 constituents it is expected that sufficient utility infrastructure will be provided for their taxes.

In thirty years, where do you expect new adults to be taking up residence. I don't think we'll be able to pack more units on top of Jessup. Please dedicate thirty year planning to expanding infrastructure.

Matthew Molyett

**Sayers, Margery**

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**From:** Sue Tompkins <susanbtompkins@gmail.com>  
**Sent:** Friday, July 27, 2018 9:26 AM  
**To:** CouncilMail  
**Subject:** Pls wait on CB 54-2018

Dear County Council -

Please wait on making a decision on CB 54-2018 until after your August break. The proposal is good until November - so why rush to make this decision when it sounds like you do not have all the information you need to make an informed decision?

This is s big chunk of change to be spending - every year - for the next 30 years. Please take the time and do your homework and see if this is what is best for HoCo.

Thank you,

Sue Tompkins--  
Sue Sent from Gmail Mobile

**From:** Allen Dyer <aldyer@lawlab.com>  
**Sent:** Friday, July 27, 2018 9:15 AM  
**To:** HOWARD-CITIZEN@yahoogroups.com  
**Cc:** Fox, Greg; Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail  
**Subject:** RE: [HOWARD-CITIZEN] Major Decision Day for Council Members

stu & marlena,

IN MARYLAND, greg fox is on the money, but, it gets “better.” for your perusal, i attach a mighty fine piece of writing that is in a MARYLAND statute:

### § 3-102. Legislative policy

(a) In general. -- It is essential to the maintenance of a democratic society that, except in special and appropriate circumstances:

- (1) public business be conducted openly and publicly; and
- (2) the public be allowed to observe:(i) the performance of public officials; and(ii) the deliberations and decisions that the making of public policy involves.

(b) Accountability; faith in government; effectiveness of public involvement. --

(1) The ability of the public, its representatives, and the media to attend, report on, and broadcast meetings of public bodies and to witness the phases of the deliberation, policy formation, and decision making of public bodies ensures the accountability of government to the citizens of the State.

(2) The conduct of public business in open meetings increases the faith of the public in government and enhances the effectiveness of the public in fulfilling its role in a democratic society.

(c) Public policy. -- Except in special and appropriate circumstances when meetings of public bodies may be closed under this title, it is the public policy of the State that the public be provided with adequate notice of the time and location of meetings of public bodies, which shall be held in places reasonably accessible to individuals who would like to attend these meetings.

Md. General Provisions Code Ann. § 3-102. however, if you CAREFULLY read the rest of the provisions of this law you will rapidly find yourself in a den of snakes that says the exact opposite of the “legislative policy.” further, if you really want to weep, try reading the local howard county circuit judges’ UNPUBLISHED opinions that slice and dice the legislative policy to justify secrecy.

MARYLAND “government” has a strong, strong POLITICAL CULTURE that lives with the cognitive dissonance caused by telling the voters how much they listen to the voters while they choose to follow the advice of large campaign contributors when the elected officials cast THEIR VOTES on legislation.

that said, the voters have little recourse to “choose” since the duopoly eliminates small third party candidates because third party candidate are mere “spoilers” unworthy of your votes.

*this is true because the memory of men runneth not to the contrary.*

fortunately, it is possible (but very, very difficult) to REPLACE & RESET our local howard county government.

which raises a question which i consider worthy of every voter’s attention: what would a voter oriented local government look like? before we reset the local government, WHAT DOES THE BEST LOCAL GOVERNMENT LOOK LIKE??

howard county voters are not idiots. they should be able to research local governments AROUND THE WORLD and structure a new local government that would engender an ETHICAL (i.e. open and honest) local government.

allen dyer

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**From:** HOWARD-CITIZEN@yahoogroups.com [mailto:HOWARD-CITIZEN@yahoogroups.com]

**Sent:** Friday, July 27, 2018 8:28 AM

**To:** HOWARD-CITIZEN@yahoogroups.com

**Cc:** Fox, Greg; Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail

**Subject:** Re: [HOWARD-CITIZEN] Major Decision Day for Council Members

Marlena,

You couldn’t have stated the concern any better - see below. I just looked up the legal term of the meaning of “Whereas.” It states, “It means Because.” So if one substitutes the word “Whereas” to “Because” to me this clearly defines the clauses and declares the remaining contents very emphatically.

All we need is everyone on the same page especially now and with new Council Members about to take office.

Sincerely,

Stu Kohn  
HCCA, President

Sent from my iPhone

On Jul 27, 2018, at 12:42 AM, Marlena Jareaux [m.jareaux@icloud.com](mailto:m.jareaux@icloud.com) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)> wrote:

Nothing should be this mysterious, elusive, or ambiguous as it relates to Council matters. The moment when one party has info and insight that the other doesn’t, and no shared handbook exists, is the moment that disengagement sets in as well as distrust. If whereas clauses are able to mean different things in different contexts, that info should also be spelled out and travel along

with the bill/resolution so that parties are all clear on that. That responsibility should fall upon the party trying to have done what they wish or are requesting/seeking.

Marlena

Sent from my iPad

On Jul 27, 2018, at 12:23 AM, Stuart Kohn [stukohn@verizon.net](mailto:stukohn@verizon.net) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoo.com](mailto:HOWARD-CITIZEN@yahoo.com)> wrote:

Greg,

I really appreciate you having the courtesy to respond to the question.

The simple matter for me and others is that I don't get it! Up until now for all these years I thought the "Whereas Clauses" had meaning now we find out it does not - something is wrong. In fact it is "rational behind a Bill" then CB59 on page 1, lines 27 to 30 states that the Erickson case is about "a specific Zoning proposal" not anything about what the Office of Law says that it is about "Planning." I believe now that this has been brought to the surface after all these years we all need to apparently get more educated in this area for future testimony, Work Session discussions, and for any authority to better enable their decisions because it looks like the "Whereas" is ambiguous.

Sincerely,

Stu Kohn  
HCCA, President

Sent from my iPhone

On Jul 26, 2018, at 11:20 PM, Fox, Greg <[gfox@howardcountymd.gov](mailto:gfox@howardcountymd.gov)> wrote:

Stu:

This is much better answered by our office of law and they have done so in a number of public meetings in the past. I will give you my understanding, but I will reiterate that I am NOT a lawyer nor does this serve as legal advise...just my understanding.

Basically, the whereas clauses are used occasionally to provide the rationale behind a bill -- to give it context. It might also provide some historical perspective, references to enabling legislation... At times, it also becomes a place for political posturing or grandstanding regardless of how inappropriate it might be.



It has been explained to us (at least my take on what has been explained) that as the whereas clauses are not part of the bill or resolution once they are passed (i.e., that language doesn't go into code...) that they themselves are not typically considered from a legal standpoint. However, in some cases, where the bill or resolution might be ambiguous on a particular issue, the whereas clauses along with other information "could" be used to make an interpretation of intent.

I hope this helps.

Regards,

Greg

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**From:** Stuart Kohn <[stukohn@verizon.net](mailto:stukohn@verizon.net)>  
**Sent:** Thursday, July 26, 2018 6:32 PM  
**To:** Terrasa, Jen; Kittleman, Allan; Wilson, B Diane; CouncilMail; [HOWARD-CITIZEN@yahogroups.com](mailto:HOWARD-CITIZEN@yahogroups.com)  
**Subject:** Fwd: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

FYI,

Councilwoman Jen Terrasa office was kind enough to respond to our question below regarding the Courthouse bidding process relating to distributing \$500,000 to non-winning bidders - see below.

I see the rationale is contained in the "Whereas clause" of the contents of the referred Resolution as stated below. Does this clause have legality? We ask because the Office of Law at Monday's Work Session stated regarding CB59 - the PSA Expansion that the "Whereas" does not have the weight one would think. Specifically, we stated that the case and contents of the Bill was all about "Zoning" rather than the Office of Law claiming "Planning" to justify the Council can proceed despite what the Code of Ordinance of Title 16, Section 16.211 after a Primary election.

So we are confused as to the law regarding the "Whereas clause" now and in the future? How much weight does one give when reviewing any Bill or Resolution in order to comment when testifying before any body such as the Council, Zoning Board, Planning Board, Hearing Examiner, or Board of Appeals, etc.? This

is very important so we can obtain a solid reading to have the opportunity to get educated for future testimonies.

Sincerely,

Stu Kohn  
HCCA, President

Sent from my iPhone

Begin forwarded message:

**From:** "Terrasa, Jen"  
<[jterrasa@howardcountymd.gov](mailto:jterrasa@howardcountymd.gov)>  
**Date:** July 26, 2018 at 5:16:16 PM EDT  
**To:** "'[stukohn@verizon.net](mailto:stukohn@verizon.net)'"  
<[stukohn@verizon.net](mailto:stukohn@verizon.net)>  
**Subject:** RE: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Hi Stu,

The fee was approved as a part of the resolution last year that indicated support for the courthouse.

County Resolution 27-2017, A RESOLUTION indicating support by both the County Council and County Executive for a project to finance and construct a new courthouse

Included the following:

WHEREAS, given the substantial costs likely to be borne by potential responders to the County's Request for Proposals for the Project, while understanding the preliminary nature of the projections and analysis conducted by County staff and consulting services, it is necessary that the County's governing body demonstrate support for the Project in order to obtain proposals from qualified contractors and commit

necessary resources before officially starting the procurement for the Project

As it was explained to me by the county auditor, the companies that submitted proposals likely spent significantly more than the amount of that fee to put their proposals together, and paying such a fee is an international standard to secure the most qualified proposals. Please let me know if you have any further questions. Thanks very much!

Kindest regards,

Melissa

~~~~~  
~~~~~

Melissa Affolter

Special Assistant to Councilwoman Jen Terrasa

Howard County Council, District 3

3430 Court House Drive || Ellicott City, MD  
21043

Office: 410.313.3108 || Fax: 410.313.3297

Sign up for [Jen's newsletter!](#)

**From:** [stukohn@verizon.net](mailto:stukohn@verizon.net)

[<stukohn@verizon.net>](mailto:stukohn@verizon.net)

**Sent:** Thursday, July 26, 2018 4:50 PM

**To:** Kittleman, Allan

[<AKittleman@howardcountymd.gov>](mailto:AKittleman@howardcountymd.gov); Wilson, B

Diane [<BDWilson@howardcountymd.gov>](mailto:BDWilson@howardcountymd.gov);

CouncilMail <[CouncilMail@howardcountymd.gov](mailto:CouncilMail@howardcountymd.gov)>;  
[howard-citizen@yahoogroups.com](mailto:howard-citizen@yahoogroups.com)

**Subject:** Fwd: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Marlena,

Thanks for the information. I see the concern we have is in your attachment -- "image1." It states, "Stipend Amount -- a Stipend in the amount of \$500,000 to be provided to each unsuccessful Proposer that submits a qualifying proposal."

**This NEEDS TO BE EXPLAINED TO ALL CONCERNED PARTIES -- In particular, THE CITIZENS AND VOTERS OF HOWARD COUNTY. All we are asking is for someone to PLEASE Explain the Rational for this particular clause. What will be the maximum of "unsuccessful Proposers?" What is the maximum amount of money are we prepared to distribute to those who are not the winning bidders?**

Sincerely,

Stu Kohn

HCCA, President

-----Original Message-----

From: Marlena Jareaux [m.jareaux@icloud.com](mailto:m.jareaux@icloud.com)  
[HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)>

To: HOWARD-CITIZEN <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)>

Sent: Thu, Jul 26, 2018 1:35 pm

Subject: Re: [HOWARD-CITIZEN] Major Decision Day for Council Members [2 Attachments]

Bob

I hope you added the council email address to your reply so THEY can see/get it?

Stu,

I'm attaching for you and everyone two documents to this email. One is the section in the county's purchasing documents about the 500k, and the other is the entire document. That's where I got that info, after fighting to get them to give it to me.

Marlena Jareaux

Sent from my iPad

On Jul 26, 2018, at 1:29 PM, Bob Doyle  
[gobikebob@verizon.net](mailto:gobikebob@verizon.net) [HOWARD-CITIZEN]  
<[HOWARD-CITIZEN@yahoogleroups.com](mailto:HOWARD-CITIZEN@yahoogleroups.com)> wrote:

Must say I concur with all the HCCA  
positions 100% - just hope the Council  
will agree.

Bob Doyle

Sent from my iPhone

On Jul 26, 2018, at 12:59 PM, Russ  
Swatek [swatek1@yahoo.com](mailto:swatek1@yahoo.com)  
[HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogleroups.com](mailto:HOWARD-CITIZEN@yahoogleroups.com)> wrote:

Dear Council  
Members,

I support  
HCCA's stated  
position on  
each of the  
bills  
addressed  
below.

Russ Swatek

8141 Tamar  
Drive

Columbia, MD  
21045

----- Forwarded  
Message -----

**From:**

[stukohn@verizon.net](mailto:stukohn@verizon.net)  
[HOWARD-CITIZEN]  
<HOWARD-  
CITIZEN@yahogroups  
.com>

**To:**

"[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)"  
<[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)>;  
"howard-  
citizen@yahogroups.com" <[howard-citizen@yahogroups.com](mailto:howard-citizen@yahogroups.com)>

**Sent:** Thursday, July  
26, 2018, 11:32:27 AM  
EDT

**Subject:** [HOWARD-  
CITIZEN] Major  
Decision Day for  
Council Members [5  
Attachments]

Dear Council and  
Listserve Members,

Tomorrow, Friday, 27  
July will play a major  
part in each of the  
Councilmembers  
legacy. They will be  
voting on several all-  
important Bills and a  
Resolution that will  
forever have a major  
impact on our County  
for years. These Bills  
are CB54 – the  
Courthouse, CB59 –  
the expansion of the  
Planned Service Area  
(PSA), CB56 –  
Moratorium for  
Mitigation for Ellicott  
City, CB58 – Scenic  
Roads legislation, and  
CR119 – Amending  
the Water and Sewer  
line.

Please refer to the  
attachments which is  
our Howard County  
Citizens Association,  
HCCA testimony  
presented to the  
County Council  
during two  
nights. The Council  
we only hope will  
consider the very  
compelling testimony  
which was heard on  
these Bills and  
Resolution. We  
believe the Council

should vote as follows:

**CB54 – *Table*** until such time all the facts have completely been answered especially the financing and the contract arrangements. If true -  
- we do not understand why two losing bidders will each receive \$500,000?

**CB59 – Vote *No or let the Bill Expire***. The New Council should be completely in charge of this decision. We don't for the life of us understand the explanation of the Office of Law that this is a "Planning" issue not a "Zoning" issue. The content of the Bill states otherwise. Under the HC Code of Ordinances, Title 16, Section 16.211 the Council is not permitted to act on Zoning matters after the Primary.

**CB56 – Vote *Yes with recommended amendments***. This Bill should have occurred two years ago when Councilman



Weinstein introduced it, but unfortunately none of his colleagues supported him. Now they are which is appreciated.

**CB58** – Vote *Yes* *with*

*amendments*. Something needs to be done to save some land and potentially make things safer.

**CR119** – Despite the fact Administrative rules were completely ignored the Council should vote *Yes* because of declared Health hazards.

You can go to our website at <http://howardcountyhcca.org/member-info/reports-documents-and-testimonies/> to see our testimonies. Not all of the aforementioned Bills and Resolution have been posted on our site but will be soon.

Hopefully the Council will make the right decisions at their Legislative Hearing starting at 10AM at

the George Howard  
Building.

Sincerely,

Stu Kohn

HCCA, President

---

Posted by: Stuart Kohn <stukohn@verizon.net>

---

NOTE 1: When you choose REPLY, it will go to the entire group.  
To send to one member, enter that address in the TO window.

NOTE 2: HCCA does not take responsibility for the content of messages posted on the  
listserve; assertions should be verified before placing reliance on them.

**VISIT YOUR GROUP**

**YAHOO! GROUPS**

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Carol Ann Smith  
Past President of the Waring-Mitchell Law Society of Howard County  
Testimony To The Howard County Council  
July 16, 2018

Introduction

Good Evening, I am Carol Ann Smith:

Thank you for the opportunity to address the Council. I am speaking to you as a Past President of the Everett J. Waring-Juanita-Jackson Mitchell Law Society of Howard County. The Waring-Mitchell Law Society was chartered 33 years ago for the purpose of promoting professional and public service activities in and around Howard County. The group chose to name the law society after two outstanding African-American attorneys of historical significance in Maryland and nationally- Everett J. Waring, the first African-American male admitted to practice in Maryland and Juanita Jackson Mitchell, the first African-American woman admitted to practice in Maryland. Both pioneers committed to the highest quality of the legal profession and service to the community. It is our mission to ensure that attorneys, particularly attorneys of color and women are supported in the practice of law and that all in the Howard County Community have access to information and representation in matters related to the law.

2018 JUL 16 PM 5:52

HOWARD COUNTY COUNCIL RECEIVED

Several of our members are here this evening to show support for the need for a new Circuit Courthouse.

Background

For years Howard County has proudly adopted the challenge reflected in the mantra to **Choose Civility**. Civility is "polite, reasonable and respectful behavior." We pride ourselves in Howard County on our endeavor to celebrate the rich diversity we enjoy here and our ability to resolve disputes by choosing civility.

To borrow from one our State agencies (The Department of Human Services) **Place Matters**. That place where we go in this County to practice civility in the most challenging circumstances is the Howard County Circuit Court. The Circuit Court must be a place conducive to the efficient practice of the civility we seek, whether we are tasked with settling our most serious social and emotional challenges, financial disputes, protecting the most vulnerable in our population or when we must determine the best way to punish the most serious crimes and administer justice.

The Circuit Court is where our most difficult disputes are tried and decided. It is where we task our citizens to participate in the judicial process. It is the place where litigants come to terms with each other often just prior to a hearing outside of the courtroom but within the courthouse. It must be a safe place on all levels.

Our current courthouse lacks accommodations to be that Place for Civility on several levels:

## Within the Courtrooms

Our current courthouse lacks courtrooms that allow sufficient space between litigants for private discussions at the trial table so that parties and witnesses can be present in the same room with sufficient space to address disputes in the most civil way.

Courtrooms that are ADA (Americans with Disabilities Act) compliant to give access to the physically challenged.

Courtrooms that provide for the use of modern technology for the sophisticated evidence presentations to assist the trier of fact be it a judge or a jury.

## Outside of the Courtrooms

The current courthouse has inadequate space for citizens to await jury selection. This is unacceptable for our citizens who give their precious time to fulfill their civic duty.

There is no food service available in the building to save those who have little time during recess to access food and report back on time for the docket call.

The current courthouse provides inadequate space for those who seek a civil ceremony. Currently a couple who come to the courthouse to marry, along with family and friends must wait in front of a busy civil clerk counter.

The library space is inadequate and is currently in close proximity to a busy and often noisy hallway.

The parking area is too small, even with an overflow area, and is not sufficiently secured. The parking lots are on a slanted hill which presents a physical challenge to some.

As you have heard from those who work in the courthouse, there are a number of other practical, administrative, safety and security concerns with the current courthouse.

## The Possibility/Future

In my capacity as counsel to the State of Maryland, I have the opportunity to practice in all 24 jurisdictions in the State; both District and Circuit Courts and Federal District Court. I can attest to the fact that a courthouse that is user friendly makes practice easier, it facilitates discussions that often happen right there outside of courtrooms prior to hearings, whether family members need quiet time to reflect or an attorney representing a child or disabled person needs an area free from distractions to communicate with a client, or even when counsel need a place to discuss complex matters without distractions from other litigants.

Many of our sister jurisdictions have constructed state-of-the-art courthouses that have the space to efficiently accommodate these needs and safely and efficiently move the crowd coming into the building first thing in the morning.

The proposed design for the new courthouse will finally allow Howard County to fill the position, already funded by The Maryland General Assembly, for a sixth circuit court judge. The sixth

judge is a much needed position due to the growth in our population and the need to have civil matters heard within a reasonable period of time and to meet the Constitutional right to speedy trial in criminal cases.

The proposed design for the new courthouse will resolve much of these concerns.

**Position**

On behalf of the Waring-Mitchell Law Society I urge this Council to continue our effort to promote that civility we strive to practice by moving forward with legislation to approve Edgemoor -Star America Judicial Partners to design, construct, partially finance, operate and maintain the new Circuit Courthouse and parking facility, as well as the 30 year operation and maintenance component, to be located at 9250 Judicial Way, Ellicott City, MD 21043.

Thank you for the opportunity to address the Council this evening.

## Sayers, Margery

---

**From:** Melissa Metz <melissametz725@gmail.com>  
**Sent:** Tuesday, July 17, 2018 8:02 PM  
**To:** CouncilMail  
**Subject:** CB 54-2018 - Testimony

Dear County Council,

Thank you for the opportunity we all had to testify on important bills last night. I had also prepared testimony on CB 54, the public-private partnership for the new courthouse. I will be out of town next Monday, July 23, so please accept my written testimony, below.

Thank you and kind regards,  
Melissa

Melissa Metz  
Ellicott City 21042

Testimony Regarding County Bill 54-2018

Melissa Metz, 3101 Chatham Rd. Ellicott City, MD 21042

Some of you may know me for my experience related to private sector development and community involvement on flooding issues. I also have a background working on public-private partnerships, for some time during my career. I have advised the government of the Philippines and Mexico on PPP policies, and worked on the design of specific PPP models/transactions in the Philippines, Ethiopia, and Egypt, among other experience.

First, I would like to make an overall comment, and then comment on the proposed PPP transaction.

The overall comment is that I would like to urge the County to reconsider the amount of money that is being spent on the new courthouse, and the timing of this large expenditure. This funding could likely better serve the people of Howard County if it is put into flood mitigation and drainage infrastructure for Ellicott City, rather than for a new courthouse.

If the PPP will move forward, then I have some specific comments related to this transaction...

The main benefit of PPPs is that they can deliver a public service more efficiently or effectively, by entering into a contract with a private party that has the experience and the incentives to deliver the service well and at a reasonable cost. Bundling together design, build, and operate in a PPP contract leads to a facility that is cost-effective not only in construction but also in operation. In other words, a party that has responsibility for all three aspects will aim to minimize total life-cycle cost and maximize efficiency.

However, these outcomes are only achieved when the PPP contract is designed appropriately, allocating risks to the parties best placed to mitigate them. Risk allocation determines the incentives that each party (public and private) will have - and incentives are what make PPP contracts effective. (Here I am talking about incentives per the definition of the word, not specific tax incentives or subsidies.) PPP contracts also need to have effective mechanisms for adjusting costs/payments as appropriate given the type of contract, and effective dispute resolution mechanisms.

I watched the County Council session on July 2 and saw the presentation of the proposed contract for the new courthouse. The presentation did not provide any information on the structure of the contract, how risks are allocated (and therefore what incentives the parties have), or dispute resolution mechanisms. I would urge the County to ensure the contract has been reviewed thoroughly by specialists with experience in PPPs for courthouses, before finalizing and signing the contract.

**Carol Ann Smith, Esq.**  
**Past President of the Waring-Mitchell Law Society of Howard County**  
**Testimony to the Howard County Council**  
**July 23, 2018**

**Introduction**

Good Evening, I am Carol Ann Smith:

Thank you for the opportunity to address the Council. I am speaking to you as a Past President of the Everett J. Waring-Juanita-Jackson Mitchell Law Society of Howard County. I am also a very proud resident of Howard County. The Waring-Mitchell Law Society was chartered 33 years ago for the purpose of promoting professional and public service activities in and around Howard County. Our founding members chose to name the law society after two outstanding African-American attorneys of historical significance in Maryland and nationally:

**Everett J. Waring-** the first African-American male admitted to practice in Maryland  
&  
**Juanita Jackson Mitchell-** the first African-American female admitted to practice in Maryland.

Both pioneers committed to the highest quality of the legal profession and service to the community. It is our mission to ensure that attorneys, particularly attorneys of color and women, are supported in the practice of law and that all in the Howard County Community have access to information and representation in matters related to the law.

Several of our members are here this evening to show support for **Council Bill 54-2018**.

**Background**

For years Howard County has proudly adopted the challenge reflected in the mantra to **Choose Civility**. Civility is "polite, reasonable and respectful behavior." We pride ourselves in Howard County on our endeavor to celebrate the rich diversity we enjoy here and our ability to resolve disputes by choosing civility.

To borrow from one our State agencies (The Department of Human Services) **Place Matters**.

That place where we go in Howard County to practice civility in the most challenging circumstances is the Howard County Circuit Court. The Circuit Court must be a place conducive to the efficient practice of the civility we seek, whether we are tasked with settling our most serious social and emotional challenges, financial disputes, protecting

the most vulnerable in our population or when we must determine the best way to punish the most serious crimes and administer justice.

The Circuit Court is where our most difficult disputes are tried and decided. It is where we ask our residents to participate in the judicial process as jurors. It is where students learn civics. It is the place where litigants come to terms with each other, often just prior to a hearing outside of the courtroom but within the courthouse. It must be a safe place because it matters.

Our current courthouse lacks accommodations to be that *Place for Civility* in many ways that I and so many others in the community have addressed before this Council in the past due to:

- Insufficient space between litigants for private discussions at trial tables.
- Failure to comply with ADA (Americans with Disabilities Act) access for the physically challenged.
- Insufficient design to use modern technology in the courtroom.
- Inadequate space for citizens to await jury selection.
- Unavailable food service in the building to save those who have little time during recess to access food and report back on time for the docket.
- Inadequate space for those who seek a civil ceremony to enjoy their special day with family and friends.
- Inadequate library space that is currently next to a busy and often noisy hallway.
- An Inadequate parking area that is too small, even with an overflow area, and insufficiently secured. The parking lots are on a slanted hill which presents a physical challenge to some.
- Inadequate safety, security and administrative concerns throughout the current courthouse.
- Inadequate space to safely and securely accommodate the crowd coming into the building, especially first thing in the morning.
- Insufficient space for a much needed and already funded sixth circuit court judge. The sixth judge is a much needed position due to the growth in our population and



the need to have civil matters heard within a reasonable period of time and to meet the Constitutional right for speedy trials in criminal cases.

- The list goes on, but I won't in the interest of time.

### *The Possibility/Future*

In my capacity as counsel to the State of Maryland, I have the opportunity to practice in all 24 jurisdictions in this State; both district and circuit courts and Federal District Court. Many of our sister jurisdictions have constructed state-of-the-art courthouses that can effectively serve the community. I can attest to the fact that a courthouse that is user friendly makes practice easier. It facilitates discussions that often happen right outside of courtrooms prior to hearings, whether family members need quiet time to reflect or an attorney representing a child or disabled person needs a space free from distractions to communicate with their client, or even when counsel need a place to discuss complex matters without distractions from other litigants. Howard County is one of the best places to live in this country. The County has outgrown our current 175-year-old Circuit Courthouse. We deserve better. As an organization within the legal community The Waring- Mitchell Law Society is compelled to support this growth for our citizens.

Our members have reviewed the proposed design for the new courthouse. The proposed design for the new courthouse will resolve much of the obstacles we face today; obstacles which will only get worse without action. The proposed design is a space where all move about freely, safely and securely. The proposed design ensures that the Howard County Circuit Courthouse will meet the needs of the community and be that place where we can best practice civility.

### *Position*

On behalf of the Waring-Mitchell Law Society I urge this Council to continue our effort to promote that civility we strive to practice by passing **Council Bill 54-2018** and approving **Edgemoor -Star America Judicial Partners to design, construct, partially finance, operate and maintain the new Circuit Courthouse and parking facility, as well as the 30 year operation and maintenance component, to be located at 9250 Judicial Way, Ellicott City, MD 21043.**

Thank you for the opportunity to address the Council this evening.



HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Carol Ann Smith, Esq., have been duly authorized by  
(name of individual)

The Waring Mitchell Law Society of Howard County to deliver testimony to the  
(name of nonprofit organization or government board, commission, or task force)

County Council regarding Council Bill 54-2018 to express the organization's  
(bill or resolution number)

support for / opposition to / request to amend this legislation.  
(Please circle one.)

Printed Name: Carol Ann Smith

Signature: Carol Ann Smith

Date: 7/20/18

Organization: The Waring-Mitchell Law Society of Howard County

Organization Address: P.O. Box 1638, ELICOTT CITY, MD,  
21043

Number of Members: 30

Name of Chair/President: Gregory Tancy, Esq.

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*



HOWARD COUNTY COUNCIL  
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TO TESTIFY ON BEHALF OF AN ORGANIZATION

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(bill or resolution number)

support for / opposition to / request to amend this legislation.  
(Please circle one.)

Printed Name: Carol Ann Smith

Signature: Carol Ann Smith

Date: 7/20/18

Organization: The Waring-Mitchell Law Society of Howard County

Organization Address: P.O. Box 1638, ELLICOTT CITY, MD.  
21043

Number of Members: 30

Name of Chair/President: Gregory Tuncay, Esq.

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**Public Hearing – CB54-2018**

**Testimony from HopeWorks of Howard County**

July 13, 2018

Dear County Council Members,

On behalf of HopeWorks of Howard County, our community's only sexual and intimate partner violence center, I am requesting your support for CB54-2018, which authorizes a multi-year project agreement for the construction of a new Circuit Courthouse for Howard County.

HopeWorks prides itself on the comprehensive nature of services we are able to provide to people in our community, which includes legal services. We have two full-time attorneys who work to provide legal advice, brief consultation and direct representation regarding peace and protective orders – primarily in the District Court. Our legal staff also provides criminal accompaniment to victims in the Circuit Court.

In addition to staff, we have a cadre of specially trained volunteers who staff the domestic violence docket at the District Courthouse everyday where they provide safety planning and resource and referral services to anyone who comes to the court looking for protection from abuse. HopeWorks provides these same services to petitioners in civil cases and victims in criminal cases in the Circuit Court but on a more limited scale.

At the District Courthouse, there is a room designated for HopeWorks' use. Our staff and volunteers use this room to conduct safety planning, assess the ongoing needs of petitioners and make the appropriate referrals. This space is also used to house children when their parents are in court and it is used to protect a petitioner from a respondent both before and after their case is heard by the Court. No such room is currently available in the Circuit Courthouse due to limited space.

HopeWorks' partnership with the Courts is beneficial to the safety and wellbeing of our community members. We are asking your support for this bill because we hope that plans for the new Circuit Courthouse may include a space for use by HopeWorks so that we can provide the same level of care and services for victims whose cases are being heard by the Circuit Court.

Again, we respectfully ask that you support CB54-2018. Thank you so much for your consideration.

Respectfully,

**Saman Akhtar**  
Assistant Director





HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION


I, Saman Akhtar, have been duly authorized by  
*(name of individual)*

HopeWorks of Howard County to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding CB54-2018 to express the organization's  
*(bill or resolution number)*

support for / opposition to / request to amend this legislation.  
*(Please circle one.)*

Printed Name: Saman Akhtar

Signature: 

Date: 7-16-18

Organization: HopeWorks of Howard County

Organization Address: Columbia, MD 21046

Columbia, MD 21046

Number of Members: n/a

Name of Chair/President: Michele Beaulieu, Board President

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*

Ladies and gentleman of the council, I come before you today in opposition of CB54-2018. The first mandate of Choosing Civility is to "Pay Attention", and I HAVE. The question is, HAVE YOU? The following is an op-ed piece I wrote for the Baltimore Sun, and I think it clearly gives my viewpoint on why I oppose this bill. Additional information I have that is being submitted along with it is as follows:

Exhibit A: first pages of ECsmart.org website, which has been circulating around Howard County and beyond. The foundation of how this project got to where it is today is based on too many falsehoods to allow it to proceed. WE HAVE NO 6TH JUDGE COMING TO HOWARD COUNTY, a fact that Judge Gelfman knew before she gave that false testimony to the Spending Affordability committee. Questions also remain about what has and has not been done to the courthouse already, with monies previously spent that were earmarked FOR renovations that are supposedly now needed.

Exhibit B: An article from the Baltimore Sun showing how Hartford County was able to go ahead and "make do" with their current courthouse while they WERE getting an additional judge and didn't have space. Point being, it's not a new concept to make do.

Exhibit C: Expression of Interest document submitted by the team "Edgemoor-Star Judicial Partners" shows that one of its partners, Harkins Builders, has several current and pending lawsuits against it. They are for "negligence", tort and breach of contract claims. Was the Council aware of this?

Exhibit D: I don't know whether Clerk Robey has filed budget documents with the state that request additional staff for a 6th judge that isn't really coming, but he put that information in the P3 project documents that exist on the county's website. To make a request for funds from the state based on false pretenses, is essentially fraud. So, we've now involved the state and the General Assembly, a report to whom has already been made as of today.

Exhibit E: I can't be sure of any connections between "Fentress Inc" and "Fentress Architects", but shouldn't YOU be? The bidder documents clearly indicate that members of the Courthouse Consultant Support Team were NOT eligible to bid on the project. Fentress Architects was part of a bidding team.

Exhibit F: the recent Spending Affordability writeup in the Sun where they are suggesting we reign in spending. YES, starting with this project!

Here's the letter:

At the risk of making a few people angry who stand to profit from something, this needs to be done.

Ladies and gentlemen of the council, I come before you today in opposition of CB&4-2018. The first mandate of Choosing Civility is to "Pay Attention," and I HAVE. The question is, HAVE YOU? The following is an op-ed piece I wrote for the Baltimore Sun, and I think it clearly gives my viewpoint on why I oppose this bill. Additional information I have that is being submitted along with it is as follows:

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Here's the letter:

At the risk of making a few people angry who stand to profit from something, this needs to be done.



I saw those May 2018 Ellicott City flood pictures, just like many of you likely have too, but I wonder how many saw what I saw?

Kevin Rector of the Baltimore Sun, while taking pictures of some of the damage in Historic Ellicott City, captured a photo of what he referred to as having been two "old historic cabins". One of them had been completely destroyed by the flood. The image looked familiar to me. I called attention to the building to Rector on Twitter, asking if the building was the original historic Howard County Courthouse? I had just seen a 2012 picture of the old courthouse building while doing some research about prior court clerks. Unfortunately, my plans to visit that courthouse will never materialize.

It WAS the courthouse. How many of you knew that we lost the first Howard County courthouse?

Like many aspects of history, the fewer the people around who can accurately tell the story...the more one has to research in order to find the story. I did about that courthouse. Almost immediately after the news of the flood hit, people took to Twitter with well-wishes and prayers. Most just couldn't believe that they were witnessing the same level of damage that the same area had just sustained two years prior in 2016.

And then the comments rolled in much like the flood waters; questioning if the development uphill possibly caused problems downhill. And then the questions came: could local government should have done more after the 2016 flood?

Whether Howard County government could have or should have done more between the 2016 and 2018 floods is a question that is difficult to fairly answer. It's hard to answer questions if you don't have all of the information you need. It becomes nearly impossible if information you rely upon turns out to be false.

Another question facing Howard County government and citizens in CB54-2018 is whether hundreds of millions of dollars should be spent over the course of the next 30 years to relocate the current Howard County circuit courthouse away from historic Ellicott City to Bendix road off of route 108 in Columbia. In light of stories of merchants deciding not to return to Ellicott City, I wonder what the additional economic impact on the area will be if our courthouse moves. A study was allegedly done, but I can't find it. I've seen renovation documents of the current building from 2012 that indicate that there would have been a green roof and a stormwater facility placed there that anyone could reasonably suspect would have helped address water downhill that came from uphill. A shame that it apparently wasn't done. I've read the justifications given for the alleged need for a new courthouse, but researched and found that much of the "facts" relied upon were actually false or severely outdated. I've read that a hired consultant firm created documents alleging that the current building's last renovations were in the 1980s, but prior Baltimore Sun stories from 2011-2013 mentioned renovations and millions allocated for them. My requests for information, as a citizen, from Howard County about



I saw those May 2018 Elliott City flood pictures, just like many of you likely have too, but I wonder how many saw what I saw?

Kevin Rector of the Baltimore Sun, while taking pictures of some of the damage in Historic Elliott City, captured a photo of what he referred to as having been two "old historic cabins." One of them had been completely destroyed by the flood. The image looked familiar to me. I called attention to the building to Rector on Twitter, asking if the building was the original historic Howard County Courthouse? I had just seen a 2012 picture of the old courthouse building while doing some research about prior court clerks. Unfortunately, my plans to visit that courthouse will never materialize.

IT WAS the courthouse. How many of you knew that we lost the first Howard County courthouses?

Like many aspects of history, the fewer the people around who can accurately tell the story... the more one has to research in order to find the story. I did about that courthouse. Almost immediately after the news of the flood hit, people took to Twitter with well-wishes and prayers. Most just couldn't believe that they were witnessing the same level of damage that the same area had just sustained two years prior in 2016.

And then the comments rolled in much like the flood waters; questioning if the development could possibly cause problems downhill. And then the questions came: could local government should have done more after the 2016 flood?

Whether Howard County government could have or should have done more between the 2016 and 2018 floods is a question that is difficult to fairly answer. It's hard to answer questions if you don't have all of the information you need. It becomes nearly impossible if information you rely upon turns out to be false.

Another question facing Howard County government and citizens in CB84-2018 is whether hundreds of millions of dollars should be spent over the course of the next 30 years to relocate the current Howard County circuit courthouse away from historic Elliott City to Bendix road off of route 108 in Columbia. In light of stories of merchants deciding not to return to Elliott City, I wonder what the additional economic impact on the area will be if our courthouse moves. A study was allegedly done, but I can't find it. I've seen renovation documents of the current building from 2012 that indicate that there would have been a green roof and a stormwater facility placed there that anyone could reasonably suspect would have helped address water downhill that came from uphill. A shame that it apparently wasn't done. I've read the justifications given for the alleged need for a new courthouse, but researched and found that much of the "facts" relied upon were actually false or severely outdated. I've read that a hired consultant firm created documents alleging that the current building's last renovations were in the 1980s, but prior Baltimore Sun stories from 2011-2013 mentioned renovations and millions allocated for them. My requests for information, as a citizen, from Howard County about

expenditures made when and for what remain largely unanswered. There are other falsehoods.

Having spent years unwinding from the financial devastation that came as a result of my failure to do my due diligence when entering a business partnership, I understand the value of doing so and the potential ramifications when you don't. Untangling the truth from constructed fictions, though ultimately beneficial in my life, was extremely time consuming, painful and financial devastating. And it could have ALL been avoided had I known then what I ended up learning in the course of unraveling (and reporting) federal frauds and what it costs a person when they are a whistleblower.

While some things are meant to be, some things don't have to be because they are avoidable. I'm unable to do anything about one courthouse that we lost. I can do something about this one, because if there's one thing I took away from my experiences from the past it's that you don't build something that you want to last on a shaky foundation. And unless you've got money to burn, you must properly do your due diligence. Never have truer words been more appropriate: Trust, But Verify. We have hundreds of millions of reasons that we should.

Marlena Jareaux  
P.O. Box 174  
Simpsonville, MD 21150

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Mahana Jareaux  
P.O. Box 174  
Simpsonville, MD 21150

EA

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# The rest is on #ECSmart

A call for Howard County

*ecsmt.org*

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Jun 08, 2018

Looking back through floods



UNCATEGORIZED

## Historic Courthouses Disappearing

July 14, 2018

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My Part on Historic Courthouses

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Fired Up on Historic Courthouses



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Fillicole City Summerler on Looking

*(note: read all the way through to see why this is called what it's labeled)*

We need to “..act like it’s our house”,  
he said.

Steve Sachs, the chair of the Spending  
Affordability Advisory Committee in

Howard County said those words at the start of a December 20, 2016 meeting regarding a proposal they were to evaluate. The proposal dealt with the relocation and building of a new circuit courthouse in Howard County. The price tag was steep, and the long-term implications were many for the Committee and for Howard Countians who will be footing the bill for years for the project. Part of its mandate was to “..Review in detail the status and projections of revenues and expenditures for the county, not only for fiscal year 2018, but also for fiscal years 2019–2022”. According to Administrative Testimony submitted by James Irvin, the Director of DPW, an annual service fee payment will be spent in FY 2022 of about \$10 million, give

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or take. \$75 million, being financed by the issuance of \$91 million in general obligation bonds, will be given in a payment when the building is ready for move-in. This is the same Mr. Irvin who told a Baltimore Sun reporter in November 2016 that retrofitting the old structure with renovations and an expansion was “nearly impossible”.

When I watched the video of that December 20, 2016, I couldn’t help but wonder about the identity of the “two council people” that Mr. Sachs said he sat down with about the project. I wondered it because of all the things he could have said to the Committee before they got down to business, he could be heard to say that he had initial concerns about being involved in something that was “political”. He indicated his clear reluctance

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to being involved in something political. It seemed to be clear, at least in the Committee’s report dated March 2017, that their task was also to “evaluate different options of a courthouse capital project given the project’s size and potential use of a new financing and business arrangement.”

Sounds a lot like there WASN’T the option at that point for us to keep the existing building? Was that ever a real possibility? I doubt I’ll ever know the truth on that. And while I think that the citizens of Howard County who will be bearing the costs for all of this for years to come deserve the truth, I will credit some on the Committee who seemed to be trying to inquire whether we really NEEDED to do this.

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# NEED is different than WANT.

And, depending on what kind of “house” you are okay with living in, Needs vs Wants comes into the equation when you do as Mr. Sachs suggested. Also, every house is built upon a foundation. Build it on a shaky foundation, and you get problems later (or destruction). The decision to do anything rests first upon the alleged catalyst for the action.

The documents that the County has paid to have created by IMG Rebel for the Committee had a cover sheet, table of contents on page 2, and the following in the “Project Purpose and Need” areas on page 3-4:

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Ellicott City Summertime on Looking



# “..existing courthouse was built one and half centuries ago..with a few renovations/additions in 1938, 1965, and 1983”

What about the \$8.5 in renovations controlled by Mr. Irvin that were reported by the Baltimore Sun in July 2011? How much of THAT work got done? How about the \$31.6 million proposed by Ulman for the design and construction to upgrade and renovate the courthouse that was reported by the Baltimore Sun in April 2013?

Project Co290 from fiscal year 2003 has been funded and has had significant sums withdrawn from through the years. It was to originally “renovate the existing

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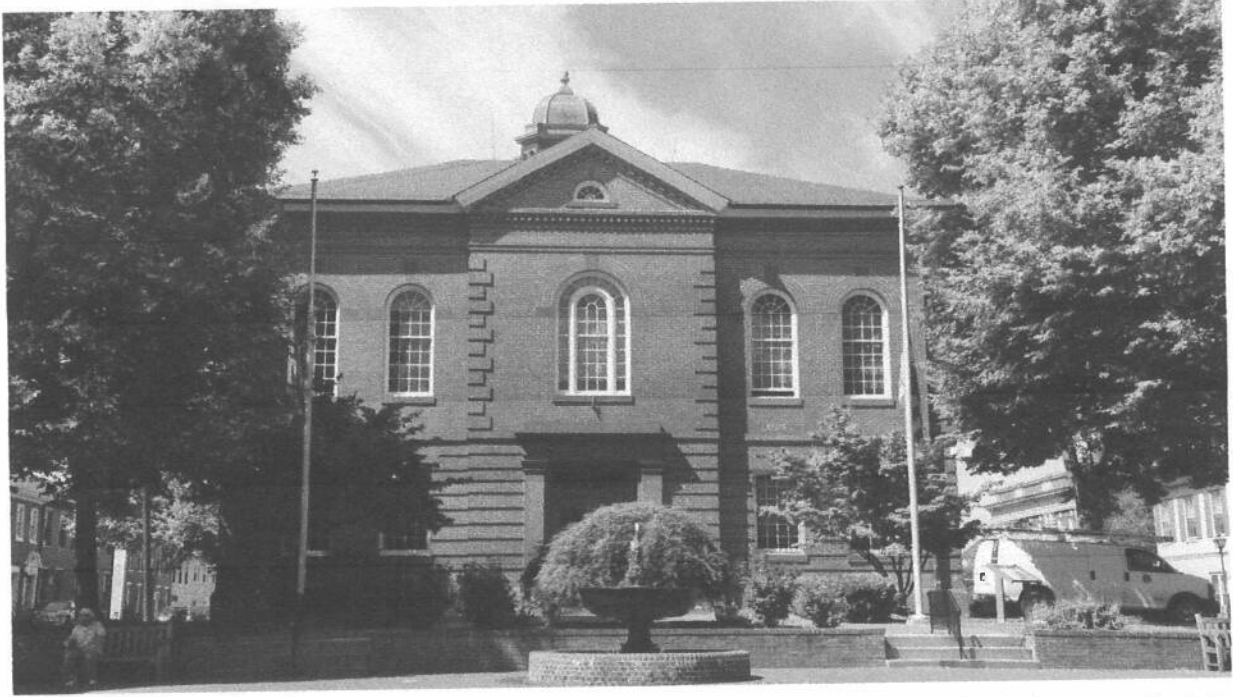
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Ex B

# Despite courthouse space issues, Harford moves ahead with selecting additional circuit judge



Nine lawyers have applied for a new Harford Circuit Court judgeship, joining three candidates from the last judicial nominating process. (Aegis file photo / Baltimore Sun)



By Allan Vought  
The Aegis

SHARE THIS



The sixth Harford Circuit judgeship was approved last winter by the Maryland General Assembly

AUGUST 26, 2016, 6:00 AM

**N**ine lawyers have applied for a new Harford Circuit Court judgeship, joining three candidates from the last judicial nominating process, as the move to fill the post goes forward without any imminent improvements in court facilities to accommodate a sixth judge.

The Harford County Judicial Nominating Commission announced the applicants Tuesday: William Guy Cristoforo, Anthony Guy DePaula, Alison Marie Healey, Paul W. Ishak, William Henry Klumpp Jr., Robert Scott McCord, Kerwin Anthony Miller, State Sen. Howard Wayne Norman Jr. and Gavin Malachi Patashnick. The holdover candidates are District Court Judge David Earl Carey, Diane Adkins Tobin and Martin Eugene Wolf.

Carey, Tobin and Wolf were finalists for the last Circuit Court vacancy which was filled in December when Gov. Larry Hogan selected Judge Kevin Mahoney.

The nominating commission is required to send at least three nominees to the governor, more if it wishes. The governor is bound by executive order to select from the commission's list of nominees. He can, however, request the commission submit additional names.

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# Despite courthouse space issues, Harford moves ahead with selecting additional circuit judge

The commission is soliciting signed, written comment on the latest group of applicants, which should be received by Sept. 30, addressed to: Trial Courts Judicial Nominating Commission District 4 – Harford County c/o Administrative Office of the Courts, Human Resources Department, Maryland Judicial Center, 580 Taylor Ave., Building A, First Floor, Annapolis, 21401.

The commission is scheduled to meet on Sept. 30, according to a schedule posted on the Maryland Courts website. In addition to soliciting comments about them, it will interview each applicant.

The sixth Harford Circuit judgeship was approved last winter by the Maryland General Assembly, which provided funding for the new judge's salary. Circuit judges are paid \$154,433 annually. In recent years both sitting judges and some local lawyers have pushed for expanding the bench because of increasing case loads.

The responsibility for providing courtroom and office space for the new judge falls to the county government, which owns the circuit courthouse.

"The county executive previously expressed concerns about the lack of additional space" for the sixth judge, Cindy Mumby, spokesperson for Harford County Executive Barry Glassman said Wednesday. "The judges, however, pushed ahead and said they would make do with what they have."

When there was talk last winter of the likelihood of Harford getting an additional judge, the county commissioned a feasibility study of the cost of retrofitting the courthouse to accommodate the new judge and his or her staff.

The study estimated the cost at \$1 million, Mumby said. The county in turn said it would fund \$500,000 and asked if the state would match it. Even so, she added, nothing could be done until after July 1, 2017, when the next fiscal year starts, as there is no funding in the current budget for the retrofit.

There's been no agreement from the state to put up any of the money, either, Mumby said.

"There's no capital project at this time," she said. "The judges have a plan and they are going forward."

In addition to the three holdover candidates, Norman, who represents northern Harford and western Cecil counties in the State Senate, and Miller have previously applied for judgeships. Miller, who formerly was a deputy state's attorney in Cecil County, was a finalist for Harford judgeships in 2011 and 2013 but was not selected by then-governor Martin O'Malley. Tobin, a deputy state's attorney in Harford, has been a finalist for the past three Circuit Court vacancies.

Ishak, who practices law in Bel Air, is also the attorney for the City of Havre de Grace. Christoforo is a former Harford prosecutor. McCord served as the Harford government's top attorney for 11 years before joining the Maryland State Department of Planning last year.

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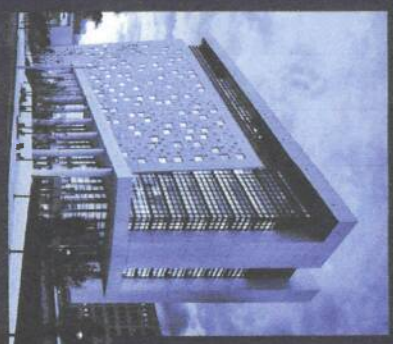
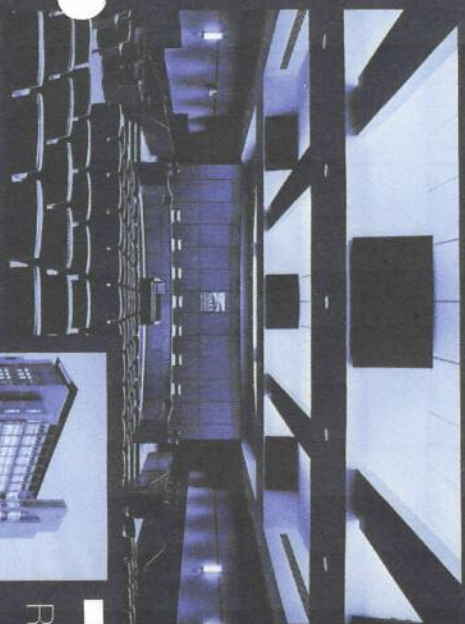
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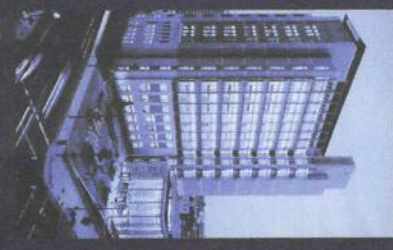
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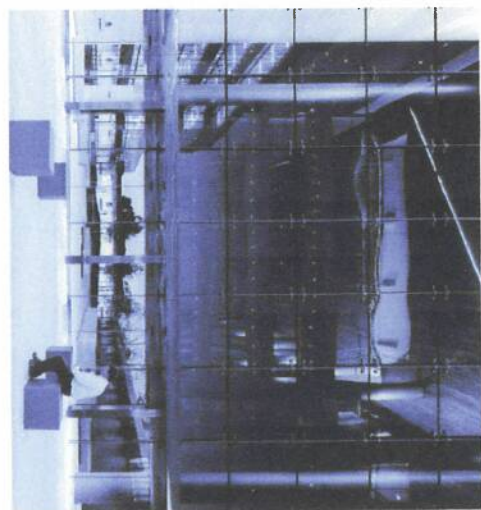


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# RESPONSE TO EO1 NO. 01-2018 – HOWARD COUNTY CIRCUIT COURTHOUSE PROJECT

Offeror: Edgemoor-Star America Judicial Partners  
September 20, 2017



**Local Team with Long Standing Relationships with Howard County**

**Largely the Same Team that Delivered the only Availability-Payment P3 Courthouse in the U.S.—the Long Beach Courthouse in Long Beach, CA**

...that is what you get with Edgemoor-Star America Judicial Partners. We are able to offer Howard County an award-winning designer and design-builder of courthouses and 50 years of local knowledge, with over 70 projects completed in the county. We are a team led by two pioneers in the development of "social infrastructure" P3s—and we will leverage our leadership and expertise to be a trusted partner and ensure long-term success for the Project.



**Business History**

**Officers** RICHARD LOMBARDO, CEO;  
GARY GAROFALO, PRES;  
LARRY KRAEMER, EXEC VP

**Directors** THE OFFICER(S)

As of 07/15/2017

The Maryland Secretary of State's business registration file showed that Harkins Builders, Inc. was registered as a Corporation on December 11, 1974 under file registration number D00540104.

Business started 1974 by Thomas P Harkins. Present control succeeded 2002. 66% of capital stock is owned by ESOP. 34% of capital stock is owned by the officers.

RICHARD LOMBARDO. 1975-present active here.

GARY J GAROFALO. 1991-present active here.

LARRY KRAEMER. Antecedents are unknown.

Business address has changed from 2201 Warwick Way, Marriottsville, MD, 21104 to 10490 Little Patuxent Pkwy , Columbia, MD, 21044.

**Business Registration**

CORPORATE AND BUSINESS REGISTRATIONS REPORTED BY THE SECRETARY OF STATE OR OTHER OFFICIAL SOURCE AS OF Jul 18 2017:

|                        |                               |                      |                                                                                                              |                  |                                                                                             |
|------------------------|-------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------------|
| Registered Name        | <b>HARKINS BUILDERS, INC.</b> | Registration ID      | D00540104                                                                                                    | Filing Date      | 12/11/1974                                                                                  |
| Business Type          | <b>CORPORATION</b>            | Status               | <b>INCORPORATED</b>                                                                                          | Registered Agent | <b>JAMES C. THOMPSON, JR.</b>                                                               |
| Corporation Type       | <b>PROFIT</b>                 | Status Attained Date | 12/11/1974                                                                                                   |                  | <b>SUITE 400;<br/>10490<br/>LITTLE PATUXENT PARKWAY,<br/>COLUMBIA,<br/>MD<br/>210440000</b> |
| Incorporated Date      | 12/11/1974                    | Where Filed          | <b>SECRETARY OF STATE/DEPARTMENT OF ASSESSMENTS AND TAXATION/CORPORATE CHARTER DIVISION , BALTIMORE , MD</b> |                  |                                                                                             |
| State of Incorporation | <b>MARYLAND</b>               |                      |                                                                                                              |                  |                                                                                             |

**Government Activity Summary**

| Activity Summary                     | Possible candidate for socioeconomic program consideration |                        |
|--------------------------------------|------------------------------------------------------------|------------------------|
| Borrower                             | No                                                         | Labor Surplus Area N/A |
| Administrative Debt                  | No                                                         | Small Business N/A     |
| Grantee                              | No                                                         | Women Owned N/A        |
| Party Excluded from Federal Programs | No                                                         | Minority Owned N/A     |
| Public Company                       | N/A                                                        |                        |
| Contractor                           | Yes                                                        |                        |
| Importer/Exporter                    | N/A                                                        |                        |

The details provided in the Government Activity section are as reported to Dun & Bradstreet by the federal government and other sources.



### Operations Data

As of 07/15/2017

**Description:** Contractor of residential buildings, specializing in apartment buildings and multi-family dwelling remodeling (90%). Contractor of nonresidential buildings, specializing in new construction of commercial or office buildings (10%).  
 Contracts call for. Terms are.  
 Has 40 account(s). Terms are Net 30 days. Sells to general public, commercial concerns and government entities. Territory : Regional and Mid-Atlantic.  
 Nonseasonal.

**Employees:** 200 which includes officer(s). 50 employed here.

**Facilities:** Rents 5,000 sq. ft. in a three story brick building.

**Location:** Suburban business section on well traveled street.

### Special Events

As of 01/10/2017  
 Business address has changed from 2201 Warwick Way, Marriottsville, MD, 21104 to 10490 Little Patuxent Pkwy , Columbia, MD, 21044.

As of 11/29/2016  
**ANNOUNCED BUSINESS MOVE:** As of November 29, 2016, published reports stated that Harkins Builders, Inc. located at 2201 Warwick Way Marriottsville, MD will be moving its corporate headquarters in 10490 Little Patuxent Pkwy Columbia, MD at the end of 2016.

### Industry Data

| SIC      |                                                  | NAICS  |                                                                 |
|----------|--------------------------------------------------|--------|-----------------------------------------------------------------|
| Code     | Description                                      | Code   | Description                                                     |
| 15220101 | Apartment building construction                  | 236116 | New Multifamily Housing Construction (except For-Sale Builders) |
| 15220201 | Remodeling, multi-family dwellings               | 236118 | Residential Remodelers                                          |
| 15420101 | Commercial and office building, new construction | 236220 | Commercial and Institutional Building Construction              |

### Family Tree

#### Branches Domestic

HARKINS BUILDERS, INC.  
 (D-U-N- S#00-341-2868)  
 AKA: HARKIN'S CONSTRUCTION MANAGEMENT  
 610 E BALTIMORE PIKE FL 1,  
 MEDIA, PA 19063-1750

#### Subsidiaries Domestic

MARRIOTTSVILLE CONSTRUCTION, LLC;  
 (D-U-N- S#82-702-0855)  
 2201 WARWICK WAY,  
 MARRIOTTSVILLE, MD 21104-1600

This list is limited to the first 25 branches, subsidiaries, divisions and affiliates, both domestic and international. Please use the Global Family Linkage Link above to view the full listing.



**Financial Statements**

**Banking**

**December 2016:**

Account maintained.

**Key Business Ratios (Based on 10 establishments)**

D&B has been unable to obtain sufficient financial information from this company to calculate business ratios. Our check of additional outside sources also found no information available on its financial performance. To help you in this instance, ratios for other firms in the same industry are provided below to support your analysis of this business.

|                             | This Business | Industry Median | Industry Quartile |
|-----------------------------|---------------|-----------------|-------------------|
| <b>Profitability</b>        |               |                 |                   |
| Return on Sales             | UN            | 1.4             | UN                |
| Return on Net Worth         | UN            | 25.4            | UN                |
| <b>Short Term Solvency</b>  |               |                 |                   |
| Current Ratio               | UN            | 1.8             | UN                |
| Quick Ratio                 | UN            | 1.3             | UN                |
| <b>Efficiency</b>           |               |                 |                   |
| Assets Sales                | UN            | 34.8            | UN                |
| Sales / Net Working Capital | UN            | 7.5             | UN                |
| <b>Utilization</b>          |               |                 |                   |
| Total Liabs / Net Worth     | UN            | 125.5           | UN                |

**Most Recent Financial Statement**

As of 10/28/2016

**Statement Source**

Accountant: CohnReznic, LLP, Bethesda, Maryland.

D&B has updated this report using available sources.

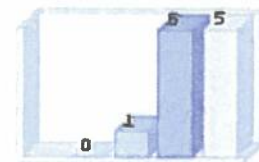
**Indicators**

**Public Filings Summary**

The following data includes both open and closed filings found in D&B's database on this company

| Record Type | No. of Records | Most Recent Filing Date |
|-------------|----------------|-------------------------|
| Judgment    | 0              |                         |
| Lien        | 1              | 06/20/2014              |
| Suit        | 5              | 06/29/2017              |
| UCC         | 5              | 01/07/2013              |

**Public Filings**



Bankruptcy Judgment Lien Suit UCC

The following Public Filing data is for information purposes only and is not the official record. Certified copies can only be obtained from the official source.

**Full Filings**

**Suits**

|             |                                                                                        |                      |                  |
|-------------|----------------------------------------------------------------------------------------|----------------------|------------------|
| Amount      | \$14,420                                                                               | Latest Info Received | 07/07/2017       |
| Status      | Pending                                                                                | DOCKET NO.           | 201700011129-003 |
| Where Filed | MONTGOMERY COUNTY DISTRICT COURT, ROCKVILLE, MD                                        | Status Attained      | 06/29/2017       |
| Plaintiff   | WASHINGTON GAS LIGHT COMPANY, WASHINGTON, DC                                           | Date Filed           | 06/29/2017       |
| Defendant   | HARKINS BUILDERS, INC.                                                                 |                      |                  |
| Cause       | TORT                                                                                   |                      |                  |
| Status      | Pending                                                                                | Latest Info Received | 01/13/2017       |
| Where Filed | PHILADELPHIA COUNTY COMMON PLEAS COURT, PHILADELPHIA, PA                               | DOCKET NO.           | 201700100734     |
| Plaintiff   | MCCALLISTER, DENNIS, HUNTINGDON VALLEY, PA<br>MCCALLISTER, MARY, HUNTINGDON VALLEY, PA | Status Attained      | 01/06/2017       |
| Defendant   | HARKINS BUILDERS, INC., MEDIA, PA<br>AND OTHERS                                        | Date Filed           | 01/06/2017       |
| Cause       | Negligence                                                                             |                      |                  |
| Status      | Pending                                                                                | Latest Info Received | 08/26/2016       |
| Where Filed | PHILADELPHIA COUNTY COMMON PLEAS COURT, PHILADELPHIA, PA                               | DOCKET NO.           | 201600802533     |
| Plaintiff   | MCCALLISTER, DENNIS, HUNTINGDON VALLEY, PA<br>MCCALLISTER, MARY, HUNTINGDON VALLEY, PA | Status Attained      | 08/19/2016       |
| Defendant   | HARKINS BUILDERS, INC., MEDIA, PA                                                      | Date Filed           | 08/19/2016       |
| Cause       | Negligence                                                                             |                      |                  |
| Status      | Pending                                                                                | Latest Info Received | 04/04/2014       |
| Where Filed | HOWARD COUNTY CIRCUIT COURT, ELLICOTT CITY, MD                                         | DOCKET NO.           | 201400098238C    |
| Plaintiff   | MCCOY, NAKITE                                                                          | Status Attained      | 03/18/2014       |
| Defendant   | HARKINS BUILDERS INC<br>AND OTHERS                                                     | Date Filed           | 03/18/2014       |
| Cause       | TORT                                                                                   |                      |                  |
| Status      | Pending                                                                                | Latest Info Received | 02/07/2014       |
| Where Filed | MONTGOMERY COUNTY CIRCUIT COURT, ROCKVILLE, MD                                         | DOCKET NO.           | 201400386730V    |
| Plaintiff   | BRIGHTVIEW SENIOR LIVING LLC, BALTIMORE, MD                                            | Status Attained      | 01/31/2014       |
| Defendant   | HARKINS BUILDERS INC<br>AND OTHERS                                                     | Date Filed           | 01/31/2014       |
| Cause       | Breach of contract                                                                     |                      |                  |

If it is indicated that there are defendants other than the report subject, the lawsuit may be an action to clear title to property and does not necessarily imply a claim for money against the subject.

**Liens**

|             |                                           |                      |              |
|-------------|-------------------------------------------|----------------------|--------------|
| Amount      | \$582                                     | Latest Info Received | 06/27/2014   |
| Status      | Open                                      | Type                 | State Tax    |
| Where Filed | DELAWARE COUNTY PROTHONOTARY, MEDIA, PA   | Status Attained      | 06/20/2014   |
| Filed By    | COMMONWEALTH OF PA UNEMPLOYMENT COMP FUND | Date Filed           | 06/20/2014   |
| against     | HARKINS BUILDERS INC, MEDIA, PA           | DOCKET NO.           | 201400063476 |

**UCC Filings**

|            |                                                         |             |            |
|------------|---------------------------------------------------------|-------------|------------|
| Collateral | Leased Inventory and proceeds - Leased Mobile Homes and | Latest Info | 01/27/2012 |
|------------|---------------------------------------------------------|-------------|------------|

ExD

### 8. Clerk of the Courts

(Expanded Program & Full Program)

February, 21, 2017

| Space No.                                 | Component                            | Unit SF | 2016 Projected Need |              |           | 2026 Projected Need |              |           | 2036 Projected Need |              |           | Comments                                               |
|-------------------------------------------|--------------------------------------|---------|---------------------|--------------|-----------|---------------------|--------------|-----------|---------------------|--------------|-----------|--------------------------------------------------------|
|                                           |                                      |         | Quan.               | NSF          | Staff     | Quan.               | NSF          | Staff     | Quan.               | NSF          | Staff     |                                                        |
| <b>Clerk Staff Space</b>                  |                                      |         |                     |              |           |                     |              |           |                     |              |           |                                                        |
| 8.01                                      | Clerk of the Circuit Court           | 240     | 1                   | 240          | 1         | 1                   | 240          | 1         | 1                   | 240          | 1         |                                                        |
| 8.02                                      | Clerk of the Circuit Court's Toilet  | 50      | 1                   | 50           | 0         | 1                   | 50           | 0         | 1                   | 50           | 0         |                                                        |
| 8.03                                      | Chief Deputy                         | 180     | 1                   | 180          | 1         | 1                   | 180          | 1         | 1                   | 180          | 1         |                                                        |
| 8.04                                      | Admin. Asstant                       | 120     | 1                   | 120          | 1         | 1                   | 120          | 1         | 1                   | 120          | 1         |                                                        |
| 8.05                                      | Fiscal Clerk                         | 120     | 1                   | 120          | 1         | 1                   | 120          | 1         | 1                   | 120          | 1         |                                                        |
| 8.06                                      | Civil Manager                        | 100     | 1                   | 100          | 1         | 1                   | 100          | 1         | 1                   | 100          | 1         | private office                                         |
| 8.07                                      | Criminal/Juvenile Manager            | 100     | 1                   | 100          | 1         | 1                   | 100          | 1         | 1                   | 100          | 1         | private office                                         |
| 8.08                                      | Civil Supervisor                     | 64      | 1                   | 64           | 1         | 1                   | 64           | 1         | 1                   | 64           | 1         |                                                        |
| 8.09                                      | Criminal/Juvenile Manager Supervisor | 64      | 1                   | 64           | 1         | 1                   | 64           | 1         | 1                   | 64           | 1         |                                                        |
| 8.10                                      | Civil Clerk                          | 48      | 14                  | 672          | 14        | 15                  | 720          | 15        | 15                  | 720          | 15        |                                                        |
| 8.11                                      | Criminal/Juvenile Clerk              | 48      | 10                  | 480          | 10        | 12                  | 576          | 12        | 12                  | 576          | 12        | 1 additional courtroom clerk per new judge             |
|                                           | <b>Sub-total</b>                     |         |                     | <b>2,190</b> | <b>32</b> |                     | <b>2,334</b> | <b>35</b> |                     | <b>2,334</b> | <b>35</b> |                                                        |
| <b>Land Records/Licensing Staff Space</b> |                                      |         |                     |              |           |                     |              |           |                     |              |           |                                                        |
| 8.36                                      | Land Records License Manager         | 100     | 1                   | 100          | 1         | 1                   | 100          | 1         | 1                   | 100          | 1         |                                                        |
| 8.37                                      | Land Records/License Supervisor      | 64      | 1                   | 64           | 1         | 1                   | 64           | 1         | 1                   | 64           | 1         |                                                        |
| 8.38                                      | Land Records/License Clerk           | 48      | 9                   | 432          | 9         | 9                   | 432          | 9         | 9                   | 432          | 9         |                                                        |
|                                           | <b>Sub-total</b>                     |         |                     | <b>596</b>   | <b>11</b> |                     | <b>596</b>   | <b>11</b> |                     | <b>596</b>   | <b>11</b> |                                                        |
| <b>Clerk Support Space</b>                |                                      |         |                     |              |           |                     |              |           |                     |              |           |                                                        |
| 8.10                                      | Waiting                              | 300     | 1                   | 300          |           | 1                   | 300          |           | 1                   | 300          |           | 20 people seated                                       |
| 8.11                                      | Children's Play Area                 | 50      | 1                   | 50           |           | 1                   | 50           |           | 1                   | 50           |           |                                                        |
| 8.12                                      | Public Counter                       | 20      | 6                   | 120          |           | 6                   | 120          |           | 6                   | 120          |           | 2 Civil, 1 Criminal/Juvenile, 3 Land Records/Licensing |
| 8.13                                      | Public Form Counter                  | 20      | 3                   | 60           |           | 3                   | 60           |           | 3                   | 60           |           |                                                        |
| 8.14                                      | Public Computer Kiosks               | 20      | 4                   | 80           |           | 4                   | 80           |           | 4                   | 80           |           |                                                        |
| 8.15                                      | Work Room / Interview Room           | 100     | 1                   | 100          |           | 1                   | 100          |           | 1                   | 100          |           | public work room, confidential interviews              |
| 8.16                                      | Land Use Book Storage                | 30      | 1                   | 30           |           | 1                   | 30           |           | 1                   | 30           |           |                                                        |
| 8.17                                      | Title Search Blns                    | 30      | 1                   | 30           |           | 1                   | 30           |           | 1                   | 30           |           |                                                        |
| 8.18                                      | Public Copier                        | 20      | 1                   | 20           |           | 1                   | 20           |           | 1                   | 20           |           |                                                        |
| 8.19                                      | Marriage Ceremony Space              | 300     | 1                   | 300          |           | 1                   | 300          |           | 1                   | 300          |           | 5 people seated, adjacent to general waiting area      |
| 8.20                                      | Marriage Waiting                     | 75      | 1                   | 75           |           | 1                   | 75           |           | 1                   | 75           |           |                                                        |
| 8.21                                      | Conference Room                      | 225     | 1                   | 225          |           | 1                   | 225          |           | 1                   | 225          |           | accommodate 10 people                                  |
| 8.22                                      | Exhibit Room                         | 350     | 1                   | 350          |           | 1                   | 350          |           | 1                   | 350          |           |                                                        |
| 8.23                                      | Staff Copier / Office Equip. Room    | 150     | 1                   | 150          |           | 1                   | 150          |           | 1                   | 150          |           | copier, scanners, plotter, shredder                    |
| 8.24                                      | Staff Copier / Printer               | 30      | 1                   | 30           |           | 1                   | 30           |           | 1                   | 30           |           |                                                        |
| 8.25                                      | Tech. Closet                         | 20      | 1                   | 20           |           | 1                   | 20           |           | 1                   | 20           |           |                                                        |
| 8.26                                      | Mail Room                            | 180     | 1                   | 180          |           | 1                   | 180          |           | 1                   | 180          |           |                                                        |
| 8.27                                      | Supply Storage                       | 120     | 1                   | 120          |           | 1                   | 120          |           | 1                   | 120          |           |                                                        |
| 8.28                                      | Safe                                 | 15      | 1                   | 15           |           | 1                   | 15           |           | 1                   | 15           |           |                                                        |
| 8.29                                      | Clerk Files: Lateral Cabinet         | 9       | 6                   | 54           |           | 6                   | 54           |           | 6                   | 54           |           | secure cabinets                                        |

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**REQUEST FOR EXPRESSIONS OF INTEREST  
EOI NO. 01-2018  
HOWARD COUNTY CIRCUIT COURTHOUSE PROJECT**

**EOI ISSUANCE DATE: JULY 11, 2017**

**PRE- SUBMITTAL INFORMATION MEETING: JULY 25, 2017 AT 10:00 A.M.**

**SOI DUE DATE: SEPTEMBER 06, 2017 AT 11:00 A.M.**

**BUYER: Dean Hof, Purchasing Administrator  
PHONE: 410-313-4239 ▪ EMAIL: [dhof@howardcountymd.gov](mailto:dhof@howardcountymd.gov)**



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**HOWARD COUNTY, MARYLAND**

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**OFFICE OF PURCHASING**

6751 Columbia Gateway Drive, Suite 501, Columbia, MD 21046  
[www.howardcountymd.gov/departments/county-administration/purchasing](http://www.howardcountymd.gov/departments/county-administration/purchasing)



PROJECT FOR EVALUATIONS OF INTEREST  
EOI NO. 01-2018  
HOWARD COUNTY CIRCUIT COURTHOUSE PROJECT

EOI ISSUANCE DATE: JULY 11, 2017  
PRE-SUBMITTAL INFORMATION MEETING: JULY 25, 2017 AT 10:00 A.M.  
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BUYER: Dean Hof, Purchasing Administrator  
PHONE: 410-313-4339 • EMAIL: [dean.hof@howardcountymd.gov](mailto:dean.hof@howardcountymd.gov)

HOWARD COUNTY, MARYLAND

OFFICE OF PURCHASING

6751 Columbia Gateway Drive, Suite 801, Columbia, MD 21046  
[www.howardcountymd.gov/departments-county-administration/purchasing](http://www.howardcountymd.gov/departments-county-administration/purchasing)



10/27/17

- 2.8.7 Lifecycle Maintenance: responsibility during the term of the Project Agreement for lifecycle maintenance, repairs and capital replacement necessary meet the performance standards for the New Facility set forth in the Project Agreement.
- 2.8.8 Facility Management Services: management of utilities, water and sewer, janitorial services, landscaping, trash removal, window washing, snow removal, insurance, IT systems, security systems in coordination with the County Sheriff, parking, and other necessary operational services for the New Facility as defined in the facility management specifications during the facilities management period of the Project Agreement.
- 2.8.9 Public Communications: work together with the County on all aspects of public communications and outreach as set forth in the Project Agreement.

## **2.9 Intellectual Property Rights**

Respondents agree that the County shall have the right to use (or permit the use of) all SOIs submitted pursuant to this EOI, including the data, information, concepts, and ideas contained therein, without any requirement of providing compensation to the Respondent, for all purposes associated with the continued development, implementation, operation or expansion of the Project. Notwithstanding the foregoing, the County agrees that any such use of SOIs by the County without the applicable Respondent's verification or adaptation for the specific purpose intended shall be at the sole risk of the County.

## **2.10 County's Consultant Support Team**

The following entities have been retained or were previously retained to serve as the Consultant Support Team for the Project:

- IMG Rebel (financial advisor)
- Hawkins Delafield & Wood LLP (legal advisor)
- Arcadis and Ricci Greene Architects / Grimm + Parker JV (technical advisor), including the following team members:
  - Arcadis-US, Inc.
  - Ricci Greene Associates
  - Grimm + Parker Architecture, Inc.
  - CGL Management Group LLC (O&M)
  - Pennoni Associates, Inc. (Civil)
  - North Point Builders, Inc.
  - Gipe Associates, Inc. (MEP)
  - Professional Systems Engineering, LLC (Security)
  - Forella Group LLC (Estimating)
  - Maroon PR, Inc.



- Chartwell Enterprises LLC and their subcontractors including Cushman & Wakefield, Inc. and Jones Long LaSalle Securities LLC
- Fentress Inc.

Additional members may be added to the Consultant Support Team for the Project. The County may identify any new members in an addendum to this EOI if and when a member is added.

The Consultant Support Team's scope of services requires team members to provide assistance to the County and its Selection Committee in preparing the EOI and RFP, and in evaluating SOIs and Proposals, including providing financial, contractual and technical advice. The Consultant Support Team may also provide DBfOM project oversight, including, but not limited to, design reviews, construction monitoring and environmental compliance oversight.


Current and prior members of the Consultant Support Team are not eligible to assist or participate as Project team members with any Respondent.

### 2.11 Key Commercial Terms


The following are some of the key commercial terms that the County anticipates will be included in the Project Agreement:


- 2.11.1 Term: The term of the Project Agreement will commence on signing, and a 30-year maintenance term will commence from the occupancy date. It is anticipated that the New Facility will be substantially complete and available for occupancy in January 2021.
- 2.11.2 Payment: The County anticipates making a single milestone payment up to \$90 million upon occupancy. At this time, the County does not anticipate starting availability payments earlier than the scheduled occupancy date. The County anticipates making availability payments on a monthly payment cycle.
- 2.11.3 Payment Deductions: The Project Agreement will permit the County to make deductions from the availability payments. In order to achieve full payment, the Project Company will be required to make all functional areas available for use and meet the defined performance standards.
- 2.11.4 End of Term: The Project Agreement will describe the hand-back requirements for the New Facility at the end of the term and describe the provisions to enforce those requirements.
- 2.11.5 Title to the Project Site and New Facility: Title to the Project site will at all times be held by the County. The County will provide the Project Company with appropriate rights to use the site for purposes of the Project.
- 2.11.6 Change of Control: The Project Agreement will preclude any change in control of the Project Company until one year following the commencement

will value having a seasoned partner that it can trust to achieve results and share perspectives and lessons learned from previous projects, starting at the RFP Stage, through Financial Close, into Design and Construction, and for the duration of the Facilities Management Stage.

- 

**The Right Solution:** HCJP will implement a thoughtful, dignified design that draws on Fentress Architects’ award-winning experience designing courthouses and civic institutions that will speak to local sensibilities and will seamlessly integrate owner priorities with user group functionalities. Fully realized, the HCCC Project will capture civic pride and the existing Howard County Courthouse’s sense of place, complement its new surroundings, and effectively address stated objectives relating to:

  - The safety and security of courthouse users (judges, juries, affected families, magistrates, attorneys, sheriffs, deputies, and detainees), starting with the parking structure, through entrances, in corridors and holding facilities, and inside courtrooms
  - Well-conceived wayfinding and circulation strategies that create ease-of-movement for courthouse users and eliminate the anxiety and security issues that can be inherent when sometimes conflicting stakeholders have to share the same routes
  - Properly planned and programed space to house the variety of entities that will share the new Howard County Circuit Courthouse, complete with technology infrastructure that will facilitate new advancements in justice administration and be flexible to integrate future emerging technologies
- 

**The Right Team:** A Respondent Team led by a top-tier developer and composed of local/regional leaders in their respective fields, who each bring demonstrated successful records of completing projects with comparable mandates, and have deep experience working effectively together. Construction Lead, Hensel Phelps, has partnered with Design Lead, Fentress Architects, on more than 60 projects, including six county courthouses, two using the Design Build delivery method very similar to the HCCC Project. Furthermore, Hensel Phelps has partnered with seasoned courthouse facilities management, operations and maintenance (“FMOM”) team member, Veolia Energy Operating Services LLC (“Veolia”), on a number of projects. HCJP’s collaborative experience creates team efficiencies, reduces ramp-up time, and mitigates risks associated with disciplines coming together for the first time on a high-profile public project and ensures a smooth transition to the concession term
- 

**The Best Value:** More than just the lowest cost financial submission, Howard County will achieve its greatest benefit from the proposal that offers the greatest efficiency and effectiveness over the whole life of the Project. HCJP has a proven and long track record of delivering value over the life on their projects. As an example, the combined, independently client measured Value for Money (“VfM”) of five Forum P3 projects detailed in this submission is \$82 million. Forum’s oversight has saved governments millions through innovative strategies to combine capital projects. Forum also brings an exceptional record of on-time, on-budget projects, including a just completed university residence and hub building, anticipated to be \$1million under budget

## 1.1 Identification of the Respondent Team

### (1) Entity Legal Names

The legal names of the Respondent Team Members are provided in Table No. 1.1-1.

Table No.1.1-1 – Entity Legal Names

| Team Role            | Respondent Team Member Legal Names |
|----------------------|------------------------------------|
| Respondent Team Lead | Forum Equity Partners (US) Inc.    |
| Project Company      | Forum Equity Partners (US) Inc.    |
| Equity Provider      | Forum Equity Partners (US) Inc.    |
| Design Lead          | Fentress Architects Ltd. *         |



will value having a seasoned partner that it can trust to achieve results and share perspectives and lessons learned from previous projects, starting at the RFP stage, through Financial Close, into Design and Construction, and for the duration of the Facilities Management Stage.

- **The Right Solution:** HCLP will implement a thoughtful, dignified design that draws on Ferriss Architects' award-winning experience designing courthouses and civic institutions that will speak to local sensitivities and will seamlessly integrate owner priorities with user group functionalities. Fully realized, the HCCC Project will capture civic pride and the existing Howard County Courthouse's sense of place, complement its new surroundings, and effectively address stated objectives relating to:
  - The safety and security of courthouse users (judges, justices, affected families, magistrates, attorneys, sheriff, deputies, and detainees), starting with the parking structure, through entrances, in corridors and holding facilities, and inside courtrooms
  - Well-conceived wayfinding and circulation strategies that create ease-of-movement for courthouse users and eliminate the anxiety and security issues that can be inherent when sometimes conflicting stakeholders have to share the same routes
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(f) Entity Legal Names

The legal names of the Respondent Team members are provided in Table No. 1-1-1.

Table No. 1-1-1 – Entity Legal Names

| Entity Name                     | Role                 |
|---------------------------------|----------------------|
| Ferriss Architects Ltd. *       | Design Lead          |
| Forum Equity Partners (US) Inc. | Equity Provider      |
| Forum Equity Partners (US) Inc. | Project Company      |
| Forum Equity Partners (US) Inc. | Respondent Team Lead |



By Kate Magill  
Howard County Times

MARCH 2, 2018, 5:00 AM

Continuing its conservative tone from last year, a Howard County financial advisory committee is urging the county to tighten its belt on spending for next year and consider raising some taxes.

Facing continued growth in the demand for county services, uncertainty over federal funding levels and a possible decline in development, the Spending Affordability Advisory Committee recommended the county rein in its spending on government services and schools, as the county will face "significant challenges" in funding its capital construction and operating budgets.

To increase revenue, the 32-member committee suggested the county raise its transfer tax by 25 percent, a move that would need state approval. A transfer tax is paid when owners sell their property; if implemented the committee estimated the increase would bring the county \$6.5 million in annual revenue.

Building on its recommendation last year to study a fee for ambulance service, the committee encouraged the county to implement a fee, which would be billed to insurance companies.

A study on a fee is underway and County Executive Allan Kittleman said he is "very open" to the idea, which the committee estimated could bring \$3 million to \$5 million to the county annually.

In its report released Thursday, the committee did not explicitly recommend raising property taxes, but did say the county could should consider "property and transfer tax increases and reallocation opportunity."

Committee chairman Steve Sachs, a Howard County real estate and hotel business executive, said that because the county has some of the highest property taxes in the state, he did not want to see property taxes raised.

Kittleman has said he has no plans to raise taxes. While he said he couldn't promise that he was "going to do exactly what they've said here," Kittleman praised the work of the committee at a briefing for reporters.

The cautionary message on the county's budget matched recent warnings from Kittleman that the pending 2019 county budget will be tight, with county departments taking a 2 percent midyear cut and a temporary hiring freeze in effect.

The committee recommended the county develop its 2019 budget based on a 1.75 percent projected growth in revenues, lower than the 2.2 percent growth most recently projected by the Office of Budget, as a way to trim spending amid uncertainty in the federal government's tax cut and how changes would alter state and local tax structures.

structures.

projected by the Office of Budget, as a way to trim spending amid uncertainty in the federal government's tax cut and how changes would affect state and local tax. The committee recommended the county develop its 2019 budget based on a 1.75 percent projected growth in revenue, lower than the 2.5 percent growth most recently taking a 2 percent midyear cut and a 1 percent in effect.

The cautious message on the county's budget matched recent warnings from Kitcherman that the bonding 2019 county budget will be tight, with county departments of the committee at a pricing for rebates.

Kitcherman has said he has no plans to raise taxes. While he said he couldn't promise that he was "going to do exactly what they've said here," Kitcherman praised the work state he did not want to see property taxes raised.

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In its report released Thursday, the committee did not explicitly recommend raising property taxes, but did say the county could should consider "property and transfer to the county annually."

A study on a fee is underway and County Executive Allan Kitcherman said he is "very open" to the idea, which the committee estimated could bring \$3 million to \$5 million in insurance companies.

Building on its recommendation last year to study a fee for ambulance service, the committee encouraged the county to implement a fee, which would be billed to when owners sell their property. It recommended the committee estimated the increase would bring the county \$6.2 million in annual revenue.

To increase revenue, the 35-member committee suggested the county raise its transfer tax by 25 percent, a move that would need state approval. A transfer tax is paid capital construction and operating budgets.

Advisory Committee recommended the county rein in its spending on government services and schools, as the county will face "significant challenges" in funding its Facing continued growth in the demand for county services, uncertainty over federal funding levels and a possible decline in development, the Spending Affordability

considers raising some taxes. Containing its conservative tone from last year, a Howard County financial advisory committee is urging the county to tighten its belt on spending for next year and



Committee member Richard Clinch, executive director of the University of Baltimore's Jacob France Institute, said that because many county businesses rely on government contracts, they could see growth stall as the federal government pulls back spending under President Donald Trump. However, Clinch noted that defense contractors in the county would likely be exempt from federal spending cuts.

"There aren't going to be massive layoffs, but we are going to see a decline in the procurement for jobs and slow growth in federal employment and spending," Clinch said. "It's unlikely to cause wholesale unemployment, but these people are going to have less money to spend. We're just saying be cautious in your spending."

The committee also recommended lowering the maximum amount the county may borrow through general obligation bonds to \$75 million, last year it recommended \$85 million.

"We've got to get a handle on our expenses," Sachs said.

With the county's recent passage of an updated Adequate Public Facilities Ordinance, legislation that works to ensure schools and roads keep pace with development, Sachs said the committee was concerned by what economic impact the tighter development limits could have on the county's economy if construction projects, and the taxes they bring, slow.

The committee urged the county to perform a long term study of the economic impact of the new legislation, a recommendation Kittleman said he accepts. He said a study will soon be underway in the Department of Planning and Zoning.

"We don't care whether [APFO] is good or bad, we care about the financial impact," Sachs said.

The school system was a major point of concern for the committee, which recommended the county "really look" at whether to fund the school system above its mandatory \$10.2 million maintenance of effort, said committee member Steve Poynot, the chief administrative officer for Howard Bank.

Superintendent Michael Martirano has proposed a request for \$11.4 million above the so-called maintenance of effort, the minimum amount of spending the county is mandated by the state to provide the schools.

As school officials also grapple with a deficit slated to reach \$50 million by summer, committee members stated they wanted to see the school system "take ownership" of its mistakes and craft a multiyear plan to address the issue before it requests county assistance. Martirano has said that county and state assistance will be necessary to pay off the debt.

Sachs said the deficit, which has been created over several years, was "egregious," and that officials needed to "start getting smart and look at everything" in its finances to solve the issue.

Last year the county passed a \$1.58 billion budget, almost two-thirds of which went to the school system, library system and Howard Community College.

Clinch said that while overall the county is in good economic health that hasn't translated into revenue growth, leaving the county in a tight fiscal spot.

"What we did in the past doesn't look like it's sustainable in the long term," Clinch said. "We need to balance service demands with revenue ability. What we want to do is

say that the growth has to be sustainable in the long term, and with the risk factors that are out there caution is called for.”

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# Office of the Sheriff

Howard County, Maryland

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William J. McMahon  
Sheriff

## Testimony to County Council on New Courthouse

July 16, 2018

### Chairperson Sigaty and members of the County Council:

Thank you for the opportunity to testify in front of you this evening in **SUPPORT of Council Bill 54** that will allow for funding for construction of a new Circuit Courthouse for Howard County.

On February 21, 2017, I testified in support of Council Resolution 27, the resolution that initiated this process (testimony attached). During that testimony, I identified the major safety and security concerns of the current courthouse and the urgent need for construction of a new one. In the interest of time, I will not detail them again tonight. One of the **primary responsibilities of the Howard County Sheriff's Office is the safety and security of those who come to the Courthouse**. This includes parties, witnesses, attorneys, judges and court support personnel, as well as the general public. The current Courthouse, despite its historical significance and charm, makes this task almost impossible to complete. The proposed courthouse addresses those concerns.

Among the highlights:

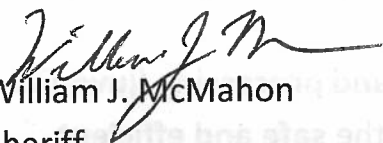
- The location and positioning on the property ensure **recommended setbacks from assaults by vehicles**.
- The configuration of the main entrance allows for the **effective and efficient screening of all visitors**.
- The **Sally Port** used for prisoner arrival and departure provides for **multiple vehicles and an enhanced level of safety for the prisoners, our deputies, and the community**.
- The **Lock-Up area used for prisoner detention and processing (juvenile and adult) is very well designed**. It allows for the **safe and efficient movement of prisoners**. It also will allow us to **maintain sight and**

sound separation of prisoners based on age and gender, as required by law and professional policy.

- **Interview rooms for attorney/prisoner consultation provide an acceptable level of privacy.**
- The design allows for **controlled movement that limits contact** between accused, prisoners, witnesses, jurors and other parties to cases.
- **Parking for the public, court employees and Sheriff's Office deputies is much improved.**
- **Parking for judges will comply with judiciary safety standards.**
- The design of the new Courthouse will allow all **our employees to be located on-site**. This will significantly increase the **efficiency of the Sheriff's Office and our operations**.
- I remind you from my earlier testimony that at least two **security assessment reports** have been done on the building by the non-profit **National Center for State Courts** over the last ten years. While improvements have been made based on the recommendations in those reports, some **significant issues remain**. These **deficiencies are all addressed in the design and building of a new Courthouse**.

In conclusion, there is a very real and well documented need for a new Courthouse. As the Sheriff, I am concerned about our ability to maintain the level of safety and security required in today's society. I urge you to vote in favor of this bill and to approve the ultimate construction of a new Courthouse. I also urge you to approve CB 51-2018, which allows the County to lease office space at 6095 Marshalee Dr in Elkridge. Part of this lease agreement will provide temporary working space for Sheriff's Office employees and functions currently located at the Dorsey Building.

Sincerely,

  
William J. McMahon  
Sheriff





Office of the Sheriff  
*Howard County, Maryland*

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William J. McMahon  
*Sheriff*

## Testimony to County Council on New Courthouse

February 21, 2017

### Chair Weinstein and members of the County Council:

Thank you for the opportunity to testify in front of you this evening in **SUPPORT of Council Bill 27** that will allow for the construction of a new Circuit Courthouse for Howard County.

One of the **primary responsibilities of the Howard County Sheriff's Office is the safety and security of those who come to the Courthouse.** This includes parties, witnesses, attorneys, judges and court support personnel, as well as the general public. The current Courthouse, despite its historical significance and charm, makes this task almost impossible to complete.

As you know, the Court house was **originally constructed in 1851, with major renovation's in the mid-1980s and again a decade ago.** Despite the changes made during those periods, the building is outdated and does not support the security measures needed in the 21<sup>st</sup> Century.

One of my first activities was to assess the safety and security environment of the building, the training our deputies receive and the overall readiness of County personnel to respond to an emergency there. I was pleased to find that our deputies have been involved in "active shooter" training for some time. I have worked with Chief Gardner's staff to ensure that the Police Department's SWAT team and other specialized personnel have exposure to the building and access to it for training. However, **the building itself does not lend itself to the environment of safety that we all want. Among the significant issues are:**





## Office of the Sheriff

Howard County, Maryland

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- The configuration of **the front entrance poses significant challenges in properly screening employees and the public** coming to the Court house. Lines quickly form and the integrity of the screening process is easily compromised. As an example, two main stairways that are located just inside the entrance offer a quick path to bypass the deputies, the x-ray machine and the magnetometer, requiring us to often provide additional staffing there.
- **The exterior area of the Courthouse (Sally Port) used for prisoner arrival and departure is on a public street.** The street must be blocked during prisoner arrival/departure. The Sally Port is located in an extremely open location and **does not offer an acceptable level of concealment or cover in the event of a security breach. Neighbors who may be out taking a walk are interrupted** and have to be held up or diverted as suspects are escorted to and from the Court. Additionally, the actual Sally Port is very narrow and does not allow for access of transport vehicles.
- The Lock-Up area used **for prisoner detention and processing (juvenile and adult) is cramped and poorly designed.** Deputies are required to take extraordinary measures to maintain ample security while escorting prisoners to and from courtrooms. **In fact, court employees, including judges, must remain in their offices as we escort these incarcerated defendants to the courtrooms.**
- **Maintaining sight and sound separation, as required by Maryland and Federal law, for juvenile detainees is nearly impossible.** Once again, extraordinary measures must be exercised by deputies/security officers in order to maintain compliance and a safe custodial environment.



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Howard County, Maryland

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- **Interview rooms for attorney/prisoner consultation do not provide an acceptable level of privacy.** Conversations can easily be heard from an adjacent hallway and the Lock-Up area.
- The outdated design of the courtrooms makes **it difficult for deputies to maintain a safe environment for the public, court employees, jurors and prisoners.** In custody defendants are often in close proximity to the general public and those attending court proceedings. The use of one courtroom is restricted to only cases involving non-in-custody defendants. Several courtrooms are restricted in the case of serious criminal jury trials.
- **Parking for the public, court employees and Sheriff's Office deputies is limited.** Designated parking spaces for **individuals with disabilities** in close proximity to the Courthouse are frequently full requiring those individuals to park in general parking. The Courthouse is very inconvenient and challenging to access, particularly during inclement weather, for individuals with disabilities.
- **Parking for judges** is not consistent with judiciary safety standards and is not enclosed.
- The current Courthouse office **area designated for Sheriff's Office operations is limited.** HCSO personnel who routinely are required to be present at the Courthouse (Domestic Violence, Warrant/Fugitive, Landlord/Tenant, and Administrative Support) do not have offices at the Circuit Courthouse. **HCSO efficiency would be significantly improved if these units could be more centralized to Courthouse operations.**
- **The age and construction materials of the building make alterations difficult, if not impossible.** Thick granite walls are commonly found throughout the building. Even a seemingly simple addition of a camera



## Office of the Sheriff

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or an alarm presents significant challenges and can be costly and time consuming.

- At least two **security assessment reports** have been done on the building by the non-profit **National Center for State Courts** over the last ten years. While improvements have been made based on the recommendations in those reports, some **significant issues remain. These can be easily addressed in the design and building of a new Courthouse.**

In conclusion, there is a very real and well documented need for a new Courthouse. As the Sheriff, I am concerned about our ability to maintain the level of safety and security required in today's society. I urge you to vote in favor of this resolution and ultimate construction of a new Courthouse.

## HCCA testimony on CB54, July 16, 2018

Good evening,  
I'm Susan Garber, speaking on behalf of the Howard County Citizens' Association, HCCA.

HCCA throughout the years has brought its members vital information in order to garner a greater understanding of the issues facing our county. As a watchdog organization, HCCA is seeking to understand some information which has been circulating recently within the community. It would be inappropriate and a failure of one's fiduciary responsibilities to categorize out of hand the information as "fake news" without pausing to examine the facts. Given the large amount of documentation provided to support the allegations it is imperative that the rumored findings be fully investigated. We are simply requesting that you pause to thoroughly examine information which has been presented before green lighting this bill.

The financial obligation relative to the new courthouse --now and 30 years into our future-- is staggering. Based on County figures of an annual operating budget impact of \$15 to \$16 million, over 30 years that represents \$450 million on top of initial construction costs, with a milestone payment of \$75 million at the time of occupancy. While on one level it is admirable that a creative solution was sought for funding such a large undertaking, perhaps the P3 arrangement is not in our best fiscal interest. Have we basically worked out a complex and costly scheme analogous to leasing a Ferrari when our Ford is still running?

Perhaps based on inaccurate information activities simply began to snowball. CR27 provided the structure for proceeding full steam ahead but the recent rate of acceleration, perceived conflicts within the choice of location and within the bidding process are deeply troubling.

There is also the elephant in the room, the second devastation of Old Ellicott City in two years. The cost to repair and rebuild --and to mitigate the storm water issues-- may be the more pressing obligation at this time.

If I may present an analogy to family finances. Suppose you had gone through all of the planning to construct a garden room addition on your house. Just as you are about to sign on the dotted line it is discovered that not only is your foundation seriously deteriorating, but significant termite

damage has also been detected. One might be forced to abandon the plans for the garden room addition until the more pressing needs to preserve your house are sorted out and paid for.

The most frequently heard reason for needing a new court house has been that the current one is overly crowded. Couldn't the same be said for our schools, for our roads, for our emergency room? The County has many needs. It is owed to the citizens that prioritization be transparent.

Additionally, if at this time when so much effort and money is going into bringing OEC back to life, shouldn't we more closely examine the negative impact to the businesses by removing a significant source of daytime business away from Main Street? Isn't this counterproductive?

While already owning the land on Bendix Road may have seemed advantageous, what does it ultimately cost us to move into new leased space the many departments housed under one roof in the Dorsey Building? Are we really expending \$8500 a month to a PR company? How does promoting the court house benefit us citizens? Did we really award a half million dollars to each unsuccessful bidder? How come? These and many, many more questions make one feel very uncomfortable.

The public, and you, deserve a full fiscal analysis and time to examine documents. Consequently entering into a Project Agreement should be delayed until such an analysis is complete. Tabling CB-54 at this time is in the best interest of the public.

We urge that concerns be fully investigated until such time we can all be completely comfortable with the results. Only then should a course be set. Full transparency is necessary to secure the public trust..... when setting priorities, when conducting needs analyses, when selecting contractors.

In summary, the HCCA would greatly appreciate it if the accusations presented by others would be investigated for accuracy and possible needed action **before** voting on CB54.

Thank you for your consideration.



HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, SUSAN GARBER, have been duly authorized by  
(name of individual)

HOWARD COUNTY GLAZIERS ASSOCIATION to deliver testimony to the  
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB-54 to express the organization's  
(bill or resolution number)

support for / opposition to / request to amend this legislation.  
(Please circle one.)

Printed Name: SUSAN GARBER

Signature: \_\_\_\_\_

Date: 16 July 18

Organization: HCCA

Organization Address: P.O. Box 89 ELLICOTT CITY, MD 21041

Number of Members: 300

Name of Chair/President: Stu Kahn

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*





HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION


I, George Hermina, have been duly authorized by  
*(name of individual)*

Howard County Bar Association to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding 54-2018 to express the organization's  
*(bill or resolution number)*

support for / opposition to / request to amend this legislation.  
*(Please circle one.)*

Printed Name: George Hermina

Signature: 

Date: 7/23/18

Organization: HCBA

Organization Address: Courthouse ~~square~~ Drive

Ellicott city, MD

Chair/President: Ali Kalarestaghi

Ed Trumbull  
4208 Purple Twilight Way  
Ellicott City, Maryland 21042  
(Howard County Council District 1)

July 23, 2018

RE: Council Bill 54-2018

Dear Council Chair Sigaty and Members of the Howard County Council,

My written remarks represent my opinions alone as a citizen of Howard County, Maryland.

Today, I am writing on CB 54-2018 pursuant to Section 612 of the Howard County Charter, approving a multi-year Project Agreement for the Design, Construction, Financing, Operation and Maintenance of the Howard County Circuit Courthouse between Howard County, Maryland and a special purpose entity formed by Edgemoor-Star America Judicial Partners for the design, construction, partial financing, operation and maintenance of a new Courthouse and related Parking Structure to be located on the Project Site located at 9250 Judicial Way (formerly known as 9240 and 9250 Bendix Road) in Ellicott City; authorizing the County Executive to enter into the Agreement and to make changes to the Agreement before executing it, under certain conditions; and generally relating to a multi-year agreement for the design, construction, financing, operation and maintenance of the Howard County Circuit Courthouse.

This project is known as a Public-Private Partnership (P3), which encompasses an array of Design, Build, Finance, Operate, and Maintain (DBFOM) projects across the United States and around the world. P3s often bring together the nation's best lawyers, banks and private equity partners, general contractors, architects and engineers. However, these projects – like our new Courthouse – are still local projects where local Howard County residents will receive justice, local Howard County residents will work, and local Howard County businesses and entrepreneurs will provide required goods and services.

A hallmark of successful P3s is the recognition and formal inclusion of Community Benefit Agreements (CBA) that have qualitative and quantitative goals. To the north and east of Howard County is Baltimore City. The \$660 million Tax Increment Finance (TIF) agreement between the City of Baltimore and Sagamore Development Company to finance the infrastructure for the \$5.5 - \$6 billion redevelopment of Port Covington in South Baltimore has a robust CBA. The Port Covington CBA includes a data-driven, evidenced-based workforce



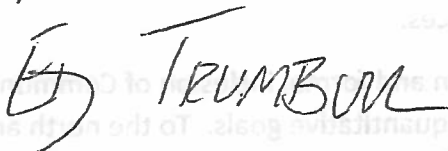
strategy, affordable housing goals, women and minority-business enterprise goals, and a hyper focus on the neighborhoods adjacent to Port Covington. Under the workforce strategy, the master developer and the City of Baltimore have agreed to 30% local hiring for all on-site jobs, 51% net new hires for local residents who work on the TIF funded infrastructure, creation of apprenticeships starting at 12% and increasing to 20% over five years, and reserving one-quarter of the apprenticeships for individuals with barriers to employment, such as youth aging out of foster care, re-entering ex-offenders, and individuals on public assistance. In regards to minority and women-owned business enterprises, the master developer has agreed to a utilization of 27% for minority businesses and 10% for women-owned businesses.

To the south of Howard County is the District of Columbia in Washington, DC. The government of the District of Columbia has created an Office for Public-Private Partnerships (OP3). OP3 is working on a wide application of P3s, including modernization of the Metropolitan Police Department's Headquarters, Correctional Centers, Educational Facilities, Fire and Emergency Medical Facilities, Waste Management and Recycling, Solar and Micro-grid Projects, and Streetlight Modernization with 5G Wi-Fi Operability. **All** District of Columbia projects with government assistance of \$5 million or more include a workforce community benefit, which is known as First Source.

Howard County's Courthouse is a laboratory for future innovative P3s for both the County and the State of Maryland. In fact, Maryland's Department of Transportation is moving forward with a massive \$7 – \$ 9 billion P3 for traffic congestion relief on the Maryland portion of the Washington Beltway of I-495 and I-270. There is a high probability that these roadway projects will require both women and minority owned business enterprise goals and workforce requirements.

As a 20-plus year citizen, taxpayer and voter in Howard County, Maryland, I respectfully request that we pause execution of the Howard County Courthouse P3 contract, convene a group of community stakeholders and the project's leadership, and craft a robust, written and enforceable CBA, which includes workforce opportunities as well as women and minority-owned enterprise goals (beyond the 15% sub-contracting goals noted on page 508 of RFP Exhibit A). The agreed upon CBA will become a national model and an attachment to the executed contract.

Best,

A handwritten signature in black ink that reads "Ed Trumbull". The signature is written in a cursive, slightly slanted style.

Ed Trumbull

**Sayers, Margery**

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**From:** Ron Meservey <rtmeserv@gmail.com>  
**Sent:** Monday, July 16, 2018 2:51 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Support CB 55 and CB54

To Howard County Council and County Executive Kittleman

I support CB55 to abolish the Mobile Home Rental Tax. This is an unfair tax on people who for the most part do not have a lot of resources.

We need to make housing more affordable, not tax people who can barely afford a place to live and who would have trouble finding other affordable housing.

I live in a house in Oakland Mills in District 3. I am a very fortunate retired Federal employee and my house is paid for.

I am happy to pay taxes. The burden should not be on those who are at risk of housing insecurity.

I hope to attend the hearing tonight, and I will be following this issue.

I also have concerns about another issue being considered tonight - CB 54, regarding construction of a new Ho. Co. Courthouse. If new construction is needed, contracts should be fair and not a bonus for developers. We taxpayers should not have to foot the bill to let developers off the hook.

Thanks.

Ron Meservey  
9447 Brett Lane  
Columbia, MD 21045-4407

## Sayers, Margery

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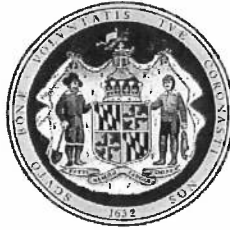
**From:** Donna Smeins Howard <daeva77@verizon.net>  
**Sent:** Sunday, July 15, 2018 4:11 PM  
**To:** CouncilMail  
**Subject:** Council Bill 54-2018

Good Evening,

I am writing to express my opposition to council bill 54-2018 (new courthouse). It is fiscally irresponsible to build a new courthouse at this time. There are many pressing needs in the county - rebuilding old Ellicott City, schools, infrastructure, etc. and building a new courthouse is not a necessity. We need to spend tax payer money appropriately and like any family must do, we need to budget and spend our county money in a manner that does not continue to raise our debt. Embrace the charm of our historic courthouse, congratulate those who work there for doing a great job in making that facility work and spend our money responsibly. Thank you,

Donna Smeins Howard  
daeva77@verizon.net

CMBRs, JF, ms



**BYRON E. MACFARLANE**  
**REGISTER OF WILLS FOR HOWARD COUNTY**  
8360 COURT AVENUE  
ELLCOTT CITY, MARYLAND 21043

410-313-2133  
Toll Free Number: 1-888-848-0136

FAX 410-313-3409  
[www.registers.maryland.gov](http://www.registers.maryland.gov)

2018 JUL -9 PM 3:18  
HOWARD COUNTY COUNCIL  
RECEIVED

July 5, 2018

Hon. Mary Kay Sigaty  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 2143

**Re: Council Bill 54-2018**

Dear Chair Sigaty,

I write to express my strong support for Council Bill 54-2018, which authorizes the design, construction, financing, operation and maintenance of the new Howard County Circuit Courthouse.

As you know, the office of the Register of Wills provides vital services to Howard County families who have suffered the loss of a loved one. It is extremely important that these families have a welcoming and comfortable experience when they come to us for assistance. As I have previously stated to this Council, I have diligently maximized the usefulness of the space we currently occupy. While we have archived hundreds of boxes of files, disposed of antiquated equipment, and reduced our permanent paper records by over 90%, we lack many amenities that would allow us to better serve the public. Given our limited space, our guests cannot be afforded the privacy many would prefer when discussing personal family matters. We have no conference room or meeting rooms for attorneys to meet with their clients or families to have private discussions among themselves. Our storage room is separate from the main office suite, which is far from ideal for me and my staff to access and safeguard our estate files and wills filed for safekeeping. Also, my office's location adjacent to the orphans' court hearing room turns what should be a peaceful and professional workspace for us to counsel grieving families into a makeshift lobby. Because there is no direct access to the courtroom from public hallways, the foot traffic through my office on days the court is in session is extremely disruptive. Lastly, I want to note that many of the individuals who come to my office have limited mobility. For those individuals, simply getting to the office from the parking lot, down a heavily-trafficked street, through a long basement entryway is anywhere from unpleasant to daunting. Members of the public should be able to park and access their courthouse easily and safely.

In closing, when our fellow Howard Countians are dealing with the loss of a loved one and must come to the Register of Wills for help, they deserve to receive that help in an environment that is welcoming, private, and safe. I have done everything possible to provide that in our current facility, but for the reasons I have cited, it is clearly time for a long-overdue upgrade. Just as Howard Countians deserve public schools, libraries, senior centers, and social services that are second to none, so too do they deserve a modern courthouse that serves their needs now and for many years to come.

I urge you to approve this measure. Thank you for your time and attention.

Sincerely,

A handwritten signature in cursive script, reading "Byron E. Macfarlane". The signature is written in black ink and is positioned above the printed name.

Byron E. Macfarlane