

Peter Doo, FAIA, LEED Fellow, GGP
Doo Consulting LLC
531 Piccadilly Road
Towson, MD. 21204

Re: SB655 As Amended

My name is Peter Doo. I am a Fellow of the American Institute of Architects and a LEED Fellow. I am a past president of USGBC Maryland and AIA Baltimore. I have been a member of the Maryland Green Building Council and a commissioner with the Baltimore City Sustainability Commission and I would like to add my voice in support of SB655 as amended.

My company, Doo Consulting LLC, is a sustainability consulting company with six staff, including myself. Five of us are Maryland State residents. My company has been providing green building consulting services for over a dozen years. We have certified well over 100 LEED, Green Globes and Living Building Challenge projects, including a number of "LEED equivalent" projects. I am here representing myself and my staff but believe that my thoughts are shared by the majority of the green building consultant community in Maryland, all of whom love this State and are working to contribute to a livable future here.

This Bill as amended is intended to rescind the "LEED (or other green rating system) Equivalent" option that was passed in legislation in 2018. The LEED Equivalent option is based on the assumption that this approach will yield the same quality result and save the State money in the process. Both of these assumptions are incorrect for the following reasons.

1. I can assure you from experience that "LEED Equivalent" is seldom that. Project teams doing LEED equivalent projects do not apply the same rigor to the design or construction that is applied to a truly certified project. Corners are cut. Compliance requirements are considered "close enough". The introduction of a non-compliant material on the job is "not to be worried about". It's human nature. When there is a referee, the game is played differently. In this case, the certifying body is that referee insuring that the Maryland taxpayers are getting what they are paying for.
2. IF the project is truly and verifiably "LEED Equivalent" project team members are putting in exactly the same effort that they would apply to a Certified project including whatever documentation is necessary to make this declaration. That effort is reflected in the project cost. The only costs saved are the registration and certification fees which amount to 5 to 6.5 cents per square foot. The building costs can be \$300 to \$400 per square foot and above. For a 250,000 SF, \$80,000,000 project, the savings would be less than two tenths of a percent. For these few cents the owner, in this case the State of Maryland, receives a third-party verification that the building has met the energy and environmental performance that the State requires.

Passage of this Bill as amended will put things back as they were when green building certification was required. It does not cause the State to do anything it hasn't done before or that the State didn't think was a good practice before. I encourage you to support this Bill for the benefit of all Marylanders. Thank you.



Also representing: Lorraine Doo, Rebecca Gullott, Megan Knox, Robin DiBlasi from Doo Consulting LLC.