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OFFICE OF THE SECRETARY

**BILL:** **Senate Bill 588**  
Capital Projects – High Performance and Green Buildings

**COMMITTEE:** Senate Education, Health and Environmental Affairs

**DATE:** February 15, 2022

**POSITION:** Letter of Information

Upon review of Senate Bill 588 – Capital Projects – High Performance and Green Buildings, the Department of General Services (DGS) provides these comments for your consideration.

The Maryland Green Building Council (M-GBC) resides within the Department of General Services (DGS). Under Senate Bill 588, the Design and Construction division and the Capital Grants within DGS would both be impacted by Senate Bill 588.

The bill would alter the definition of “major renovation” thus increasing the number of buildings required to comply with the High-Performance Green Building Program (HPGBP). For example, if an electrical system is replaced within an existing facility, the entire facility would be required to be brought into compliance with the HPGBP. This may include the replacement of finishes throughout the facility, window, the addition of insulation and thermal breaks for the entire envelope, or the replacement of mechanical and plumbing equipment. An electrical system replacement valued at one million dollars could conceivably increase by five (5) times that amount to bring a facility into HPGBP compliance.

The bill changes the requirement for compliance with the HPGBP to facilities funded 25% or more in State capital funds from a current 100% level thus applying the bill’s requirements to capital grant recipients. Many of these grantees are small, nonprofit entities. It may be difficult for these grantees to manage the bill’s requirements and may require additional staff or outsourcing to knowledgeable entities which will increase their operating costs. For DGS this will require additional staff in the Grants division to perform necessary and required compliance functions.

For additional information, contact Ellen Robertson at 410-260-2908.

