

6. AN AMENDMENT TO BE OFFERED BY REPRESENTATIVE
CARNAHAN OF MISSOURI OR HIS DESIGNEE, DEBATABLE FOR
10 MINUTES

**AMENDMENT OFFERED BY MR. CARNAHAN OF
MISSOURI
TO THE RULES COMMITTEE PRINT OF H.R. 1734,
AS REPORTED**

At the end of the bill, add the following new sections:

1 **SEC. 22. CONSIDERATION OF LIFE-CYCLE COST REQUIRED.**

2 Section 3305 of title 40, United States Code, is
3 amended by adding at the end the following new sub-
4 section:

5 “(d) CONSIDERATION OF LIFE-CYCLE COST RE-
6 QUIRED.—

7 “(1) REQUIREMENT.—The Administrator shall
8 ensure that the life-cycle cost of a public building is
9 considered in the construction or lease of a public
10 building described in paragraph (2).

11 “(2) FEDERAL BUILDINGS SUBJECT TO RE-
12 QUIREMENT.—A public building is subject to the re-
13 quirement under paragraph (1) if—

14 “(A) construction or lease of the building
15 begins after the date of the enactment of the
16 Civilian Property Realignment Act;

1 “(B) the estimated construction costs of
2 the building exceed \$1,000,000;

3 “(C) in the case of a lease, the square foot-
4 age of the property is more than 25,000 square
5 feet; and

6 “(D) Federal funding comprises more than
7 50 percent of the funding for the estimated
8 construction or lease costs of the building.

9 “(3) DEFINITIONS.—In this subsection, the fol-
10 lowing definitions apply:

11 “(A) LIFE-CYCLE COST.—The term ‘life-
12 cycle cost’ means the sum of the following
13 costs, as estimated for the lifetime of a build-
14 ing:

15 “(i) Investment costs.

16 “(ii) Capital costs.

17 “(iii) Installation costs.

18 “(iv) Energy costs.

19 “(v) Operating costs.

20 “(vi) Maintenance costs.

21 “(vii) Replacement costs.

22 “(B) LIFETIME OF A BUILDING.—The
23 term ‘lifetime of a building’ means, with respect
24 to a building, the greater of—

1 “(i) the period of time during which
2 the building is projected to be utilized; or
3 “(ii) 50 years.”.

4 **SEC. 23. LONG-TERM SAVINGS THROUGH LIFE-CYCLE COST**
5 **ANALYSIS.**

6 Section 3307(b) of title 40, United States Code, as
7 amended by section 19, is further amended—

8 (1) in paragraph (7), by striking “and” at the
9 end;

10 (2) in paragraph (8), by striking the period at
11 the end and inserting “; and”; and

12 (3) by adding at the end the following:

13 “(9) with respect to any prospectus for the con-
14 struction, alteration, or acquisition of any building
15 or space to be leased, a statement by the Adminis-
16 trator describing the use of life-cycle cost analysis
17 and any increased design, construction, or acquisi-
18 tion costs identified by such analysis that are offset
19 by lower long-term costs.”.

