

**AMENDMENT TO H.R. \_\_\_\_\_**  
**OFFERED BY MR. CARNAHAN OF MISSOURI**

Add at the end of the bill the following:

1     **TITLE \_\_\_\_\_—MISCELLANEOUS**

2     **SEC. \_\_\_\_ . CONSIDERATION OF LIFE-CYCLE COST RE-**  
3                     **QUIRED.**

4             (a) REQUIREMENT.—The Administrator of General  
5 Services, if involved in the construction of a building de-  
6 scribed in subsection (b), shall ensure that the life-cycle  
7 cost of the building is considered during the design of the  
8 building.

9             (b) FEDERAL BUILDINGS SUBJECT TO REQUIRE-  
10 MENT.—A building is subject to the requirement under  
11 subsection (a) if—

12                 (1) construction of the building begins after the  
13 date of enactment of this Act;

14                 (2) the estimated construction costs of the  
15 building exceed \$1,000,000; and

16                 (3) Federal funding comprises more than 50  
17 percent of the funding for the estimated construction  
18 costs of the building.

19             (c) DEFINITIONS.—In this section, the following defi-  
20 nitions apply:

1           (1) LIFE-CYCLE COST.—The term “life-cycle  
2 cost” means the sum of the following costs, as esti-  
3 mated for the lifetime of a building:

4                   (A) Investment costs.

5                   (B) Capital costs.

6                   (C) Installation costs.

7                   (D) Energy costs.

8                   (E) Operating costs.

9                   (F) Maintenance costs.

10                  (G) Replacement costs.

11           (2) LIFETIME OF A BUILDING.—The term “life-  
12 time of a building” means, with respect to a build-  
13 ing, the greater of—

14                   (A) the period of time during which the  
15 building is projected to be utilized; or

16                   (B) 50 years.

17 **SEC. \_\_\_\_ . LONG-TERM SAVINGS THROUGH LIFE-CYCLE**  
18 **COST ANALYSIS.**

19           Section 3307(b) of title 40, United States Code, is  
20 amended—

21           (1) in paragraph (6) by striking “and” at the  
22 end;

23           (2) in paragraph (7) by striking the period at  
24 the end and inserting “; and”; and

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

1           “(8) with respect to any prospectus for the con-  
2           struction, alteration, or acquisition of any building  
3           or space to be leased, a statement by the Adminis-  
4           trator describing the use of life-cycle cost analysis  
5           and any increased design, construction, or acquisi-  
6           tion costs identified by such analysis that are offset  
7           by lower long-term costs.”.

