

**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.”.

