

111TH CONGRESS
2D SESSION

H. R. 4989

To require consideration of the life-cycle cost of a building during the construction of certain Federal buildings, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 25, 2010

Mr. SESTAK introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

A BILL

To require consideration of the life-cycle cost of a building during the construction of certain Federal buildings, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Federal Buildings Sus-
5 tainable Design Standards Act of 2009”.

6 **SEC. 2. CONSIDERATION OF LIFE-CYCLE COST REQUIRED.**

7 (a) REQUIREMENT.—The head of a Federal depart-
8 ment or agency constructing a building described in sub-
9 section (b) shall ensure that the life-cycle cost of the build-
10 ing is considered with respect to the design of the building.

1 (b) FEDERAL BUILDINGS SUBJECT TO THE RE-
2 QUIREMENT.—A building is subject to the requirement
3 under subsection (a) if—

4 (1) construction of the building begins after the
5 date of enactment of this Act;

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

8 (3) Federal funding comprises more than of 50
9 percent of the funding for the estimated construction
10 costs of the building.

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

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

16 (A) Investment costs.

17 (B) Capital costs.

18 (C) Installation costs.

19 (D) Energy costs.

20 (E) Operating costs.

21 (F) Maintenance costs.

22 (G) Replacement costs.

- 1 (2) LIFETIME OF A BUILDING.—The term “life-
2 time of a building” means the period of time during
3 which a building is projected to be utilized.

