

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.

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## IN THE HOUSE OF REPRESENTATIVES

MARCH 25, 2010

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

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## 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.

