

110TH CONGRESS
1ST SESSION

S. 506

To improve efficiency in the Federal Government through the use of high-performance green buildings, and for other purposes.

IN THE SENATE OF THE UNITED STATES

FEBRUARY 6, 2007

Mr. LAUTENBERG (for himself, Ms. SNOWE, and Mrs. BOXER) introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

A BILL

To improve efficiency in the Federal Government through the use of high-performance green 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; TABLE OF CONTENTS.**

4 (a) **SHORT TITLE.**—This Act may be cited as the
5 “High-Performance Green Buildings Act of 2007”.

6 (b) **TABLE OF CONTENTS.**—The table of contents of
7 this Act is as follows:

Sec. 1. Short title; table of contents.
Sec. 2. Definitions.

TITLE I—OFFICE OF HIGH-PERFORMANCE GREEN BUILDINGS

- Sec. 101. Oversight.
- Sec. 102. Office of High-Performance Green Buildings.
- Sec. 103. Green Building Advisory Committee.
- Sec. 104. Public outreach.
- Sec. 105. Research and development.
- Sec. 106. Budget and life-cycle costing and contracting.
- Sec. 107. Authorization of appropriations.

TITLE II—HEALTHY HIGH-PERFORMANCE SCHOOLS

- Sec. 201. Definition of high-performance school.
- Sec. 202. Grants for healthy school environments.
- Sec. 203. Model guidelines for siting of school facilities.
- Sec. 204. Public outreach.
- Sec. 205. Environmental health program.
- Sec. 206. Authorization of appropriations.

TITLE III—STRENGTHENING FEDERAL LEADERSHIP

- Sec. 301. Incentives.
- Sec. 302. Federal procurement.
- Sec. 303. Federal green building performance.

TITLE IV—DEMONSTRATION PROJECT

- Sec. 401. Coordination of goals.
- Sec. 402. Authorization of appropriations.

1 **SEC. 2. DEFINITIONS.**

2 In this Act:

3 (1) ADMINISTRATOR.—The term “Adminis-
4 trator” means the Administrator of General Serv-
5 ices.

6 (2) COMMITTEE.—The term “Committee”
7 means the Green Building Advisory Committee es-
8 tablished under section 103(a).

9 (3) DIRECTOR.—The term “Director” means
10 the individual appointed to the position established
11 under section 101(a).

12 (4) FEDERAL FACILITY.—

1 (A) IN GENERAL.—The term “Federal fa-
2 cility” means any building or facility the in-
3 tended use of which requires the building or fa-
4 cility to be—

5 (i) accessible to the public; and

6 (ii) constructed or altered by or on be-
7 half of the United States.

8 (B) EXCLUSIONS.—The term “Federal fa-
9 cility” does not include a privately-owned resi-
10 dential or commercial structure that is not
11 leased by the Federal Government.

12 (5) HIGH-PERFORMANCE GREEN BUILDING.—
13 The term “high-performance green building” means
14 a building—

15 (A) that, during its life-cycle—

16 (i) reduces energy, water, and mate-
17 rial resource use and the generation of
18 waste;

19 (ii) improves indoor environmental
20 quality, including protecting indoor air
21 quality during construction, using low-
22 emitting materials, improving thermal
23 comfort, and improving lighting and acous-
24 tic environments that affect occupant
25 health and productivity;

1 (iii) improves indoor and outdoor im-
2 pacts of the building on human health and
3 the environment;

4 (iv) increases the use of environ-
5 mentally preferable products, including
6 biobased, recycled content, and nontoxic
7 products with lower life-cycle impacts;

8 (v) increases reuse and recycling op-
9 portunities; and

10 (vi) integrates systems in the building;

11 and

12 (B) for which, during its planning, design,
13 and construction, the environmental and energy
14 impacts of building location and site design are
15 considered.

16 (6) LIFE CYCLE.—The term “life cycle”, with
17 respect to a high-performance green building, means
18 all stages of the useful life of the building (including
19 components, equipment, systems, and controls of the
20 building) beginning at conception of a green building
21 project and continuing through site selection, design,
22 construction, landscaping, commissioning, operation,
23 maintenance, renovation, deconstruction or demoli-
24 tion, removal, and recycling of the green building.

1 (7) LIFE-CYCLE ASSESSMENT.—The term “life-
2 cycle assessment” means a comprehensive system
3 approach for measuring the environmental perform-
4 ance of a product or service over the life of the prod-
5 uct or service, beginning at raw materials acquisition
6 and continuing through manufacturing, transpor-
7 tation, installation, use, reuse, and end-of-life waste
8 management.

9 (8) LIFE-CYCLE COSTING.—The term “life-cycle
10 costing”, with respect to a high-performance green
11 building, means a technique of economic evaluation
12 that—

13 (A) sums, over a given study period, the
14 costs of initial investment (less resale value), re-
15 placements, operations (including energy use),
16 and maintenance and repair of an investment
17 decision; and

18 (B) is expressed—

19 (i) in present value terms, in the case
20 of a study period equivalent to the longest
21 useful life of the building, determined by
22 taking into consideration the typical life of
23 such a building in the area in which the
24 building is to be located; or

1 (ii) in annual value terms, in the case
2 of any other study period.

3 (9) OFFICE.—The term “Office” means the Of-
4 fice of High-Performance Green Buildings estab-
5 lished under section 102(a).

6 **TITLE I—OFFICE OF HIGH-PER-**
7 **FORMANCE GREEN BUILD-**
8 **INGS**

9 **SEC. 101. OVERSIGHT.**

10 (a) IN GENERAL.—The Administrator shall establish
11 within the General Services Administration, and appoint
12 an individual to serve as Director in, a position in the ca-
13 reer-reserved Senior Executive service, to—

14 (1) establish and manage the Office in accord-
15 ance with section 102; and

16 (2) carry out other duties as required under
17 this Act.

18 (b) COMPENSATION.—The compensation of the Di-
19 rector shall not exceed the maximum rate of basic pay for
20 the Senior Executive Service under section 5382 of title
21 5, United States Code, including any applicable locality-
22 based comparability payment that may be authorized
23 under section 5304(h)(2)(C) of that title.

1 **SEC. 102. OFFICE OF HIGH-PERFORMANCE GREEN BUILD-**
2 **INGS.**

3 (a) **ESTABLISHMENT.**—The Director shall establish
4 within the General Services Administration an Office of
5 High-Performance Green Buildings.

6 (b) **DUTIES.**—The Director shall—

7 (1) ensure full coordination of high-performance
8 green building information and activities within the
9 General Services Administration and all relevant
10 Federal agencies, including, at a minimum—

11 (A) the Environmental Protection Agency;

12 (B) the Office of the Federal Environ-
13 mental Executive;

14 (C) the Office of Federal Procurement Pol-
15 icy;

16 (D) the Department of Energy;

17 (E) the Department of Health and Human
18 Services;

19 (F) the Department of Defense; and

20 (G) such other Federal agencies as the Di-
21 rector considers to be appropriate;

22 (2) establish a senior-level green building advi-
23 sory committee, which shall provide advice and rec-
24 ommendations in accordance with section 103;

1 (3) identify and biennially reassess improved or
2 higher rating standards recommended by the Com-
3 mittee;

4 (4) establish a national high-performance green
5 building clearinghouse in accordance with section
6 104, which shall provide green building information
7 through—

8 (A) outreach;

9 (B) education; and

10 (C) the provision of technical assistance;

11 (5) ensure full coordination of research and de-
12 velopment information relating to high-performance
13 green building initiatives under section 105;

14 (6) identify and develop green building stand-
15 ards that could be used for all types of Federal fa-
16 cilities in accordance with section 105;

17 (7) establish green practices that can be used
18 throughout the life of a Federal facility;

19 (8) review and analyze current Federal budget
20 practices and life-cycle costing issues, and make rec-
21 ommendations to Congress, in accordance with sec-
22 tion 106; and

23 (9) complete and submit the report described in
24 subsection (c).

1 (c) REPORT.—Not later than 2 years after the date
2 of enactment of this Act, and biennially thereafter, the Di-
3 rector shall submit to Congress a report that—

4 (1) describes the status of the green building
5 initiatives under this Act and other Federal pro-
6 grams in effect as of the date of the report, includ-
7 ing—

8 (A) the extent to which the programs are
9 being carried out in accordance with this Act;
10 and

11 (B) the status of funding requests and ap-
12 propriations for those programs;

13 (2) identifies within the planning, budgeting,
14 and construction process all types of Federal facility
15 procedures that inhibit new and existing Federal fa-
16 cilities from becoming high-performance green build-
17 ings as measured by—

18 (A) a silver rating, as defined by the Lead-
19 ership in Energy and Environmental Design
20 Building Rating System standard established by
21 the United States Green Building Council (or
22 an equivalent rating obtained through a com-
23 parable system); or

24 (B) an improved or higher rating standard,
25 as identified by the Committee;

1 (3) identifies inconsistencies, as reported to the
2 Committee, in Federal law with respect to product
3 acquisition guidelines and high-performance product
4 guidelines;

5 (4) recommends language for uniform stand-
6 ards for use by Federal agencies in environmentally
7 responsible acquisition;

8 (5) in coordination with the Office of Manage-
9 ment and Budget, reviews the budget process for
10 capital programs with respect to alternatives for—

11 (A) restructuring of budgets to require the
12 use of complete energy- and environmental-cost
13 accounting;

14 (B) using operations expenditures in budg-
15 et-related decisions while simultaneously incor-
16 porating productivity and health measures (as
17 those measures can be quantified by the Office,
18 with the assistance of universities and national
19 laboratories);

20 (C) permitting Federal agencies to retain
21 all identified savings accrued as a result of the
22 use of life cycle costing; and

23 (D) identifying short- and long-term cost
24 savings that accrue from high-performance

1 green buildings, including those relating to
2 health and productivity;

3 (6) identifies green, self-sustaining technologies
4 to address the operational needs of Federal facilities
5 in times of national security emergencies, natural
6 disasters, or other dire emergencies;

7 (7) summarizes and highlights development, at
8 the State and local level, of green building initia-
9 tives, including Executive orders, policies, or laws
10 adopted promoting green building (including the sta-
11 tus of implementation of those initiatives); and

12 (8) includes, for the 2-year period covered by
13 the report, recommendations to address each of the
14 matters, and a plan for implementation of each rec-
15 ommendation, described in paragraphs (1) through
16 (6).

17 (d) IMPLEMENTATION.—The Office shall carry out
18 each plan for implementation of recommendations under
19 subsection (c)(7).

20 **SEC. 103. GREEN BUILDING ADVISORY COMMITTEE.**

21 (a) ESTABLISHMENT.—Not later than 180 days after
22 the date of enactment of this Act, the Director shall estab-
23 lish an advisory committee, to be known as the “Green
24 Building Advisory Committee”.

25 (b) MEMBERSHIP.—

1 (1) IN GENERAL.—The Committee shall be
2 composed of representatives of, at a minimum—

3 (A) each agency referred to in section
4 102(b)(1); and

5 (B) other relevant agencies and entities, as
6 determined by the Director, including at least 1
7 representative of each of—

8 (i) State and local governmental green
9 building programs;

10 (ii) independent green building asso-
11 ciations or councils;

12 (iii) building experts, including archi-
13 tects, material suppliers, and construction
14 contractors;

15 (iv) security advisors focusing on na-
16 tional security needs, natural disasters,
17 and other dire emergency situations; and

18 (v) environmental health experts, in-
19 cluding those with experience in children's
20 health.

21 (2) NON-FEDERAL MEMBERS.—The total num-
22 ber of non-Federal members on the Committee at
23 any time shall not exceed 15.

24 (c) MEETINGS.—The Director shall establish a reg-
25 ular schedule of meetings for the Committee.

1 (d) DUTIES.—The Committee shall provide advice
2 and expertise for use by the Director in carrying out the
3 duties under this Act, including such recommendations re-
4 lating to Federal activities carried out under sections 104
5 through 106 as are agreed to by a majority of the mem-
6 bers of the Committee.

7 (e) FACA EXEMPTION.—The Committee shall not be
8 subject to section 14 of the Federal Advisory Committee
9 Act (5 U.S.C. App.).

10 **SEC. 104. PUBLIC OUTREACH.**

11 The Director, in coordination with the Committee,
12 shall carry out public outreach to inform individuals and
13 entities of the information and services available Govern-
14 ment-wide by—

15 (1) establishing and maintaining a national
16 high-performance green building clearinghouse, in-
17 cluding on the Internet, that—

18 (A) identifies existing similar efforts and
19 coordinates activities of common interest; and

20 (B) provides information relating to high-
21 performance green buildings, including
22 hyperlinks to Internet sites that describe related
23 activities, information, and resources of—

24 (i) the Federal Government;

25 (ii) State and local governments;

1 (iii) the private sector (including non-
2 governmental and nonprofit entities and
3 organizations); and

4 (iv) other relevant organizations, in-
5 cluding those from other countries;

6 (2) identifying and recommending educational
7 resources for implementing high-performance green
8 building practices, including security and emergency
9 benefits and practices;

10 (3) providing access to technical assistance on
11 using tools and resources to make more cost-effec-
12 tive, energy-efficient, health-protective, and environ-
13 mentally beneficial decisions for constructing high-
14 performance green buildings, including tools avail-
15 able to conduct life-cycle costing and life-cycle as-
16 sessment;

17 (4) providing information on application proc-
18 esses for certifying a high-performance green build-
19 ing, including certification and commissioning;

20 (5) providing technical information, market re-
21 search, or other forms of assistance or advice that
22 would be useful in planning and constructing high-
23 performance green buildings; and

24 (6) using such other methods as are determined
25 by the Director to be appropriate.

1 **SEC. 105. RESEARCH AND DEVELOPMENT.**

2 (a) ESTABLISHMENT.—The Director, in coordination
3 with the Committee, shall—

4 (1)(A) survey existing research and studies re-
5 lating to high-performance green buildings; and

6 (B) coordinate activities of common interest;

7 (2) develop and recommend a high-performance
8 green building research plan that—

9 (A) identifies information and research
10 needs, including the relationships between
11 human health, occupant productivity, and each
12 of—

13 (i) emissions from materials and prod-
14 ucts in the building;

15 (ii) natural day lighting;

16 (iii) ventilation choices and tech-
17 nologies;

18 (iv) heating, cooling, and system con-
19 trol choices and technologies;

20 (v) moisture control and mold;

21 (vi) maintenance, cleaning, and pest
22 control activities;

23 (vii) acoustics; and

24 (viii) other issues relating to the
25 health, comfort, productivity, and perform-
26 ance of occupants of the building; and

1 (B) promotes the development and dissemi-
2 nation of high-performance green building
3 measurement tools that, at a minimum, may be
4 used—

5 (i) to monitor and assess the life-cycle
6 performance of facilities (including dem-
7 onstration projects) built as high-perform-
8 ance green buildings; and

9 (ii) to perform life-cycle assessments;
10 (3) assist the budget and life-cycle costing func-
11 tions of the Office under section 106;

12 (4) study and identify potential benefits of
13 green buildings relating to security, natural disaster,
14 and emergency needs of the Federal Government;
15 and

16 (5) support other research initiatives deter-
17 mined by the Office.

18 (b) INDOOR AIR QUALITY.—The Director, in con-
19 sultation with the Committee, shall develop and carry out
20 a comprehensive indoor air quality program for all Federal
21 facilities to ensure the safety of Federal workers and facil-
22 ity occupants—

23 (1) during new construction and renovation of
24 facilities; and

25 (2) in existing facilities.

1 **SEC. 106. BUDGET AND LIFE-CYCLE COSTING AND CON-**
2 **TRACTING.**

3 (a) ESTABLISHMENT.—The Director, in coordination
4 with the Committee, shall—

5 (1) identify, review, and analyze current budget
6 and contracting practices that affect achievement of
7 high-performance green buildings, including the
8 identification of barriers to green building life-cycle
9 costing and budgetary issues;

10 (2) develop guidance and conduct training ses-
11 sions with budget specialists and contracting per-
12 sonnel from Federal agencies and budget examiners
13 to apply life-cycle cost criteria to actual projects;

14 (3) identify tools to aid life-cycle cost decision-
15 making; and

16 (4) explore the feasibility of incorporating the
17 benefits of green buildings, such as security benefits,
18 into a cost-budget analysis to aid in life-cycle costing
19 for budget and decision making processes.

20 **SEC. 107. AUTHORIZATION OF APPROPRIATIONS.**

21 There is authorized to be appropriated to carry out
22 this title \$4,000,000 for each of fiscal years 2008 through
23 2012, to remain available until expended.

1 **TITLE II—HEALTHY HIGH-**
2 **PERFORMANCE SCHOOLS**

3 **SEC. 201. DEFINITION OF HIGH-PERFORMANCE SCHOOL.**

4 In this title, the term “high-performance school” has
5 the meaning given the term “healthy, high-performance
6 school building” in section 5586 of the Elementary and
7 Secondary Education Act of 1965 (20 U.S.C. 7277e).

8 **SEC. 202. GRANTS FOR HEALTHY SCHOOL ENVIRONMENTS.**

9 The Administrator of the Environmental Protection
10 Agency, in consultation with the Secretary of Education,
11 may provide grants to qualified State agencies for use in—

12 (1) providing technical assistance for programs
13 of the Environmental Protection Agency (including
14 the Tools for Schools Program and the Healthy
15 School Environmental Assessment Tool) to schools
16 for use in addressing environmental issues; and

17 (2) development of State school environmental
18 quality plans that include—

19 (A) standards for school building design,
20 construction, and renovation; and

21 (B) identification of ongoing school build-
22 ing environmental problems in the State and
23 recommended solutions to address those prob-
24 lems, including assessment of information on

1 the exposure of children to environmental haz-
2 ards in school facilities.

3 **SEC. 203. MODEL GUIDELINES FOR SITING OF SCHOOL FA-**
4 **CILITIES.**

5 The Administrator of the Environmental Protection
6 Agency, in consultation with the Secretary of Education
7 and the Secretary of Health and Human Services, shall
8 develop school site selection guidelines that account for—

9 (1) the special vulnerability of children to haz-
10 ards substances or pollution exposures in any case
11 in which the potential for contamination at a poten-
12 tial school site exists;

13 (2) modes of transportation available to stu-
14 dents and staff; and

15 (3) the potential use of a school at the site as
16 an emergency shelter.

17 **SEC. 204. PUBLIC OUTREACH.**

18 (a) IN GENERAL.—The Administrator of the Envi-
19 ronmental Protection Agency shall provide to the Director
20 information relating to all activities carried out under this
21 title, which the Director shall include in the report de-
22 scribed in section 102(c).

23 (b) PUBLIC OUTREACH.—The Director shall ensure,
24 to the maximum extent practicable, that the public clear-
25 ingshouse established under section 104 receives and makes

1 available information on the exposure of children to envi-
2 ronmental hazards in school facilities, as provided by the
3 Administrator of the Environmental Protection Agency.

4 **SEC. 205. ENVIRONMENTAL HEALTH PROGRAM.**

5 (a) IN GENERAL.—The Administrator of the Envi-
6 ronmental Protection Agency, in consultation with the
7 Secretary of Education, the Secretary of Health and
8 Human Services, and other relevant agencies, shall issue
9 guidelines for use by the State in developing and imple-
10 menting an environmental health program for schools
11 that—

12 (1) takes into account the status and findings
13 of Federal research initiatives established under this
14 Act and other relevant Federal law with respect to
15 school facilities, including relevant updates on trends
16 in the field, such as the impact of school facility en-
17 vironments on student and staff—

18 (A) health, safety, and productivity; and

19 (B) disabilities or special needs;

20 (2) provides research using relevant tools iden-
21 tified or developed in accordance with section 105(a)
22 to quantify the relationships between—

23 (A) human health, occupant productivity,
24 and student performance; and

- 1 (B) with respect to school facilities, each
2 of—
- 3 (i) pollutant emissions from materials
4 and products;
 - 5 (ii) natural day lighting;
 - 6 (iii) ventilation choices and tech-
7 nologies;
 - 8 (iv) heating and cooling choices and
9 technologies;
 - 10 (v) moisture control and mold;
 - 11 (vi) maintenance, cleaning, and pest
12 control activities;
 - 13 (vii) acoustics; and
 - 14 (viii) other issues relating to the
15 health, comfort, productivity, and perform-
16 ance of occupants of the school facilities;
- 17 (3) provides technical assistance on siting, de-
18 sign, management, and operation of school facilities,
19 including facilities used by students with disabilities
20 or special needs;
- 21 (4) collaborates with federally funded pediatric
22 environmental health centers to assist in on-site
23 school environmental investigations;

1 (5) assists States and the public in better un-
2 derstanding and improving the environmental health
3 of children; and

4 (6) provides to the Office a biennial report of
5 all activities carried out under this title, which the
6 Director shall include in the report described in sec-
7 tion 102(c).

8 (b) PUBLIC OUTREACH.—The Director shall ensure,
9 to the maximum extent practicable, that the public clear-
10 inghouse established under section 104 receives and makes
11 available—

12 (1) information from the Administrator of the
13 Environmental Protection Agency that is contained
14 in the report described in subsection (a)(6); and

15 (2) information on the exposure of children to
16 environmental hazards in school facilities, as pro-
17 vided by the Administrator of the Environmental
18 Protection Agency.

19 **SEC. 206. AUTHORIZATION OF APPROPRIATIONS.**

20 There is authorized to be appropriated to carry out
21 this title \$10,000,000 for the period of fiscal years 2008
22 through 2012, to remain available until expended.

1 **TITLE III—STRENGTHENING**
2 **FEDERAL LEADERSHIP**

3 **SEC. 301. INCENTIVES.**

4 As soon as practicable after the date of enactment
5 of this Act, the Director shall identify incentives to encour-
6 age the use of green buildings and related technology in
7 the operations of the Federal Government, including
8 through—

9 (1) the provision of recognition awards; and

10 (2) the maximum feasible retention of financial
11 savings in the annual budgets of Federal agencies.

12 **SEC. 302. FEDERAL PROCUREMENT.**

13 (a) IN GENERAL.—Not later than 2 years after the
14 date of enactment of this Act, the Director of the Office
15 of Federal Procurement Policy, in consultation with the
16 Director and the Under Secretary of Defense for Acquisi-
17 tion, Technology, and Logistics, shall promulgate revisions
18 of the applicable acquisition regulations, to take effect as
19 of the date of promulgation of the revisions—

20 (1) to direct any Federal procurement execu-
21 tives involved in the acquisition, construction, or
22 major renovation (including contracting for the con-
23 struction or major renovation) of any facility, to the
24 maximum extent practicable—

25 (A) to employ integrated design principles;

1 (B) to optimize building and systems en-
2 ergy performance;

3 (C) to protect and conserve water;

4 (D) to enhance indoor environmental qual-
5 ity; and

6 (E) to reduce environmental impacts of
7 materials and waste flows; and

8 (2) to direct Federal procurement executives in-
9 volved in leasing buildings, to give preference to the
10 lease of facilities that, to the maximum extent prac-
11 ticable—

12 (A) are energy-efficient; and

13 (B) have applied contemporary high-per-
14 formance and sustainable design principles dur-
15 ing construction or renovation.

16 (b) GUIDANCE.—Not later than 90 days after the
17 date of promulgation of the revised regulations under sub-
18 section (a), the Director shall issue guidance to all Federal
19 procurement executives providing direction and the option
20 to renegotiate the design of proposed facilities, renovations
21 for existing facilities, and leased facilities to incorporate
22 improvements that are consistent with this section.

23 **SEC. 303. FEDERAL GREEN BUILDING PERFORMANCE.**

24 (a) IN GENERAL.—Not later than October 31 of each
25 of the 2 fiscal years following the fiscal year in which this

1 Act is enacted, and at such times thereafter as the Comp-
2 troller General of the United States determines to be ap-
3 propriate, the Comptroller General of the United States
4 shall, with respect to the fiscal years that have passed
5 since the preceding report—

6 (1) conduct an audit of the implementation of
7 this Act; and

8 (2) submit to the Office, the Committee, the
9 Administrator, and Congress a report describing the
10 results of the audit.

11 (b) CONTENTS.—An audit under subsection (a) shall
12 include a review, with respect to the period covered by the
13 report under subsection (a)(2), of—

14 (1) budget, life-cycle costing, and contracting
15 issues, using best practices identified by the Comp-
16 troller General of the United States and heads of
17 other agencies in accordance with section 106;

18 (2) the level of coordination among the Office,
19 the Office of Management and Budget, and relevant
20 agencies;

21 (3) the performance of the Office in carrying
22 out the implementation plan;

23 (4) the design stage of high-performance green
24 building measures;

1 (5) high-performance building data that were
2 collected and reported to the Office; and

3 (6) such other matters as the Comptroller Gen-
4 eral of the United States determines to be appro-
5 priate.

6 (c) ENVIRONMENTAL STEWARDSHIP SCORECARD.—
7 The Director shall consult with the Committee to enhance,
8 and assist in the implementation of, the Environmental
9 Stewardship Scorecard announced at the White House
10 summit on Federal sustainable buildings in January 2006,
11 to measure the implementation by each Federal agency of
12 sustainable design and green building initiatives.

13 **TITLE IV—DEMONSTRATION** 14 **PROJECT**

15 **SEC. 401. COORDINATION OF GOALS.**

16 (a) IN GENERAL.—The Director shall establish
17 guidelines to implement a demonstration project to con-
18 tribute to the research goals of the Office.

19 (b) PROJECTS.—

20 (1) IN GENERAL.—In accordance with guide-
21 lines established by the Director under subsection
22 (a) and the duties of the Director described in title
23 I, the Director shall carry out 3 demonstration
24 projects.

1 (2) LOCATION OF PROJECTS.—Each project
2 carried out under paragraph (1) shall be located in
3 a Federal building in a State recommended by the
4 Director in accordance with subsection (c).

5 (3) REQUIREMENTS.—Each project carried out
6 under paragraph (1) shall—

7 (A) provide for the evaluation of the infor-
8 mation obtained through the conduct of projects
9 and activities under this Act; and

10 (B) achieve a platinum rating, as defined
11 by the Leadership in Energy and Environ-
12 mental Design Building Rating System stand-
13 ard established by the United States Green
14 Building Council (or an equivalent rating ob-
15 tained through a comparable system).

16 (c) CRITERIA.—With respect to the existing or pro-
17 posed Federal facility at which a demonstration project
18 under this section is conducted, the Federal facility
19 shall—

20 (1) be an appropriate model for a project relat-
21 ing to—

22 (A) the effectiveness of high-performance
23 technologies;

1 (B) analysis of materials, components, and
2 systems, including the impact on the health of
3 building occupants;

4 (C) life-cycle costing and life-cycle assess-
5 ment of building materials and systems; and

6 (D) location and design that promote ac-
7 cess to the Federal facility through walking,
8 biking, and mass transit; and

9 (2) possess sufficient technological and organi-
10 zational adaptability.

11 (d) REPORT.—Not later than 1 year after the date
12 of enactment of this Act, and annually thereafter through
13 September 30, 2013, the Director shall submit to the Ad-
14 ministrator a report that describes the status of and find-
15 ings regarding the demonstration project.

16 **SEC. 402. AUTHORIZATION OF APPROPRIATIONS.**

17 There is authorized to be appropriated to carry out
18 the Federal demonstration project described in section
19 401(b) \$10,000,000 for the period of fiscal years 2008
20 through 2012, to remain available until expended.

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