

104TH CONGRESS  
2D SESSION

# S. 1005

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## AN ACT

To amend the Public Buildings Act of 1959 to improve the process of constructing, altering, and acquiring public 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 “Public Buildings Re-  
5 form Act of 1996”.

1 **SEC. 2. SITE SELECTION.**

2 Section 5 of the Public Buildings Act of 1959 (40  
3 U.S.C. 604) is amended by adding at the end the follow-  
4 ing:

5 “(d) CONSIDERATION OF COSTS.—In selecting a site  
6 for a project to construct, alter, or acquire a public build-  
7 ing, or to lease office or any other type of space, under  
8 this Act, the Administrator shall consider the impact of  
9 the selection of a particular site on the cost and space  
10 efficiency of the project.”.

11 **SEC. 3. CONGRESSIONAL OVERSIGHT OF PUBLIC BUILD-**  
12 **INGS PROJECTS.**

13 (a) IN GENERAL.—Section 7 of the Public Buildings  
14 Act of 1959 (40 U.S.C. 606) is amended—

15 (1) in subsection (a)—

16 (A) by striking the last sentence;

17 (B) in the first sentence, by striking “In  
18 order” and inserting the following:

19 “(2) PREREQUISITES TO OBLIGATION OF  
20 FUNDS.—

21 “(B) APPROVAL REQUIREMENTS.—

22 “(i) CONSTRUCTION, ALTERATION,  
23 AND ACQUISITION.—In order”;

24 (C) in the second sentence, by striking  
25 “No” and inserting the following:

26 “(ii) LEASE.—No”;

1 (D) in the third sentence, by striking “No”  
 2 and inserting the following:

3 “(iii) ALTERATION.—No”;

4 (E) by striking “SEC. 7. (a)” and inserting  
 5 the following:

6 **“SEC. 7. SUBMISSION AND APPROVAL OF PROPOSED**  
 7 **PROJECTS.**

8 “(a) IN GENERAL.—

9 “(1) PUBLIC BUILDINGS PLAN.—

10 “(A) IN GENERAL.—Not later than 15  
 11 days after the President submits to Congress  
 12 the budget of the United States Government  
 13 under section 1105 of title 31, United States  
 14 Code, the Administrator shall submit to Con-  
 15 gress a public buildings plan (referred to in this  
 16 subsection as the ‘triennial plan’) for the first  
 17 3 fiscal years that begin after the date of sub-  
 18 mission. The triennial plan shall specify such  
 19 projects for which approval is required under  
 20 paragraph (2)(B) relating to the construction,  
 21 alteration, or acquisition of public buildings, or  
 22 the lease of office or any other type of space,  
 23 as the Administrator determines are necessary  
 24 to carry out the duties of the Administrator  
 25 under this Act or any other law.

1                   “(B) CONTENTS.—The triennial plan shall  
2                   include—

3                   “(i) a 5-year strategic management  
4                   plan for capital assets under the control of  
5                   the Administrator that—

6                   “(I) provides for accommodating  
7                   the office space and other public  
8                   building needs of the Federal Govern-  
9                   ment; and

10                  “(II) is based on procurement  
11                  mechanisms that allow the Adminis-  
12                  trator to take advantage of fluctua-  
13                  tions in market forces affecting build-  
14                  ing construction and availability;

15                  “(ii) a list—

16                  “(I) in order of priority, of each  
17                  construction or acquisition (excluding  
18                  lease) project described in subpara-  
19                  graph (A) for which an authorization  
20                  of appropriations is—

21                  “(aa) requested for the first  
22                  of the 3 fiscal years of the tri-  
23                  ennial plan referred to in sub-  
24                  paragraph (A) (referred to in this  
25                  paragraph as the ‘first year’);

1           “(bb) expected to be re-  
2           requested for the second of the 3  
3           fiscal years of the triennial plan  
4           referred to in subparagraph (A)  
5           (referred to in this paragraph as  
6           the ‘second year’); or

7           “(cc) expected to be re-  
8           requested for the third of the 3 fis-  
9           cal years of the triennial plan re-  
10          ferred to in subparagraph (A)  
11          (referred to in this paragraph as  
12          the ‘third year’); and

13          “(II) that includes a description  
14          of each such project and the number  
15          of square feet of space planned for  
16          each such project;

17          “(iii) a list of each lease or lease re-  
18          newal described in subparagraph (A) for  
19          which an authorization of appropriations  
20          is—

21                  “(I) requested for the first year;

22                  or

23                  “(II) expected to be requested for  
24          the second year or third year;

1           “(iv) a list, in order of priority, of  
2           each planned repair or alteration project  
3           described in subparagraph (A) for which  
4           an authorization of appropriations is—

5                   “(I) requested for the first year;

6                   or

7                   “(II) expected to be requested for  
8                   the second year or third year;

9           “(v) an explanation of the basis for  
10           each order of priority specified under  
11           clauses (ii) and (iv);

12           “(vi) the estimated annual and total  
13           cost of each project requested in the tri-  
14           ennial plan;

15           “(vii) a list of each public building  
16           planned to be wholly vacated, to be ex-  
17           changed for other property, or to be dis-  
18           posed of during the period covered by the  
19           triennial plan; and

20           “(viii) requests for authorizations of  
21           appropriations necessary to carry out  
22           projects listed in the triennial plan for the  
23           first year.

24           “(C) PRESENTATION OF INFORMATION IN

25           PLAN.—

1           “(i) FIRST YEAR.—In the case of a  
2 project for which the Administrator has re-  
3 quested an authorization of appropriations  
4 for the first year, information required to  
5 be included in the triennial plan under  
6 subparagraph (B) shall be presented in the  
7 form of a prospectus that meets the re-  
8 quirements of paragraph (2)(C).

9           “(ii) SECOND YEAR AND THIRD  
10 YEAR.—

11           “(I) IN GENERAL.—In the case  
12 of a project for which the Adminis-  
13 trator expects to request an authoriza-  
14 tion of appropriations for the second  
15 year or third year, information re-  
16 quired to be included in the triennial  
17 plan under subparagraph (B) shall be  
18 presented in the form of a project de-  
19 scription.

20           “(II) GOOD FAITH ESTIMATES.—

21           “(aa) IN GENERAL.—Each  
22 reference to cost, price, or any  
23 other dollar amount contained in  
24 a project description referred to  
25 in subclause (I) shall be consid-

1           ered to be a good faith estimate  
2           by the Administrator.

3           “(bb) EFFECT.—A good  
4           faith estimate referred to in item  
5           (aa) shall not bind the Adminis-  
6           trator with respect to a request  
7           for appropriation of funds for a  
8           fiscal year other than a fiscal  
9           year for which an authorization  
10          of appropriations for the project  
11          is requested in the triennial plan.

12          “(cc) EXPLANATION OF DE-  
13          VIATION FROM ESTIMATE.—If  
14          the request for an authorization  
15          of appropriations contained in  
16          the prospectus for a project sub-  
17          mitted under paragraph (2)(C) is  
18          different from a good faith esti-  
19          mate for the project referred to  
20          in item (aa), the prospectus shall  
21          include an explanation of the dif-  
22          ference.

23          “(D) REINCLUSION OF PROJECTS IN  
24          PLANS.—If a project included in a triennial  
25          plan is not approved in accordance with this



1 subsection, or if funds are not made available to  
2 carry out a project, the Administrator may in-  
3 clude the project in a subsequent triennial plan  
4 submitted under this subsection.”;

5 (F) in paragraph (2) (as designated by  
6 subparagraph (B))—

7 (i) by inserting after “(2) PREREQ-  
8 UISITES TO OBLIGATION OF FUNDS.—” the  
9 following:

10 “(A) IN GENERAL.—Notwithstanding any  
11 other provision of law, the Administrator may  
12 not obligate funds that are made available for  
13 any project for which approval is required  
14 under subparagraph (B) unless—

15 “(i) the project was included in the  
16 triennial plan for the fiscal year; and

17 “(ii) a prospectus for the project was  
18 submitted to Congress and approved in ac-  
19 cordance with this paragraph.”; and

20 (ii) by adding at the end the follow-  
21 ing:

22 “(C) PROSPECTUSES.—For the purpose of  
23 obtaining approval of a proposed project de-  
24 scribed in the triennial plan, the Administrator

1 shall submit to Congress a prospectus for the  
2 project that includes—

3 “(i) a brief description of the public  
4 building to be constructed, altered, or ac-  
5 quired, or the space to be leased, under  
6 this Act;

7 “(ii) the location of the building to be  
8 constructed, altered, or acquired, or the  
9 space to be leased, and an estimate of the  
10 maximum cost, based on the predominant  
11 local office space measurement system (as  
12 determined by the Administrator), to the  
13 United States of the construction, alter-  
14 ation, or acquisition of the building, or  
15 lease of the space;

16 “(iii) in the case of a project for the  
17 construction of a courthouse or other pub-  
18 lic building consisting solely of general  
19 purpose office space, the cost benchmark  
20 for the project determined under sub-  
21 section (d); and

22 “(iv) in the case of a project relating  
23 to a courthouse—

24 “(I) as of the date of submission  
25 of the prospectus, the number of—

1                   “(aa) Federal judges for  
2                   whom the project is to be carried  
3                   out; and

4                   “(bb) courtrooms available  
5                   for the judges;

6                   “(II) the projected number of  
7                   Federal judges and courtrooms to be  
8                   accommodated by the project at the  
9                   end of the 10-year period beginning  
10                  on the date;

11                  “(III) a justification for the pro-  
12                  jection under subclause (II) (including  
13                  a specification of the number of au-  
14                  thorized positions, and the number of  
15                  judges in senior status, to be accom-  
16                  modated);

17                  “(IV) the year in which the  
18                  courthouse in use as of the date of  
19                  submission of the prospectus reached  
20                  maximum capacity by housing only  
21                  courts and court-related agencies;

22                  “(V) the level of security risk at  
23                  the courthouse in use as of the date  
24                  of submission of the prospectus, as  
25                  determined by the Director of the Ad-

1                    administrative Office of the United  
2                    States Courts; and

3                    “(VI) the termination date of any  
4                    lease, in effect as of the date of sub-  
5                    mission of the prospectus, of space to  
6                    carry out a court-related activity that  
7                    will be affected by the project.”; and

8                    (G) by adding at the end the following:

9                    “(3) EMERGENCY AUTHORITY.—

10                    “(A) OVERRIDING INTEREST.—If the Ad-  
11                    ministrator, in consultation with the Commis-  
12                    sioner of the Public Buildings Service, deter-  
13                    mines that an overriding interest requires emer-  
14                    gency authority to construct, alter, or acquire a  
15                    public building, or lease office or storage space,  
16                    and that the authority cannot be obtained in a  
17                    timely manner through the triennial planning  
18                    process required under paragraph (1), the Ad-  
19                    ministrator may submit a written request for  
20                    the authority to the Committee on Environment  
21                    and Public Works of the Senate and the Com-  
22                    mittee on Transportation and Infrastructure of  
23                    the House of Representatives. The Adminis-  
24                    trator may carry out the project for which au-  
25                    thority was requested under the preceding sen-

1           tence if the project is approved in the manner  
2           described in paragraph (2)(B).

3           “(B) DECLARED EMERGENCIES.—

4           “(i) LEASE AUTHORITY.—Notwith-  
5           standing any other provision of this sec-  
6           tion, the Administrator may enter into an  
7           emergency lease during any period of  
8           emergency declared by the President pur-  
9           suant to the Robert T. Stafford Disaster  
10          Relief and Emergency Assistance Act (42  
11          U.S.C. 5121 et seq.) or any other law, or  
12          declared by any Federal agency pursuant  
13          to any applicable law, except that no such  
14          emergency lease shall be for a period of  
15          more than 5 years.

16          “(ii) REPORTING.—As part of each  
17          triennial plan, the Administrator shall de-  
18          scribe any emergency lease for which a  
19          prospectus is required under paragraph (2)  
20          that was entered into by the Administrator  
21          under clause (i) during the preceding fiscal  
22          year.”;

23          (2) in subsection (b)—

24                  (A) by striking “(b) The” and inserting  
25          the following:

1 “(b) INCREASES IN COSTS OF PROJECTS.—

2 “(1) INCREASE OF 10 PERCENT OR LESS.—

3 The”; and

4 (B) by adding at the end the following:

5 “(2) GREATER INCREASES.—If the Adminis-  
6 trator increases the estimated maximum cost of a  
7 project in an amount greater than the increase au-  
8 thorized by paragraph (1), the Administrator shall,  
9 not later than 30 days after the date of the increase,  
10 notify the Committee on Environment and Public  
11 Works of the Senate and the Committee on Trans-  
12 portation and Infrastructure of the House of Rep-  
13 resentatives of the amount of, and reasons for, the  
14 increase.”;

15 (3) in subsection (c), by striking “(c) In the  
16 case” and inserting the following:

17 “(c) RESCISSION OF APPROVAL.—In the case”; and

18 (4) by striking subsection (d) and inserting the  
19 following:

20 “(d) DEVELOPMENT OF COST BENCHMARKS.—

21 “(1) IN GENERAL.—The Administrator shall  
22 develop standard cost benchmarks for projects for  
23 the construction of courthouses, and other public  
24 buildings consisting solely of general purpose office  
25 space, for which a prospectus is required under sub-

1 section (a)(2). The benchmarks shall consist of the  
 2 appropriate cost per square foot for low-rise, mid-  
 3 rise, and high-rise projects subject to the various  
 4 factors determined under paragraph (2).

5 “(2) FACTORS.—In developing the benchmarks,  
 6 the Administrator shall consider such factors as geo-  
 7 graphic location (including the necessary extent of  
 8 seismic structural supports), the tenant agency, and  
 9 necessary parking facilities, and such other factors  
 10 as the Administrator considers appropriate.”.

11 (b) REPORTS TO CONGRESS.—Section 11 of the Pub-  
 12 lic Buildings Act of 1959 (40 U.S.C. 610) is amended—

13 (1) by striking “SEC. 11. (a) Upon” and insert-  
 14 ing the following:

15 **“SEC. 11. REPORTS TO CONGRESS.**

16 “(a) REPORTS ON UNCOMPLETED PROJECTS.—  
 17 Upon”; and

18 (2) in subsection (b)—

19 (A) by striking “(b) The Administrator”  
 20 and inserting the following:

21 “(b) BUILDING PROJECT SURVEYS AND REPORTS.—

22 “(1) IN GENERAL.—The Administrator”;

23 (B) in the second sentence of paragraph  
 24 (1) (as so designated), by inserting before the  
 25 period at the end the following: “, and shall

1 specify whether the project is included in a 5-  
2 year strategic capital asset management plan  
3 required under section 7(a)(1)(B)(i) or a  
4 prioritized list required under section  
5 7(a)(1)(B)”; and

6 (C) by adding at the end the following:

7 “(2) INCLUSION OF REQUESTED BUILDING  
8 PROJECTS IN TRIENNIAL PLAN.—The Administrator  
9 may include a prospectus for the funding of a public  
10 building project for which a report is submitted  
11 under paragraph (1) in a triennial public buildings  
12 plan required under section 7(a)(1).”.

13 (c) TECHNICAL AND CONFORMING AMENDMENTS.—

14 (1) Section 7 of the Act (40 U.S.C. 606) is  
15 amended by striking “Committee on Public Works  
16 and Transportation” each place it appears and in-  
17 serting “Committee on Transportation and Infra-  
18 structure”.

19 (2) Section 11(b)(1) of the Act (as amended by  
20 subsection (b)(2)) is further amended by striking  
21 “Committee on Public Works and Transportation”  
22 and inserting “Committee on Transportation and In-  
23 frastructure”.



1 **SEC. 4. FEDERAL GOVERNMENT ASSET MANAGEMENT.**

2 Section 12 of the Public Buildings Act of 1959 (40  
3 U.S.C. 611) is amended—

4 (1) by striking “SEC. 12. (a) The Adminis-  
5 trator” and inserting the following:

6 **“SEC. 12. FEDERAL GOVERNMENT ASSET MANAGEMENT.**

7 **“(a) DUTIES OF ADMINISTRATOR.—**

8 **“(1) IN GENERAL.—**The Administrator”;

9 (2) in subsection (a), by adding at the end the  
10 following:

11 **“(2) REPOSITORY FOR ASSET MANAGEMENT IN-**  
12 **FORMATION.—**The Administrator shall use the re-  
13 sults of the continuing investigation and survey re-  
14 quired under paragraph (1) to establish a central re-  
15 pository for the asset management information of  
16 the Federal Government.”;

17 (3) in subsection (b)—

18 (A) by striking “(b) In carrying” and in-  
19 serting the following:

20 **“(b) COOPERATION AMONG FEDERAL AGENCIES.—**

21 **“(1) BY THE ADMINISTRATOR.—**In carrying”;

22 (B) by striking “Each Federal” and insert-  
23 ing the following:

24 **“(2) BY THE AGENCIES.—**Each Federal”; and

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

1           “(3) IDENTIFICATION AND DISPOSITION OF  
2 UNNEEDED REAL PROPERTY.—

3           “(A) IDENTIFICATION.—Each Federal  
4 agency shall—

5                   “(i) identify real property that is or  
6 will become unneeded, obsolete, or under-  
7 utilized during the 5-year period beginning  
8 on the date of the identification; and

9                   “(ii) annually report the information  
10 on the real property described in clause (i)  
11 to the Administrator.

12           “(B) DISPOSITION.—The Administrator  
13 shall analyze more cost-effective uses for the  
14 real property identified under subparagraph (A)  
15 and make recommendations to the Federal  
16 agency concerning the more cost-effective  
17 uses.”;

18           (4) in subsection (c), by striking “(c) When-  
19 ever” and inserting the following:

20           “(c) IDENTIFICATION OF BUILDINGS OF HISTORIC,  
21 ARCHITECTURAL, AND CULTURAL SIGNIFICANCE.—

22 Whenever”; and

23           (5) in subsection (d), by striking “(d) The Ad-  
24 ministrator” and inserting the following:

1       “(d) REGARD TO COMPARATIVE URGENCY OF  
2 NEED.—The Administrator”.

3 **SEC. 5. ADDRESSING LONG-TERM GOVERNMENT HOUSING**  
4                   **NEEDS.**

5       (a) REPORT ON LONG-TERM HOUSING NEEDS.—

6           (1) IN GENERAL.—Not later than 1 year after  
7 the date of enactment of this Act and the end of  
8 each 2-year period thereafter, the head of each Fed-  
9 eral agency (as defined in section 13(3) of the Pub-  
10 lic Buildings Act of 1959 (40 U.S.C. 612(3))) shall  
11 review and report to the Administrator of General  
12 Services (referred to in this Act as the “Adminis-  
13 trator”) on the long-term housing needs of the agen-  
14 cy. The Administrator shall consolidate the agency  
15 reports and submit a consolidated report to Con-  
16 gress.

17           (2) ASSISTANCE AND UNIFORM STANDARDS.—

18       The Administrator shall—

19           (A) assist each agency in carrying out the  
20 review required under paragraph (1); and

21           (B) prepare uniform standards for housing  
22 needs for—

23           (i) executive agencies (as defined in  
24 section 13(4) of the Public Buildings Act  
25 of 1959 (40 U.S.C. 612(4))); and

1 (ii) establishments in the judicial  
2 branch of the Federal Government.

3 (b) REDUCTION IN AGGREGATE OFFICE AND STOR-  
4 AGE SPACE.—By the end of the third fiscal year that be-  
5 gins after the date of enactment of this Act, the Federal  
6 agencies referred to in subsection (a)(1) shall, to the maxi-  
7 mum extent practicable, collectively reduce by not less  
8 than 10 percent the aggregate office and storage space  
9 used by the agencies (regardless of whether the space is  
10 leased or owned) on the date of enactment of this Act.

11 **SEC. 6. DESIGN GUIDES AND STANDARDS FOR COURT AC-**  
12 **COMMODATIONS.**

13 (a) REPORT.—Not later than 60 days after the date  
14 of enactment of this Act, the Administrator, in consulta-  
15 tion with the Director of the Administrative Office of the  
16 United States Courts, shall submit a report to the Com-  
17 mittee on Environment and Public Works of the Senate  
18 and the Committee on Transportation and Infrastructure  
19 of the House of Representatives that specifies the charac-  
20 teristics of court accommodations that are essential to the  
21 provision of due process of law and the safe, fair, and effi-  
22 cient administration of justice by the Federal court sys-  
23 tem.

24 (b) DESIGN GUIDES AND STANDARDS.—

1           (1) DEVELOPMENT.—Not later than 180 days  
2 after the date of enactment of this Act, the Adminis-  
3 trator, in consultation with the Director of the Ad-  
4 ministrative Office of the United States Courts and  
5 after notice and opportunity for comment, shall de-  
6 velop design guides and standards for Federal court  
7 accommodations based on the report submitted  
8 under subsection (a). In developing the design  
9 guides and standards, the Administrator shall con-  
10 sider space efficiency and the appropriate standards  
11 for furnishings.

12           (2) USE.—Notwithstanding section 462 of title  
13 28, United States Code, the design guides and  
14 standards developed under paragraph (1) shall be  
15 used in the design of court accommodations.

16 **SEC. 7. DESIGN OF FEDERAL COURTHOUSES.**

17       The Act entitled “An Act establishing a Commission  
18 on Fine Arts”, approved May 17, 1910 (36 Stat. 371,  
19 chapter 243; 40 U.S.C. 104), is amended by inserting  
20 after the second sentence the following: “It shall be the  
21 duty of the commission, not later than 60 days after sub-  
22 mission of a conceptual design to the commission for a  
23 Federal courthouse at any place in the United States, to  
24 provide advice on the design, including an evaluation of  
25 the ability of the design to express the dignity, enterprise,

1 vigor, and stability of the American Government appro-  
2 priately and within the accepted standards of courthouse  
3 design.”.

Passed the Senate May 16, 1996.

Attest:

*Secretary.*

104<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

**S. 1005**

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To amend the Public Buildings Act of 1959 to improve the process of constructing, altering, and acquiring public buildings, and for other purposes.

S 1005 ES—2

S 1005 ES—3

S 1005 ES—4