



HIGH-PERFORMANCE BUILDING CONGRESSIONAL CAUCUS COALITION

--www.HPBCCC.org--

February 1, 2012

The Honorable Jeff Denham
1605 Longworth House Office Building
Washington, DC 20515

Chairman Denham:

The undersigned organizations of the High Performance Building Congressional Caucus Coalition are pleased to write this letter in support of HR 1734 the Civilian Property Realignment Act (CPRA). Members of HPBCCC Associations are routinely engaged in the realignment of their companies' real estate portfolios to ensure property is both effectively utilized and maintained. The caucus and its members stand ready to serve as a resource both to the Congress and to federal facility managers as they work to do the same.

The HPBCCC is a private sector coalition that provides support and guidance to the High Performance Building Caucus of the U.S. Congress, and seeks to heighten awareness and inform policymakers about the major impact buildings have on our health, safety and welfare, and the opportunities to design, construct and operate high performance buildings that reflect our concern for these impacts. Fundamental to these concerns include protecting life and property; developing novel building technologies; facilitating and enhancing U.S. economic competitiveness; increasing energy efficiency in the built environment; assuring buildings have minimal climate change impacts and are able to respond to changes in the environment; and supporting the development of private sector standards, codes and guidelines that address these concerns.

Federal agencies have long been an example of what can be done within the built environment. As the nation's largest holder of real estate, the federal government has the opportunity and resources to influence the development and implementation of integrated building operation, maintenance and space utilization practices. Federal buildings should serve as leading examples of economically sustainable facility management practices and can do so by optimizing the size of its real estate portfolio and maximizing the use of existing space in the manner envisioned by the CPRA.

As both public and private sector buildings become increasingly complex, relying on personnel with the necessary competencies will be critical to achieving these goals. In order to protect asset value and preserve building systems it is important to include life cycle cost analysis in decision making, utilize building information modeling systems and continually commission existing buildings. We are hopeful you will include these industry driven components of real estate realignment when the CPRA is considered on the floor next week.



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Should you require additional information or if there is anything we can do to support you in your efforts, please feel free to contact Jeff Johnson at (703) 518-8600.

Sincerely,

American Institute of Architects (AIA)

ASHRAE

International Code Council (ICC)

International Facility Management Association (IFMA)

International Association of Plumbing and Mechanical Officials (IAPMO)

National Electrical Manufacturers Association (NEMA)

National Institute of Building Sciences (NIBS)

Portland Cement Association

U.S. Green Buildings Council (USGBC)