



Senate

General Assembly

File No. 246

February Session, 2002

Substitute Senate Bill No. 462

Senate, April 2, 2002

The Committee on Planning and Development reported through SEN. DAILY of the 33rd Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING REGULATIONS ON THE COLOCATION OF NEW STATE BUILDINGS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsections (n) and (o) of section 4b-23 of the general
2 statutes are repealed and the following is substituted in lieu thereof
3 (*Effective October 1, 2002*):

4 (n) The recommended state facility plan shall include policies for:

5 (1) The encouragement of the acquisition, transfer and utilization of
6 space in suitable buildings of historic, architectural or cultural
7 significance, unless use of such space would not prove feasible and
8 prudent compared with available alternatives;

9 (2) The encouragement of the location of commercial, cultural,
10 educational and recreational facilities and activities within public
11 buildings;

12 (3) The provision and maintenance of space, facilities and activities
13 to the extent practicable, which encourage public access to and
14 stimulate public pedestrian traffic around, into and through public
15 buildings, permitting cooperative improvements to and uses of the
16 areas between the building and the street, so that such activities
17 complement and supplement commercial, cultural, educational and
18 recreational resources in the neighborhood of public buildings;

19 (4) The encouragement of the public use of public buildings for
20 cultural, educational and recreational activities;

21 (5) The encouragement of the ownership or leasing of modern
22 buildings to replace obsolete facilities, achieve cost and energy
23 efficiencies, maximize delivery of services to the public, preserve
24 existing infrastructure and provide a comfortable and space-efficient
25 work environment; [and]

26 (6) The encouragement of the establishment of child day care
27 facilities and child development centers including provisions for (A)
28 full-day and year-round programs for children of working parents, (B)
29 opportunities for parents to choose among accredited public or private
30 programs, (C) open enrollment for children in child day care and
31 school readiness programs, and (D) incentives for the colocation and
32 service integration of child day care programs and school readiness
33 programs pursuant to section 4b-31; and

34 (7) The colocation of services and activities with municipalities in
35 new state buildings when the municipality in which such building is to
36 be located provides the same services and activities that are to be
37 provided in the state building.

38 (o) Not later than January 1, 1988, the Commissioner of Public
39 Works shall adopt regulations, in consultation with the Secretary of the
40 Office of Policy and Management and the State Properties Review
41 Board, and in accordance with the provisions of chapter 54, setting
42 forth the procedures which the Department of Public Works and such
43 office and board shall follow in carrying out their responsibilities

44 concerning state leasing of offices, space or other facilities. Such
 45 regulations shall specify, for each step in the leasing process at which
 46 an approval is needed in order to proceed to the next step, what
 47 information shall be required, who shall provide the information and
 48 the criteria for granting the approval. Notwithstanding any other
 49 provision of the general statutes, such regulations shall provide that:
 50 (1) The Commissioner of Public Works shall (A) review all lease
 51 requests included in, and scheduled to begin during, the first year of
 52 each approved state-wide facility and capital plan, and (B) provide the
 53 Secretary of the Office of Policy and Management with an estimate of
 54 the gross cost and total square footage need for each lease, (2) the
 55 secretary shall approve a gross cost and a total square footage for each
 56 such lease and transmit each decision to the requesting agency, the
 57 commissioner and the State Properties Review Board, (3) the
 58 commissioner shall submit to the secretary, for approval, only
 59 negotiated lease requests which exceed such approved cost, or which
 60 exceed such approved square footage by at least ten per cent, and (4)
 61 the secretary shall approve or disapprove any such lease request not
 62 more than ten working days after he receives the request. If the
 63 secretary fails to act on the request during such period, the request
 64 shall be deemed to have been approved and shall be forwarded to the
 65 board. Not later than January 1, 2003, the commissioner, in
 66 consultation with the Secretary of the Office of Policy and
 67 Management and the State Properties Review Board, and in
 68 accordance with the provisions of chapter 54, shall adopt regulations
 69 establishing a process for the colocation of services and activities with
 70 municipalities in new state buildings.

This act shall take effect as follows:	
Section 1	October 1, 2002

Statement of Legislative Commissioners:

Authority to adopt the regulations was changed from the Commissioner of Administrative Services to the Commissioner of Public Works and a specific statutory section was amended for consistency with the general statutes.

PD *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact:

Fund-Type	Agency Affected	FY 03 \$
GF - Cost	Pub. Works, Dept.	Minimal
GF - None	Policy & Mgmt., Off.	None

Note: GF=General Fund

Municipal Impact: None

Explanation

There will be a minimal cost (less than \$5,000) to the Department of Public Works to adopt regulations to implement the collocation policy described in the bill.

It is anticipated that the Office of Policy and Management can integrate this policy into the state facilities plan and assist the Department of Public Works in adopting regulations within current budgetary resources.

OLR Bill Analysis

sSB 462

AN ACT CONCERNING REGULATIONS ON THE COLOCATION OF NEW STATE BUILDINGS**SUMMARY:**

This bill requires the Office of Policy and Management (OPM) secretary to develop a policy that would allow state and municipal agencies that offer the same services and activities to occupy space in the same state building. The secretary must include this policy in the state facilities plan, which the law requires him to submit to the legislature for approval every odd number year. The public works commissioner implements the plan.

The bill also requires the public works commissioner to adopt regulations to implement the policy. He must adopt them by January 1, 2003, after consulting with the OPM secretary and the State Properties Review Board. The law already requires him to place state human services agencies in the same buildings as municipal and private human services agencies.

EFFECTIVE DATE: October 1, 2002

BACKGROUND***State Facility Plan***

The law requires each state agency and department to prepare plans for meeting their long-range facility needs, with technical assistance from the public works commissioner. The plans go to the OPM secretary, who must review and integrate them in a comprehensive state facility plan. The commissioner must help the secretary review these plans, examining the extent to which they are consistent with realistic cost factors, space requirements and standards, and other factors the law specifies.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute
Yea 17 Nay 0