



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC WORKS



Raeanne V. Curtis
Commissioner

TESTIMONY OF DEPARTMENT OF PUBLIC WORKS BEFORE
THE GOVERNMENT ADMINISTRATION AND ELECTIONS
COMMITTEE

MARCH 23, 2009

**House Bill 5376: An Act Requiring the Performance of a Cost-Benefit Analysis
Prior to the Sale of Surplus State Property.**

The Department of Public Works (DPW) is not in support of House Bill 5376, an act to assist the state in making an informed decision regarding the disposition of surplus lands and buildings.

The additional requirements of Section 4b-21(c) states within available appropriations, prior to any determination whether to sell land, a cost-benefit analysis will be completed before any action on such land. No funding source is appointed in this bill, leaving the question open to whom will absorb this cost.

Surplus property cost-benefit analysis creates a financial burden which hurts profit from their sales. In all cases of property sales an environmental study, market appraisal, and building professional assessment will be completed. This will create a redundancy in the appraisal process which leads to increased state expenditures. Also, when surplus land is tasked to be used for another purpose another analysis will have to be done. This will result in multiple cost-benefit analyses being completed on a single property; this is not cost efficient.

Ideally, the proposed language would state cost-benefit analysis will be completed if deemed necessary by the Department of Public Works or the Office of Policy and Management on a situational basis.

The Department of Public Works, if requested, is available to meet to discuss the information contained in this testimony. Please contact Doug Moore, DPW Chief of Staff, at (860) 713-5800 with any further questions.