



General Assembly

January Session, 2023

***Raised Bill No. 6802***

LCO No. 4430



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

***AN ACT CONCERNING THE RECOMMENDATIONS OF THE  
DEPARTMENT OF ADMINISTRATIVE SERVICES.***

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

1 Section 1. Section 4b-34 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective from passage*):

3 (a) Except as provided under subsection (e) of this section, whenever  
4 it appears from the specifications of the requesting agency or institution  
5 that the space needs equal or exceed two thousand five hundred square  
6 feet and the Commissioner of Administrative Services has determined  
7 that such needs will be met by lease of space, the commissioner shall  
8 give public notice of such space needs and specifications by advertising  
9 [ , at least once, in a newspaper having a substantial circulation in the  
10 area in which such space is sought] on the department's Internet web  
11 site and the State Contracting Portal pursuant to section 4e-13, no less  
12 than fifteen days prior to the date of final selection. A copy of such notice  
13 shall be sent to the regional chapter of the Connecticut Association of  
14 Realtors serving the area in which such space is sought. The provisions  
15 of this subsection shall not be construed to require the commissioner to

16 lease space only from persons responding to such advertisements.

17 (b) The commissioner shall maintain a list of prospective lessors,  
18 which shall be updated at least annually after suitable notice to the  
19 public through the various media in the state.

20 (c) The commissioner shall maintain and continuously update an  
21 inventory of potential space to lease.

22 (d) Whenever space sufficient to meet the needs of a requesting  
23 agency or institution is owned by a political subdivision of the state and  
24 is available for lease, the commissioner may lease such space without  
25 complying with the requirements of subsection (a) of this section, if [he]  
26 the commissioner has determined that the rent and other terms of the  
27 proposed lease are at least as favorable to the state as prevailing rental  
28 rates and terms for privately owned space.

29 (e) The provisions of subsection (a) of this section shall not apply in  
30 the case of (1) a terminating lease which the commissioner decides to  
31 renegotiate, if the commissioner submits [his] a proposal to the State  
32 Properties Review Board not later than nine months before the  
33 expiration of such lease, (2) a lease (A) which is renegotiated or on  
34 holdover status, for a term of not more than eighteen months, and (B)  
35 which is for an agency that is scheduled to move into a state-owned  
36 building, or (3) the lease of new facilities following a declaration by the  
37 commissioner that (A) an emergency exists because a state facility has  
38 been damaged, destroyed or otherwise rendered unusable due to any  
39 cause, and (B) such emergency would adversely affect public safety or  
40 the proper conduct of essential state governmental operations. The State  
41 Properties Review Board shall approve or disapprove a lease proposal  
42 under subdivision (3) of this subsection within five days after receipt of  
43 the proposal.

44 Sec. 2. Subsection (a) of section 4b-51 of the general statutes is  
45 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
46 *2023*):

47 (a) The Commissioner of Administrative Services shall have charge  
48 and supervision of the remodeling, alteration, repair or enlargement of  
49 any real asset, except any dam, flood or erosion control system,  
50 highway, bridge or any mass transit, marine or aviation transportation  
51 facility, a facility of the Connecticut Marketing Authority, an asset of the  
52 Department of Agriculture program established pursuant to section 26-  
53 237a, or any building under the supervision and control of the Joint  
54 Committee on Legislative Management, involving an expenditure in  
55 excess of five hundred thousand dollars, and except that (1) the Judicial  
56 Branch may have charge and supervision of the remodeling, alteration,  
57 repair, construction or enlargement of any real asset involving an  
58 expenditure of not more than two million dollars, (2) each constituent  
59 unit of the state system of higher education may have charge and  
60 supervision of the remodeling, alteration, repair, construction or  
61 enlargement of any real asset involving an expenditure of not more than  
62 [two] three million dollars, (3) The University of Connecticut shall have  
63 charge and supervision of the remodeling, alteration, repair,  
64 construction, or enlargement of any project, as defined in subdivision  
65 (16) of section 10a-109c, notwithstanding the amount of the expenditure  
66 involved, and (4) the Military Department may have charge and  
67 supervision of the remodeling, alteration, repair, construction or  
68 enlargement of any real asset involving an expenditure of not more than  
69 [two] three million dollars. In any decision to remodel, alter, repair or  
70 enlarge any real asset, the commissioner shall consider the capability of  
71 the real asset to facilitate recycling programs.

72 Sec. 3. Subdivision (6) of section 4b-55 of the general statutes is  
73 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
74 *2023*):

75 (6) "Project" means any state program requiring consultant services if  
76 the cost of such services is estimated to exceed [five hundred] seven  
77 hundred fifty thousand dollars, adjusted annually on and after July 1,  
78 2024, in accordance with the provisions of subsection (b) of section 4b-  
79 59, as amended by this act;

80 Sec. 4. Section 4b-59 of the general statutes is repealed and the  
81 following is substituted in lieu thereof (*Effective from passage*):

82 (a) The commissioner shall adopt regulations in accordance with  
83 chapter 54 to carry out the purposes of sections 4b-56 to 4b-59, inclusive,  
84 as amended by this act.

85 (b) Not later than January 1, 2024, the commissioner shall adopt  
86 regulations to adjust the threshold on July first annually for the cost of  
87 consultant services for a state program to be deemed a project for the  
88 purposes of section 4b-1 and sections 4b-55 to 4b-59, inclusive, as  
89 amended by this act. Such threshold shall be adjusted by the percentage  
90 change in the Producer Price Index by Commodity: Construction  
91 (Partial) (WPU80), not seasonally adjusted, or its successor index, as  
92 calculated by the United States Department of Labor, over the preceding  
93 calendar year, rounded to the nearest multiple of one hundred dollars.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	4b-34
Sec. 2	<i>July 1, 2023</i>	4b-51(a)
Sec. 3	<i>July 1, 2023</i>	4b-55(6)
Sec. 4	<i>from passage</i>	4b-59

**Statement of Purpose:**

To (1) authorize the Commissioner of Administrative Services to provide certain public notice on the Internet web site of the Department of Administrative Services and the State Contracting Portal, (2) permit constituent units of the state system of higher education and the Military Department to have charge and supervision of certain changes to real assets involving expenditures of not more than three million dollars, and (3) amend the definition of "project" for purposes of certain statutes of the Department of Administrative Services.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*