



Senate Bill 134

**AN ACT CONCERNING A STUDY OF REPURPOSING OR SELLING UNDERUTILIZED
STATE-OWNED BUILDINGS**

Testimony of the Department of Administrative Services

Government Administration and Elections Committee

March 14, 2025

Senator Flexer, Representative Blumenthal, Senator Sampson, Representative Mastrofrancesco, and distinguished members of the Government Administration and Elections Committee. We thank you for the opportunity to submit testimony on **Senate Bill 134: An Act Concerning a Study of Repurposing or Selling Underutilized State-Owned Buildings**, which requires the Department of Administrative Services (DAS Commissioner) to study the feasibility, benefits, and disadvantages of repurposing or selling underutilized state-owned buildings, including any potential benefits or disadvantages for the municipality where the buildings are located.

While we appreciate the legislation's intent, the department has some concerns with the proposal as drafted. First and foremost, such a study is unnecessary as it is duplicative of work that the agency already does. DAS routinely engages in studies and reviews regarding the current and future uses of the facilities in our portfolio. For example, we are currently working with a consultant on optimizing 450 Columbus Boulevard as relocation and consolidation opportunities exist involving the state office complex, which has more capacity for additional state agencies to move into this location. The department is also involved in the state's surplus property disposition process, which already contemplates a role for the municipality. More information on the state's surplus property process can be found on the OPM website [here](#).

In addition, the proposal lacks clarity about the scope of the study. Specifically, the term "underutilized" is not defined in the proposal, and therefore the agency is unsure which facilities would be included in such a study. Also, the term "state-owned buildings" means all state buildings, including those under the care and custody of the three branches of government. DAS does not have authority over most of these facilities, as the Department only manages approximately 10% of state-owned properties. DAS does not have the resources to conduct a study of this magnitude, and if the department were required to do so, it would require additional funding not accounted for in the Governor's proposed budget to complete the work.

We are happy to work and answer any questions the legislation's proponent(s) may have, but for the above reasons, we urge the Committee to oppose **Senate Bill 134**.