



**Testimony of Acting-Commissioner Michelle Gilman
Department of Administrative Services**

General Bonding Subcommittee

March 11, 2022

Good morning Senator Moore, Representative Borer, Senator Hwang, Representative Piscopo and distinguished members of the General Bonding Subcommittee. My name is Michelle Gilman, and I am the Acting-Commissioner of the Department of Administrative Services ("DAS").

DAS utilizes bond funds in connection with a number of different programs, including property and facilities management, the state hazardous materials remediation program, construction services, and the Bureau of Information Technology Solutions ("BITS"). The Office of School Construction Grants and Review utilizes bond funds for the reimbursement of construction of school buildings under the School Construction Grant program.

Attached please find several documents providing detailed information on these programs:

1. DAS's 2022 Unallocated Bond Report, which provides detailed information on all of the programs for which DAS has unallocated bonds;
2. The 5-Year Capital Improvement Plan, which is a planning document that identifies projects capital improvements needed in the next five years at various buildings under DAS control;
3. The DAS Facilities Management Pipeline Report, which is a detailed report on large and small construction projects in various stages of design and construction, including recently completed project activity; and
4. The DAS Facilities Management Annual Capital Expenditure Program Request for FY 2023-2024, which provides a review of our capital requests to the State Bond Commission in FY 23-24.

I would be happy to answer any questions you may have.

1. Americans with Disabilities Act Improvements Program

Description: This program will finance various ADA improvements at state owned facilities and with programs in terms of accessibility. Areas of consideration include: approach and entrance to facilities, and public spaces, access to goods and services (including forms, communications systems and equipment) bathrooms, drinking fountains, public telephones, fire alarms, etc.

Justification: As a state entity, Connecticut has a legal responsibility to ensure that all our facilities, programs and services are compliant with the Americans with Disabilities “ADA”. The State is taking a more active approach to evaluating and ensuring compliance with ADA. In April 2021, DAS Facilities Management performed a Statewide Agency ADA Outreach requesting that agencies submit projects that would improve the ADA accessibility to public buildings. Several agencies responded with priority projects, funding in the amount of \$135,000 was provided, and the projects have been completed. DAS Facilities Management currently has \$240,000 worth of ADA design in progress, which will need almost \$3 million construction funding to complete these projects in the next few years. Please see the DAS Pipeline Report under Active ADA Improvement Projects.

<i>Public Act</i>	<i>Authorization</i>	<i>Unallocated Balance</i>
PA 15-1 2(f)(1)	\$1,000,000	\$750,000
PA 15-1 21(e)(1)	\$1,000,000	\$1,000,000
PA 17-2 (JSS) 397(b)(1)	\$1,000,000	\$1,000,000
PA 20-1 21 (b)(1)	\$1,000,000	\$1,000,000
<i>No new authorizations in FY 23</i>		
<i>Total</i>	\$4,000,000	\$3,750,000

2. Infrastructure Improvements Program

Description: The program provides for the alterations, improvements and repairs to state owned facilities, including safety code compliance improvements and energy conservation projects. These funds provide for renovations and capital improvements to several million square feet of state-owned space managed by the Department of Administrative Services. This program also is a funding mechanism for state agencies without appropriate funding sources to finance capital project needs. The program also provides funds for unforeseen capital projects that may arise statewide.

Justification: This ongoing program provides for renovation, alteration, improvement and preservation of existing state-owned buildings and grounds as well as the development, acquisition, renovation of newly acquired buildings and grounds. The

program includes parking and security improvements at state-owned and occupied buildings. DAS currently has approximately \$62.6 million-worth of unfunded capital projects in design or predesign. Please see the DAS Pipeline Report on Construction Projects. The DAS 5-year infrastructure improvement plan identifies over \$163.7 million in needed infrastructure improvement projects. Please see the DAS 5 Year Infrastructure Improvement Plan (5yr. CIP).

<i>Public Act</i>	<i>Authorization</i>	<i>Unallocated Balance</i>
PA 13-239 2 (c)(3)	\$25,000,000	\$ 36,439
PA 13-239 21 (c)(2)	\$15,000,000	\$1,950,219
PA 15-1 2 (f)(3)	\$25,000,000	\$ 5,300,000
PA 15-1 21(e)(2)	\$25,000,000	\$8,653,089
PA 17-2 (JSS) 378 (b)(1)	\$10,000,000	\$10,000,000
PA 17-2 (JSS) 397 (b)(2)	\$10,000,000	\$10,000,000
PA 21-111 21(b)(1)	\$5,000,000	\$5,000,000
<i>Total</i>	<i>\$115,000,000</i>	<i>\$40,939,747</i>

3. Eastern States Exposition – Connecticut Building

Description: This program will finance various improvements at the Connecticut Building located at the Eastern States Exposition Fairgrounds in Springfield, MA.

Justification: Representing the State of Connecticut at the annual “Big E” event and various other events throughout the year, the Connecticut Building stands-in as a symbol of the state’s culture and hosts local business wanting to share that culture with our neighbors from the rest of New England. As a publicly accessed facility, it must remain in a safe and efficient condition to allow continued use for years to come. Currently, the facility is in need of ADA, infrastructure, and building repairs. There are also programmatic updates planned for the facility to allow for better operation and easier maintenance. DAS has approximately \$4.5 million-worth of capital projects planned for the facility. Please see the DAS 5 Year Infrastructure Improvement Plan (5yr. CIP).

<i>Public Act</i>	<i>Authorization</i>	<i>Unallocated Balance</i>
PA 21-111 2(c)(2)	\$1,000,000	\$1,000,000

4. School Building Projects

Under the School Construction Grant program, the State of Connecticut provides reimbursement grants to local and regional school districts and other LEAs to cover a need-based portion of their approved school construction projects. Grants are provided as progress and final payments over the course of each project. The program also directly pays vendors under approved CTECS vocational-technical high school projects and costs for CREC school projects managed by DAS Construction Services. State bonding

provides the funding for these grants and payments. To save in the cost of financing to the state, bonds are only allocated when payments are actually to be made. Therefore, the School Construction Grant fund essentially functions on a cash-flow basis, with the State Bond Commission allocating funds, as needed, to cover grant payments.

<i>CGS</i>	<i>Fiscal Year</i>	<i>Amount</i>	<i>Status</i>
10-287d	2022	\$636,000,000	Unallocated
	2023	\$550,000,000	Recommended

5. Alliance Districts General Improvements Grant

The Alliance District General Improvements Grant allows Alliance Districts to perform general improvements that are not eligible for School Construction Grant funding. Projects eligible include windows and doors, boilers and other HVAC, communications and technology, lockers, cafeteria equipment, installing or upgrading security equipment, upgrading restrooms, entryways, driveways, parking area, play areas and athletic fields, upgrading and replacing ceiling and floor coverings or light fixtures.

<i>Public Act</i>	<i>Fiscal Year</i>	<i>Amount</i>	<i>Status</i>
PA 17-2 408(b)	2022	\$30,000,000	Unallocated
PA 20-1 32(b)(1)	2022	\$6,000,000	Unallocated
	2023	\$0	Recommended
Total		\$36,000,000	

6. Regional District Incentive Grant

The funds for this program were included in Public Act 17-2. DAS has never used these funds nor are there any current plans for these funds. OPM and DAS are currently working on the five-year capital investment plan and there remains the possibility that these funds may be utilized in the future.

<i>Public Act</i>	<i>Fiscal Year</i>	<i>Amount</i>	<i>Status</i>
PA 17-2 389(b)(2)	2022	\$5,000,000	Unallocated
	2023	\$0	Recommended

7. Priority School District Projects Grant

The funds for this program were included in Public Act 20-1. DAS has never used these funds nor are there any current plans for these funds. OPM and DAS are currently working on the five-year capital investment plan and there remains the possibility that these funds may be utilized in the future.

<i>Public Act</i>	<i>Fiscal Year</i>	<i>Amount</i>	<i>Status</i>
20-1 13(b)	2022	\$30,000,000	Unallocated
20-1 32(b)(2)	2022	\$25,000,000	Unallocated
	2023	\$0	Recommended
<i>Total</i>		\$55,000,000	

8. Capital construction, improvements, repairs, renovations, and land acquisition at Fire Training Schools

The Burrville Regional Fire School (BI-FP-13 DB) in Torrington and the Fairfield Regional Fire School (BI-FP-14 DB) have been fully accepted and closed out. The Eastern Connecticut Fire School (BI-FP-15 DB) in Willimantic has also been completed, and will be financially closed out by June 01, 2022. The Waterbury Area Regional Fire School (BI-FP-17 DB) in Cheshire, and the Valley Fire Chiefs Regional Fire School (BI-FP-16 DB) in Beacon Falls were both released for a Design Build Solicitation delivery and advertised for qualifications and proposals. Neither project was bonded to proceed, and the holding period for the lowest qualified proposing Design Builders have elapsed, and would require the formal selections process to restart. Given the current value of unallocated balances, there would be sufficient funding to complete one school.

<i>Public Act</i>	<i>Authorization</i>	<i>Unallocated Balance</i>
PA 07-7 (JSS) 21(e)(3)	\$8,000,000	\$595,327
PA 12-189 2(b)(2)	\$28,200,000	\$9,171,000
PA 14-98 2(f)(1)	\$15,777,672	\$2,181,272
PA 15-1 (JSS) 2(f)(5)	\$10,000,000	\$10,000,000
PA 15-1 (JSS) 21 (e)(4)	\$3,000,000	\$3,000,000
<i>Total</i>	\$64,977,672	\$24,947,599

9. Asbestos Removal Program

This account provides funding on an as-needed, lump-sum basis for the state's on-going program to remediate hazardous material through abatement, encapsulation, removal, demolition and other appropriate means at state-owned facilities. The program generally

receives two allocations per fiscal year so that when agencies encounter asbestos and other abatement needs at state facilities, the program can select a vendor from the list of pre-approved contractors to do the abatement. This program is currently undergoing a thorough review of past practices and implementation of an updated process is currently being developed.

<i>Public Act</i>	<i>Amount</i>	<i>Unallocated Balance</i>
PA 21-111 2(c)(1)	\$10,000,000	\$10,000,000