



STATE OF CONNECTICUT
Department of Administrative Services

Michelle H. Gilman
Commissioner

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August 30, 2023

Mr. Edwin S. Greenberg, Chairman
State Properties Review Board
450 Columbus Boulevard – Suite 202
Hartford, CT 06103

Dear Chairman Greenberg,

I am pleased to submit the Department of Administrative Services (DAS) Annual Report for Fiscal Year 2023, required by C.G.S. 4b-2(a), as amended by P.A. 11-51.

DAS is emailing an electronic copy of the annual report to Dimple Desai for distribution to each member of the Board. Additionally, we will send an electronic copy to the State Librarian, pursuant to C.G.S. 11-4a, as amended by P.A. 11-150.

Sincerely,

A handwritten signature in blue ink that reads "Michelle H. Gilman".

Michelle H. Gilman
Commissioner

MHG/SPM/cr
Attachment

E-Mail: Darren Hobbs, Deputy Commissioner, Real Estate and Construction Services – DAS
Shane Mallory, RPA, BOMI-HP, Administrator of Leasing and Property Transfer – DAS
Dimple Desai, Director, State Properties Review Board – DAS
Deborah Schander, State Librarian - CSL

**THE DEPARTMENT OF ADMINISTRATIVE SERVICES’
ANNUAL REPORT TO THE STATE PROPERTIES REVIEW BOARD**

**For Fiscal Year 2023
(July 1, 2022 – June 30, 2023)**

Prepared Pursuant to Conn. Gen. Stat. § 4b-2

Connecticut General Statutes § 4b-2 requires the Commissioner of Administrative Services to annually submit to the State Properties Review Board (“SPRB” or the “Board”) a report that includes “all pertinent data on her operations concerning realty acquisitions and the projected needs of the state.”

Section I of this report and its associated appendices provide information relating to real estate activities that fall under the authority of the Department of Administrative Services (“DAS”). Specifically, Section I provides data on the status of DAS-leased real property, the costs of such leases, and trends relating to leases over time. This section also provides information on lease-outs executed by DAS in FY 2023, as well as realty acquisitions, sales and transfers that occurred during the fiscal year. Please note, DAS’s Division of Real Estate and Construction Services (“RECS”) submitted consultant agreements executed for work related to the construction, renovation and repair of state buildings and facilities to SPRB under separate cover.

Section II of this report discusses real-estate related projections and plans beyond FY 2023. Specifically, this section discusses recent and ongoing efforts by DAS and its partner agencies – including SPRB – to save money for the state by re-negotiating renewal rates, obtaining credits for the waiver of paint and carpet, reducing real estate taxes, leasing out state-owned space not currently needed by state agencies, the sale of surplus properties and collapsing leases and moving state agencies, when possible, into state-owned buildings. These efforts in FY 2023, and ongoing savings and cost avoidance to the state from previous years, totaled \$12.1 million. Savings/cost avoidance measures include DAS lease-outs state-owned real estate which generated \$584,000 annual rental income for FY 2023, and the elimination of several leases. The cumulative effect of these actions since 2011 have resulted in more than \$100,000,000 in savings and cost avoidance.

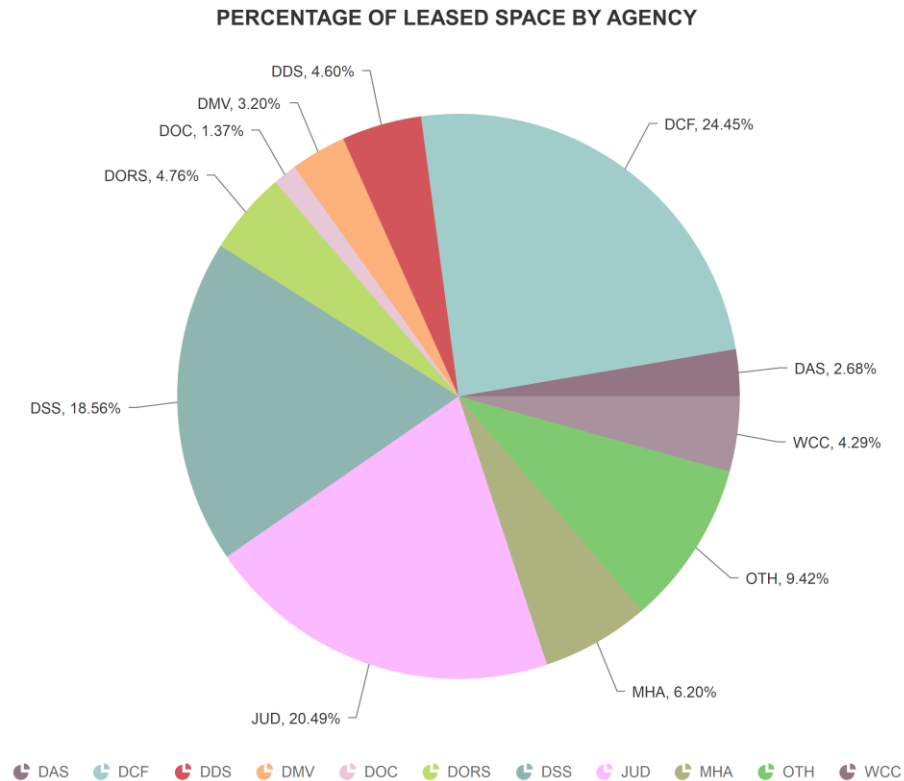
SECTION I: THE STATE’S REALTY ACTIVITY

A. Property Leased to the State

Status of State-Leased Property. As of June 30, 2023, DAS leased a total of 1,780,186 net usable square feet (“NUSF”) of space on its own behalf and on behalf of other using state agencies and offices. This space is distributed among 126 leases for office space, warehouse space, academic space, courtrooms, medical facilities and other client facilities (i.e. group homes), and other space required by state agencies and offices including leases for parking only. There are an additional 75 lease-outs for a total of 201 lease agreements. The total NUSF of leased space in FY 2023 represents a 1.2% decrease in leased space since FY 2022 (from 1,801,737 NUSF).

As DAS is generally responsible for centralized leasing, the figures above not only include space utilized by DAS, but also space utilized by other state agencies, the Judicial Branch, and the Board of Regents (BOR). The figures, however, do not include space leased by agencies and offices with independent statutory authority to enter into leases (i.e. UConn, Department of Labor, and Department of Transportation).

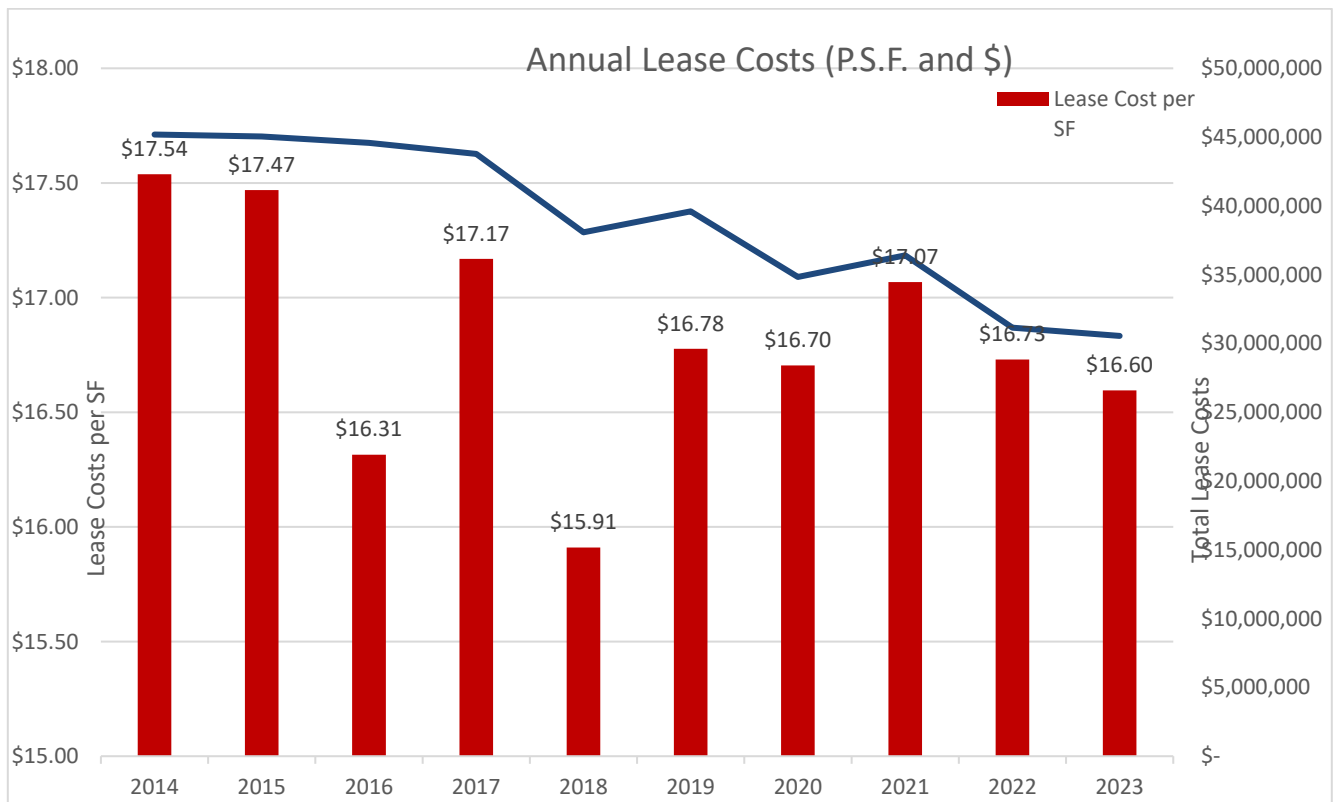
The following chart illustrates the percentage of DAS-leased space utilized by individual agencies and branches. As indicated on the chart, the Department of Children and Families (“DCF”) utilizes the largest proportion of all DAS-leased space among the state agencies and offices. DAS is responsible for the management of leased space throughout the state.

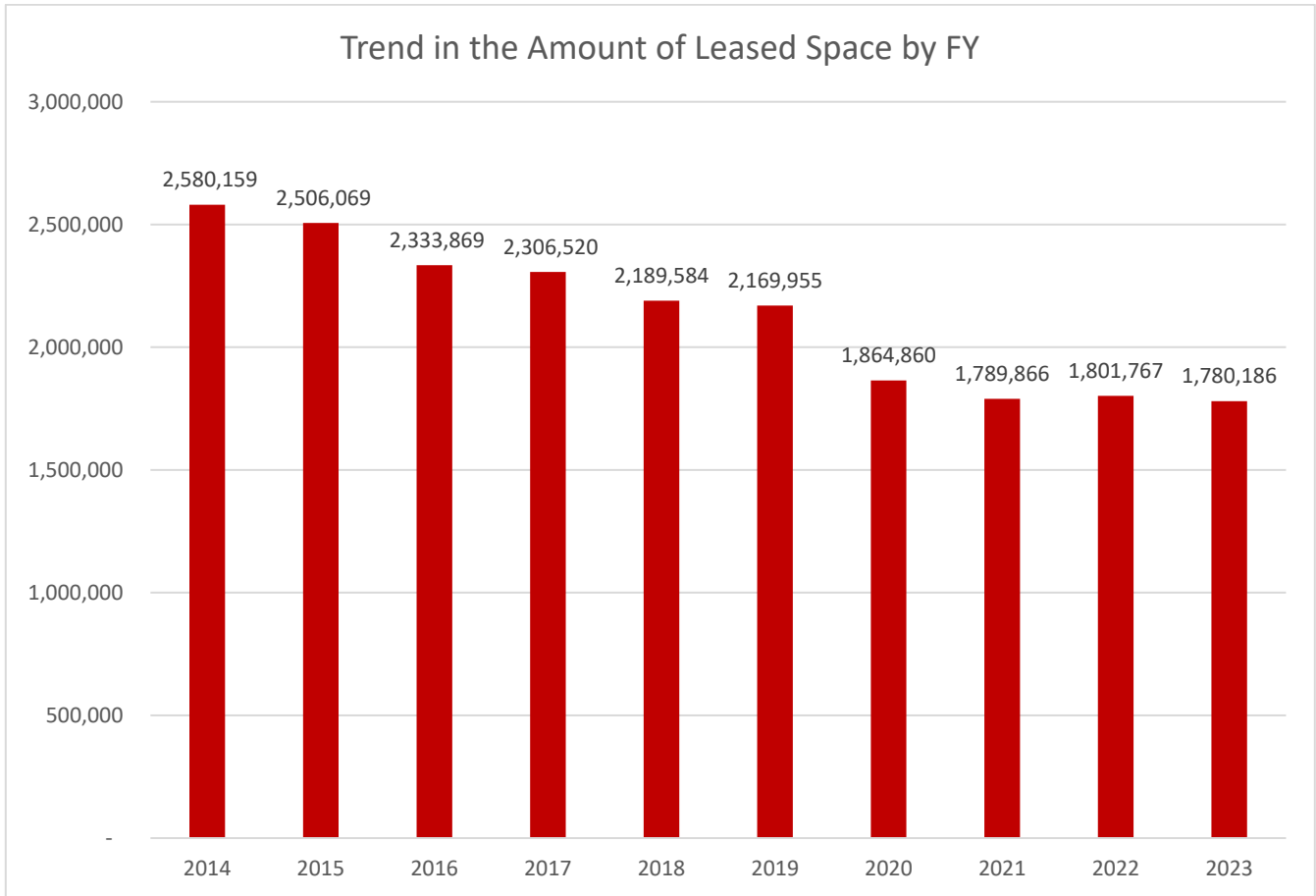


Costs of State-Leased Property. In FY 2023, the state’s total annualized cost of leased space under DAS control was \$31,490,601.72. This figure includes base rents and annual parking leases. Please note some industry-paid state agencies reimburse DAS for annual rental expenses. The FY 2023 annualized costs represent a 2.22% decrease from the \$32,207,202 incurred by the state in overall lease costs in FY 2022. The average cost per square foot of leased space was \$16.60 in FY 2023 (*excluding standalone parking leases*), a .80% decrease from \$16.73 in FY 2022.

Appendix A provides a list of the 125 DAS leases for state agencies and offices as of June 30, 2023, including the address of each property, the agency occupying the property, the NUSF of each property, and the annual rent. This Appendix also includes a listing of and information pertaining to the 16 leases for parking only (included in the 125 leases count).

Trends. In the last 10 years, overall, per square foot leasing costs have decreased by an average of .62% per year (inflation *increased* by an average of 2.75% for the same period) with the average rate per square foot decreasing from \$17.54 (FY 2014) to \$16.60 (FY 2023) excluding standalone parking leases. Below are charts illustrating trends in the amount of the state’s leased space over the last 10 years and the average lease costs per square feet. **More importantly we have been successfully reducing the overall annual lease costs (including standalone parking leases) from a high of \$45,240,000 in FY 2008 to \$31,490,601.72 in FY 2023.**





Leasing Transactions during FY 2023. With regard to lease/transfer transactions that occurred specifically during FY 2023, between July 1, 2022 and June 30, 2023, the SPRB approved, rejected or returned (at DAS's request) a total of twenty-three (23) transactions submitted by DAS Statewide Leasing and Property Transfer. These submissions included nine (9) office/parking leases, six (6) assignments of space, four (4) MOUs, one (1) lease-out agreement. Two (2) property transfers of surplus property (1 of those was an amendment to a current purchase and sale agreement) and one (1) conveyance required by statute were also included. These leases comprised a total of 66,736 NUSF of space, with an average per square foot cost of \$20.69 (excluding parking only agreements). The total annualized value of all approved lease transactions was \$3,358,262.34.

Appendix B contains a list of proposals submitted by DAS and the action taken by the State Properties Review Board in FY 2023.

B. Lease-Out Activity

During FY 2023, the SPRB approved one (1) transaction for the Connecticut State Prison Employees Federal Credit Union in Enfield.

C. Acquisitions, Sales and Transfers

Appendix B includes a complete listing of all purchase, sale, transfer, and easement transactions submitted by DAS and approved by the Board in FY 2023.

SECTION II: PROJECTING THE REALTY NEEDS OF THE STATE

Section 4b-23 of the Connecticut General Statutes requires each state agency to submit to the Office of Policy and Management (“OPM”) a long-range (five-year) plan for its facility needs by September first of each even-numbered year. A proposed state facility plan will be prepared by OPM and presented to the State Properties Review Board (“SPRB”) for its recommendations on or before February fifteenth. DAS’ Statewide Leasing and Property Transfer Unit receives a copy of each agencies’ submittal with sufficient time to comment and edit as necessary. In addition, DAS completes the same long-range plan, on behalf of other agencies, for those located in Hartford in DAS’s budget. The Secretary of OPM submits the recommended state facility plan to the General Assembly for approval on or before March fifteenth in each odd-numbered year. Upon the approval by the General Assembly of the operating and capital budget appropriations, the Secretary of OPM updates and modifies the recommended state facility plan, which then becomes the official “State Facility Plan.” The State Facilities Plan for 2023-2028 was approved and adopted and is effective July 1, 2023.

One of DAS’s real estate-related priorities has been and continues to be the reduction in the amount of square feet leased by the state. This is accomplished by collapsing leases, reducing square footage when possible and placing agencies in state-owned buildings. Members of DAS’s Statewide Leasing and Property Transfer Unit and DAS’s Facilities Unit are working cooperatively with the staffs of the SPRB and the OPM Asset Management Unit to identify available state-owned buildings that may be utilized in place of leased space.

As mentioned above, DAS is implementing a reduction in the state’s real estate footprint already. The buildings located at 18-20 and 30 Trinity Street are under contract with the buyer’s finance contingency, and the only one remaining (expires August 12th). RFPs were issued for the vacant properties located at 129 Lafayette Street in Hartford and Migeon Avenue in Torrington. Both are under contract and in various stages of the approval process and will close in FY 2024.

DAS is in the process of hiring a consultant to study options for and manage the implementation of the consolidation of several Hartford-area state-owned buildings. This project will draw on private and public sector best practices, with the intent of reducing costs to taxpayers, and engage the various stakeholders throughout the process.

The project will inform future consolidation efforts across the state as we look to right size the State’s real estate portfolio incorporating changes due to teleworking with the goal of vacating and disposing of state-owned buildings expensive to operate and thereby further reducing the State’s real estate footprint and costs to taxpayers.

For fiscal year 2023, DAS saved approximately \$12.1 million (including savings from previous actions) for the state by collapsing leases, renegotiating renewal rates ensuring real estate tax payments were correct, etc. DAS’s lease portfolio decreased in FY 2023 by approximately 1.2%. In addition to the savings, DAS leases state-owned unused real estate generating \$584,230 annual rental income for FY 2023.

Statewide Leasing and Property Transfer matters are a high priority for its client agencies (having adequate facilities that allows agencies to carry out their missions is critical) and therefore are a high priority for DAS.

The Unit also worked on many unique projects throughout the year providing its expertise to other agencies in a continuing effort to provide a high level of customer service to the agencies it serves:

- Savings of \$15,000 by reviewing tax invoices from lessors.
- The Request for Proposal (RFP) issued in 2021 for the sale of 18-20 and 30 Trinity Street properties which received 6 proposals and resulted in a preferred buyer, currently under a fully approved contract for \$1.1 million for conversion to apartments, pending the buyer's finance contingency which is being extended to October 12, 2023 (via a 2nd amendment, currently in the State's approval process). This is not included in FY 2023 savings.
- The RFP issued in late June of 2021 for the sale of 129 Lafayette Street in Hartford resulted in multiple offers with a preferred buyer with the purchase and sale currently in state approvals and closing in FY 2024 (purchase price \$750,000, not included in the savings).
- The RFP for the sale of a former group home in Torrington resulted in a purchase and sale agreement at \$319,000 to close in FY2024 (not included in the savings).
- Several leases were terminated or renegotiated saving \$361,526 annually.
- A lease to purchase the Judicial courthouse in Windham at 81-101 Columbia was transferred to Judicial ownership in December of 2022 eliminating the annual rent of \$716,273.00.
- The CDECCA Plant which provides heating and cooling to 14 buildings, state and private in the Hartford area, closed on 9/30/2022 at a purchase price of \$7,250,000. The original listing price was \$11,000,000 and through negotiations the price was reduced by \$3,750,000 resulting in savings.
- The State's critical leased data center in Groton was set to expire in March of 2024 without renewals. Additional time is needed to find a permanent solution elsewhere. A lease renewal was negotiated and exercised to extend the lease to March of 2029 and reduce square footage leased beginning in March 2024.
- The following is a summary of compliance inspections carried out (required by statute once a year to ensure lessor is complying with the terms and conditions of the lease) during the FY:
 - Initial compliance inspections 154
 - Reinspection's 224
 - Approximately 75% of locations comply.

DAS is proud of these accomplishments, and plans to continue working with the Board, OPM and other stakeholders to build upon these savings and achievements in the future.

APPENDIX A

DAS Lease Inventory Report (FY 2023)

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT
BUILDING LEASE				
GROTON	445 EASTERN POINT ROAD - BLDG 230	DAS	47750	0.96
NORWALK	761 MAIN AVENUE	DCF	23682	\$ 588,260.88
NEW BRITAIN	1 GROVE ST	DCF	41482	\$ 725,934.96
BRIDGEPORT	100 FAIRFIELD AVE	DCF	44435	\$ 1,112,963.28
HARTFORD	110 BARTHOLOMEW AVE	DCF	63645	\$ 902,229.00
WATERBURY	64 AVENUE OF INDUSTRY	DCF	12092	\$ 190,449.00
MERIDEN	639 RESEARCH PARK WAY	DCF	20539	\$ 285,902.88
MILFORD	38 WELLINGTON RD	DCF	39907	\$ 658,465.56
MIDDLETOWN	2081 SOUTH MAIN ST	DCF	17360	\$ 279,495.96
DANBURY	131 WEST ST	DCF	17379	\$ 345,842.16
WINDHAM	322 MAIN ST	DCF	23263	\$ 301,488.48
NEW HAVEN	1 LONG WHARF DR	DCF	49529	\$ 989,589.48
MANCHESTER	364 WEST MIDDLE TPK	DCF	35068	\$ 414,404.76
NORWICH	2 COURTHOUSE SQ	DCF	36822	\$ 608,553.48
TORRINGTON	62 COMMERCIAL BLVD	DCF	10000	\$ 125,000.04
NEW HAVEN	370 JAMES ST	DDS	12972	\$ 194,580.00
EAST HARTFORD	255 PITKIN ST	DDS	32628	\$ 540,000.00
WALLINGFORD	35 THORPE AVENUE	DDS	27529	\$ 493,097.04
WINDHAM	90 SOUTH PARK ST	DDS	8693	\$ 113,004.00
STAMFORD	137 HENRY STREET	DMV	676	\$ 0.96
WINDHAM	1559 WEST MAIN ST	DMV	9254	\$ 99,000.00
BRIDGEPORT	110 COLONIAL AVE	DMV	15000	\$ 346,674.36
WATERBURY	2200 THOMASTON AVE	DMV	7725	\$ 127,008.00
PUTNAM	62 PROVIDENCE PIKE	DMV	2833	\$ 32,550.00
DANBURY	2 LEE MAC AVE	DMV	9889	\$ 211,963.20
NEW BRITAIN	85 NORTH MOUNTAIN RD	DMV	11500	\$ 231,000.00
NEW HAVEN	620 GRAND AVENUE	DOC	11075	\$ 193,686.84
WATERBURY	2200 THOMASTON AVE	DOC	9644	\$ 191,160.00
NORWICH	2-6 CLIFF ST	DOC	3735	\$ 53,223.72
TORRINGTON	30 PECK ROAD	DORS	939	\$ 12,169.44
HARTFORD	309 WAWARME AVE	DORS	35309	\$ 563,178.60
EAST HARTFORD	893 MAIN STREET	DORS	1116	\$ 28,328.04
MIDDLETOWN	442 SMITH STREET	DORS	1408	\$ 16,896.00
WINDSOR	184 WINDSOR RD.	DORS	33968	\$ 467,739.36
BRIDGEPORT	1057 BROAD ST	DORS	6080	\$ 127,680.00

APPENDIX A

DAS Lease Inventory Report (FY 2023)

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT
BUILDING LEASE				
NEW HAVEN	370 JAMES ST	DORS	5857	\$ 94,883.40
BRIDGEPORT	925 HOUSATONIC AVE	DSS	57430	\$ 1,007,896.56
MIDDLETOWN	2081 SOUTH MAIN ST	DSS	26497	\$ 452,321.52
WINDSOR	20 MEADOW ROAD	DSS	47937	\$ 660,092.52
DANBURY	342 MAIN ST	DSS	14643	\$ 232,092.00
NEW HAVEN	50 HUMPHREY STREET	DSS	51282	\$ 799,999.20
WATERBURY	249 THOMASTON AVE, A	DSS	27360	\$ 437,760.00
WATERBURY	249 THOMASTON AVE, A	DSS	14889	\$ 238,224.00
NEWINGTON	30 CHRISTIAN LA	DSS	28325	\$ 488,606.28
STAMFORD	1642 BEDFORD ST	DSS	17600	\$ 277,200.00
WILLIMANTIC	1320 MAIN STREET	DSS	10752	\$ 169,344.00
MANCHESTER	699 EAST MIDDLE TPK	DSS	25370	\$ 403,383.00
TORRINGTON	62 COMMERCIAL BLVD	DSS	8280	\$ 103,500.00
MILFORD	22 BROAD STREET	JUD	5880	\$ 117,600.00
EAST HARTFORD	99-101 EAST RIVER DR.	JUD	33468	\$ 754,703.40
DANIELSON	190 MAIN STREET	JUD	5534	\$ 54,233.28
NEW LONDON	153 WILLIAMS ST	JUD	9150	\$ 124,809.72
PUTNAM	265 KENNEDY DRIVE	JUD	2721	\$ 51,785.76
MANCHESTER	587 EAST MIDDLE TPK	JUD	8947	\$ 165,519.48
BRIDGEPORT	1 LAFAYETTE CR	JUD	33376	\$ 517,328.04
HARTFORD	999 ASYLUM AVE	JUD	15577.6	\$ 251,526.00
BRISTOL	225 NO. MAIN ST	JUD	5204	\$ 78,394.08
GLASTONBURY	455 WINDING BROOK DR	JUD	29664	\$ 637,776.00
MIDDLETOWN	484 MAIN ST	JUD	3214	\$ 51,789.12
VERNON	26 PARK ST	JUD	4014	\$ 28,820.52
WATERBURY	11 SCOVILL ST	JUD	17040	\$ 267,698.40
WETHERSFIELD	225 SPRING ST	JUD	10206	\$ 174,775.32
VERNON	25 SCHOOL ST	JUD	9072	\$ 136,080.00
HARTFORD	309 WAWARME AVE	JUD	23223	\$ 320,946.72
WATERFORD	978 HARTFORD TPK	JUD	20085	\$ 491,264.88
MIDDLETOWN	484 MAIN ST	JUD	5950	\$ 95,297.64
DERBY	100 ELIZABETH ST	JUD	5730	\$ 110,875.56
DANBURY	319 MAIN ST	JUD	6263	\$ 90,375.12
NEW HAVEN	414 CHAPEL ST	JUD	15718	\$ 213,294.24
PUTNAM	267 KENNEDY DRIVE	JUD	4563	\$ 83,830.32
VERNON	428 HARTFORD TPK	JUD	2378	\$ 47,152.92
ROCKY HILL	97 HAMMER MILL RD	JUD	22762	\$ 199,622.76
MERIDEN	165 MILLER ST	JUD	6491	\$ 12,981.96
WETHERSFIELD	225 SPRING ST	JUD	30618	\$ 522,350.76

APPENDIX A

DAS Lease Inventory Report (FY 2023)

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT
BUILDING LEASE				
NORWICH	97-105 MAIN ST	JUD	5038	\$ 60,456.00
NEW HAVEN	881 STATE ST	JUD	22805	\$ 324,971.28
BUILDING LEASE				
WEST HAVEN	270 CENTER ST	MHA	7360	\$ 103,200.00
WATERBURY	1669 THOMASTON AVE	MHA	6031	\$ 71,165.88
DANBURY	78 TRIANGLE ST	MHA	11056	\$ 160,311.96
WATERBURY	95 THOMASTON AVE	MHA	20327	\$ 292,708.80
OLD SAYBROOK	2 CENTER ROAD WEST	MHA	2842	\$ 52,861.20
TORRINGTON	249 WINSTED RD	MHA	15214	\$ 262,897.92
STAMFORD	1351 WASHINGTON BLVD.	MHA	14089	\$ 503,277.24
BRIDGEPORT	100 FAIRFIELD AVE	MHA	21036	\$ 503,812.20
NEW HAVEN	1 LONG WHARF DR	MHA	7600	\$ 183,540.00
NEW HAVEN	389 WHITNEY AVE	MHA	4776	\$ 83,580.00
BUILDING LEASE				
NEW HAVEN	234 CHURCH ST	DCJ	1770	\$ 42,500.04
BRIDGEPORT	350 FAIRFIELD AVE	HRO	3851	\$ 76,255.80
DERBY	75 CHATFIELD STREET	CCC	0	\$ -
FAIRFIELD	100 MONA TERRACE	DVA	0	\$ -
MILFORD	70 WEST RIVER STREET	DOL	0	\$ -
HARTFORD	75 VAN BLOCK AVE	CSL	43806	\$ 392,720.76
WEST HARTFORD	141 SOUTH ST	DCJ	7496	\$ 62,516.64
DANBURY	190-196 MAIN STREET	CCC	19650	\$ 381,996.00
HARTFORD	250-260 CONSTITUTION PL	DOB	30144	\$ 776,544.72
HARTFORD	960 MAIN/153 MARKET ST	DOI	41887	\$ 966,752.04
ANSONIA	158 MAIN STREET SUITE 101	BOA	0	\$ -
WASHINGTON	400/444 N CAPITOL STREET NW, SUITE 317	GOV	1031	\$ 72,722.88
BRISTOL	430 NO. MAIN ST	CCC	8003	\$ 122,445.96
NEWINGTON	81-85 ALUMNI RD	COC	10027	\$ 80,215.92
BUILDING LEASE				
BRIDGEPORT	350 FAIRFIELD AVE	WCC	9131	\$ 159,792.48
NORWICH	55 MAIN ST	WCC	9638	\$ 222,637.80
HARTFORD	999 ASYLUM AVE	WCC	9974	\$ 191,301.36
NEW HAVEN	700 STATE ST	WCC	8800	\$ 171,523.56
HARTFORD	21 OAK ST	WCC	17100	\$ 299,934.00
MIDDLETOWN	645 SOUTH MAIN STREET	WCC	6520	\$ 78,891.96
STAMFORD	111 HIGH RIDGE RD	WCC	8040	\$ 160,800.00
NEW BRITAIN	24 WASHINGTON STREET	WCC	7147	\$ 142,940.04
BUILDING LEASE				

Appendix A

DAS Parking Lease Inventory			
MUNICIPALITY	STREET	TENANT AGENCY	ANNUAL RENT
PARKING LEASE			
HARTFORD	155 MORGAN ST	DAS	0
WATERBURY	481-489 MEADOW ST	DCF	\$62,757.36
WATERBURY	BANK ST	JUD	\$100,200.00
BRIDGEPORT	314-322 FAIRFIELD AVE	JUD	\$108,980.04
NEW HAVEN	265 CHURCH STREET	JUD	\$158,100.00
NEW BRITAIN	14 FRANKLIN SQ	JUD	\$30,030.00
NORWICH	MARKET & SHETUCKET	JUD	\$6,000.00
BRIDGEPORT	95 CHAPEL ST	JUD	\$145,941.60
DANIELSON	CENTER ST. MUN. LOT	JUD	\$9,000.00
NEW LONDON	153 WILLIAMS ST	JUD	\$4,042.56
NEW LONDON	19 JAY STREET	JUD	\$14,664.00
DERBY	ELIZABETH. & THOMPSON PL.	JUD	\$21,600.00
NEW HAVEN	690 STATE ST	JUD	\$367,036.80
MERIDEN	54 W. MAIN ST	JUD	\$51,360.00
BRIDGEPORT	1466 CENTRAL AVE	MHA	\$6,900.00
NEW HAVEN	1 TEMPLE STREET	CCC	\$861,060.00

APPENDIX B
DEPARTMENT OF ADMINISTRATIVE SERVICES
STATEWIDE LEASING AND PROPERTY TRANSFER
LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
JULY 1, 2022 - JUNE 30, 2023

ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE	Sq Ft	Notes	NET USABLE SPACE	COST PER NET USABLE	TERM OF LEASE Expiration	ANNUAL RENT
1	22-111	7/25/2022	APPROVED	DAS/DMHAS	78 Triangle Street	Danbury	Office and 55 Parking Spaces	11,056	Lease Agreement		\$14.50	8/6/2027	\$160,312.00
2	22-118	8/11/2022	APPROVED	DAS/JUD	978 Hartford Turnpike (978)	Waterford	Office and 75 Parking Spaces	20,085	Lease Agreement		\$24.46	10/13/2032	\$491,264.88
3	22-125	9/1/2022	APPROVED	DAS/DMHAS	1466 Central Avenue & 1193 Barnum Avenue	Bridgeport	25 Parking Spaces		License Agreement			3/31/2025	\$6,900.00
4	22-144	10/31/2022	APPROVED	DAS/DCF	60 Church Street	Meriden	79 Parking Spaces		License Agreement			3/31/2022	\$5,319.34
5	22-162	10/17/2022	APPROVED	DAS/JUD	999 Asylum	Hartford	Office and 73 Parking Spaces	15,577	1st Amendment to Lease to add 4,588 sq. ft. and 23 parking		\$16.50	4/19/2027	\$251,526.00 + Annual TI \$84,056.28
6	22-180	11/21/2022	APPROVED	DAS/DVA	100 Mona Terrace	Fairfield	Computer Room		License Agreement		\$0.00	1/29/2028	\$0.00
7	22-196	12/27/2022	APPROVED	DAS/JUD	690 State Street & 15 Audubon Street	New Haven	307 Daily Parking Permits		License Agreement			6/30/2025	\$373,756.80
8	23-013	3/2/2023	APPROVED	DAS/JUD	314-322 Fairfield Avenue	Bridgeport	up to 24,000 parking validations per year		License Agreement			3/2/2028	\$108,980.04
9	23-051	4/24/2023	APPROVED	DAS/BITS	445 Eastern Point Road, Building 230	Groton	Data Center and 6 Parking Spaces	23,018	2nd Amendment to Lease		\$23.46	3/10/2029	\$540,002.28 2% annual increases
								69,736			\$20.69		\$1,938,061.34

1	22-164	10/6/2022	RETURNED AT DAS REQUEST	DAS/DMV	2200 Thomaston Avenue	Waterbury	Office and 124 Parking Spaces	7,725	Lease Renewal		\$16.44	5 year	\$127,008.00
2	22-195	12/27/2022	REJECTED	DAS/WCC	111 High Ridge Road	Stamford	DAS/WCC	8,040	New Lease		\$20.00	5 year	\$160,800.00

LEASE OUTS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
July 1, 2022-June 30, 2023

ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE OF ACTION	CONTROLLING STATE AGENCY	ADDRESS OF LEASED SPACE	MUNICIPALITY	LESSEE	USE OF SPACE	DESC (SF)	RENT
1	23-075	5/30/2023	APPROVED	DAS/DOC	285 Shaker Road	Enfield	Connecticut State Prison Employees Federal Credit Union	1,853 sq. ft. with 2,304 sq. ft. Parking Lot		\$1,200/year

Acquisitions/Easements
JULY 1, 2022-JUNE 30, 2023

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	Property / Address	TOWN OR CITY	USE OF SPACE	Desc	Purchase Price
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LEASING AND PROPERTY TRANSFER
Sale/Legislative Acts
JULY 1, 2022-JUNE 30, 2023

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE	DESC	Sale Price
1	23-046	4/20/2023	APPROVED	DAS/DAS	263 Migeon Avenue	Torrington	Previously a group home, surplus to state needs.	7,123 sq. ft on .78 acre and 628 sq. ft. carriage house	\$319,900.00
2	23-049	4/27/2023	APPROVED	DAS/DAS	18-20 & 30 Trinity	Hartford	Vacant Office space, surplus office space under contract, amendment	First Amendment to Purchase and Sale Agreement	\$1,100,000.00
3	23-050	4/27/2023	APPROVED	DAS/DAS	153 South Main Street	Torrington	State Armory, legislative conveyance.	Conveyance of Torrington Armory on .69 acre.	\$1.00

DEPARTMENT OF ADMINISTRATIVE SERVICES

LEASING AND PROPERTY TRANSFER

SUB LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD

JULY 1, 2022-JUNE 30, 2023

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	SUBLESSOR	NET USABLE SPACE	COST PER NET USABLE	TERM OF LEASE	ANNUAL RENT
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DEPARTMENT OF ADMINISTRATIVE SERVICES

LEASING AND PROPERTY TRANSFER

ASSIGNMENTS

July 1, 2022-June 30, 2023

ITEM	SPRB#	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE
1	22-119	8/15/2022	APPROVED	DAS/FOIC	165 Capitol Avenue	Hartford	Freedom of Information		Temporary Assignment of Space
2	22-152	11/7/2022	APPROVED	DAS/CREPH	165 Capitol Avenue	Hartford	CREPH		Locate Legislative Commission at SOB
3	22-193	12/22/2022	APPROVED	DAS/OGA-SCSB	165 Capitol Avenue	Hartford	DAS/OGA-SCSB	568.5 sq. ft.	Accommodate 2 new staff at SOB
4	23-047	4/24/2023	APPROVED	DAS/AG	165 Capitol Avenue	Hartford	Relocation from 110 Sherman Street to 165 Capitol Ave.	1,540 + sq. ft.	Assignment of Space
5	23-081	6/1/2023	APPROVED	DAS/OSE	165 Capitol Avenue	Hartford	OSE Expansion		Conference room
6	23-083	6/5/2023	APPROVED	DAS/DDS	61 Woodland	Hartford	DDS Relocation	4,001 sq. ft.	Office Space

DEPARTMENT OF ADMINISTRATIVE SERVICES

LEASING AND PROPERTY TRANSFER

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July 1, 2022- June 30, 2023

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE
1	22-123	8/25/2022	APPROVED	DAS/JUD	315 Buckingham Street	Hartford	DAS/JUD		50 Car Parking and walkway
2	22-137	9/12/2022	APPROVED	DAS/JUD	61 Woodland Street	Hartford	DAS/JUD	19,276	1st Amendment to add 1,420 sq. ft. to the 17,856 sq. ft.
3	22-139	9/19/2022	APPROVED	DAS/DMHAS/DOT	700 Main Street	Bridgeport	DAS/DMHAS/DOT		Temporary parking for 200 cars for 2 years
4	23-074	5/30/2023	APPROVED	DAS/DSS/ADS	2081 South Main Street	Middletown	DAS/DSS/ADS	660	Colocation for ADS in DSS Leased space