



Melody A. Currey
Commissioner

STATE OF CONNECTICUT
Department of Administrative Services

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August 31, 2018

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

Dear Mr. Greenberg:

I am pleased to deliver the Department of Administrative Services (DAS) Annual Report for Fiscal Year 2018, required by C.G.S. 4b-2(a), as amended by P. A. 11-51.

DAS is delivering one original copy for each member of the Board, and one for Dimple Desai. Additionally, we will send one hard-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 "Melody A. Currey".

Melody A. Currey
Commissioner

MAC/SPM/cr
Attachment

E-Mail: Mr. Shane P. Mallory, RPA, BOMI-HP, Administrator of Leasing and Property Transfer-DAS
Mr. Dimple Desai, Director, State Properties Review Board – DAS

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

For Fiscal Year 2018
(July 1, 2017 - June 30, 2018)

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 current 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 2018, as well as realty acquisitions, sales and transfers that occurred during the fiscal year. Please note, since there is no requirement by Statute for DAS to submit consultant agreements executed by DAS's Department of Construction Services ("DCS") for work related to the construction, renovation and repair of state buildings and facilities that section is no longer being provided.

Section II of this report discusses real-estate related projections and plans beyond FY 2018. 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. In FY 2018, these efforts saved or provided cost avoidance to the state of approximately **\$3,422,902**. In addition to the aforementioned savings/cost avoidance, DAS leases out state-owned real estate which generated \$332,000 annual rental income for FY 2018 and sold surplus real estate generating an additional \$3,132,000. The cumulative effect of these actions since 2011 have resulted in excess of \$80,000,000 in savings and cost avoidance.

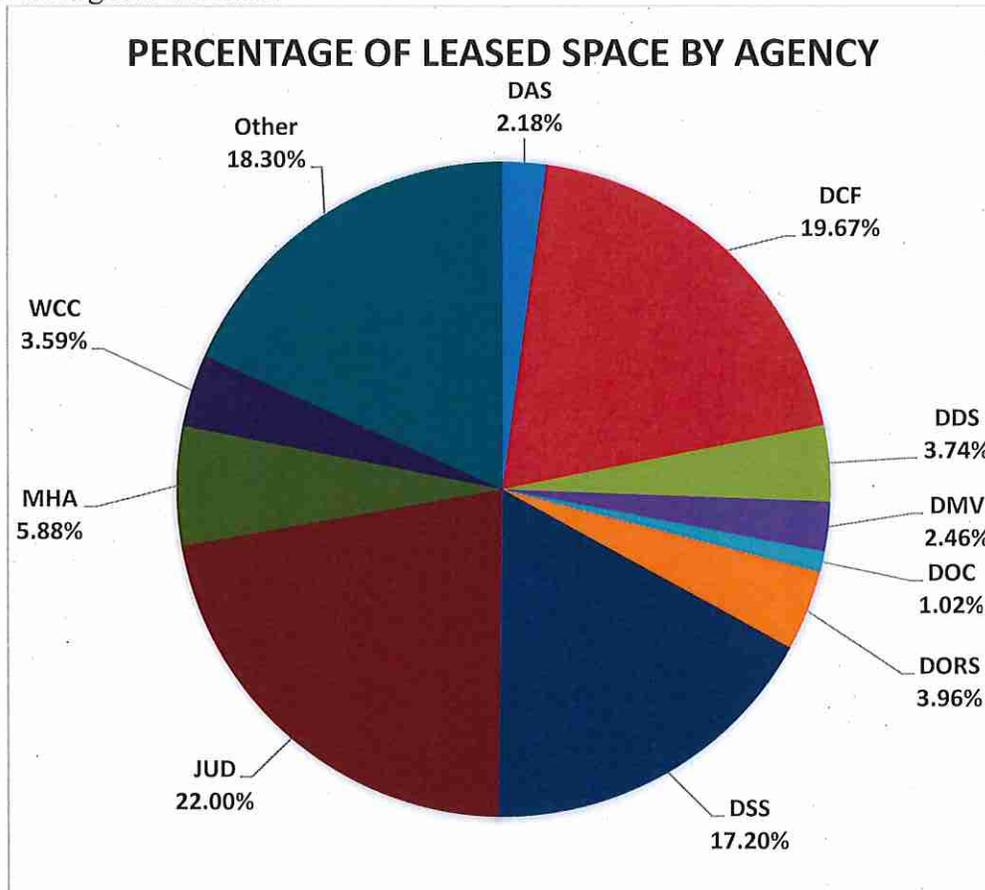
SECTION I: THE STATE'S REALTY ACTIVITY

A. Property Leased to the State

Status of State-Leased Property. As of June 30, 2018, DAS leased a total of 2,189,584 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 138 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 57 lease-outs for a total of 195 lease agreements. In FY 2018, the amount of leased floor space decreased by 116,936 NUSF. This decrease is largely due to terminating leases and in part relocating employees to state owned space. The total NUSF of leased space in FY 2018 represents a 5% decrease in leased space since FY 2017 (from 2,306,520 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 Judicial Branch 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.

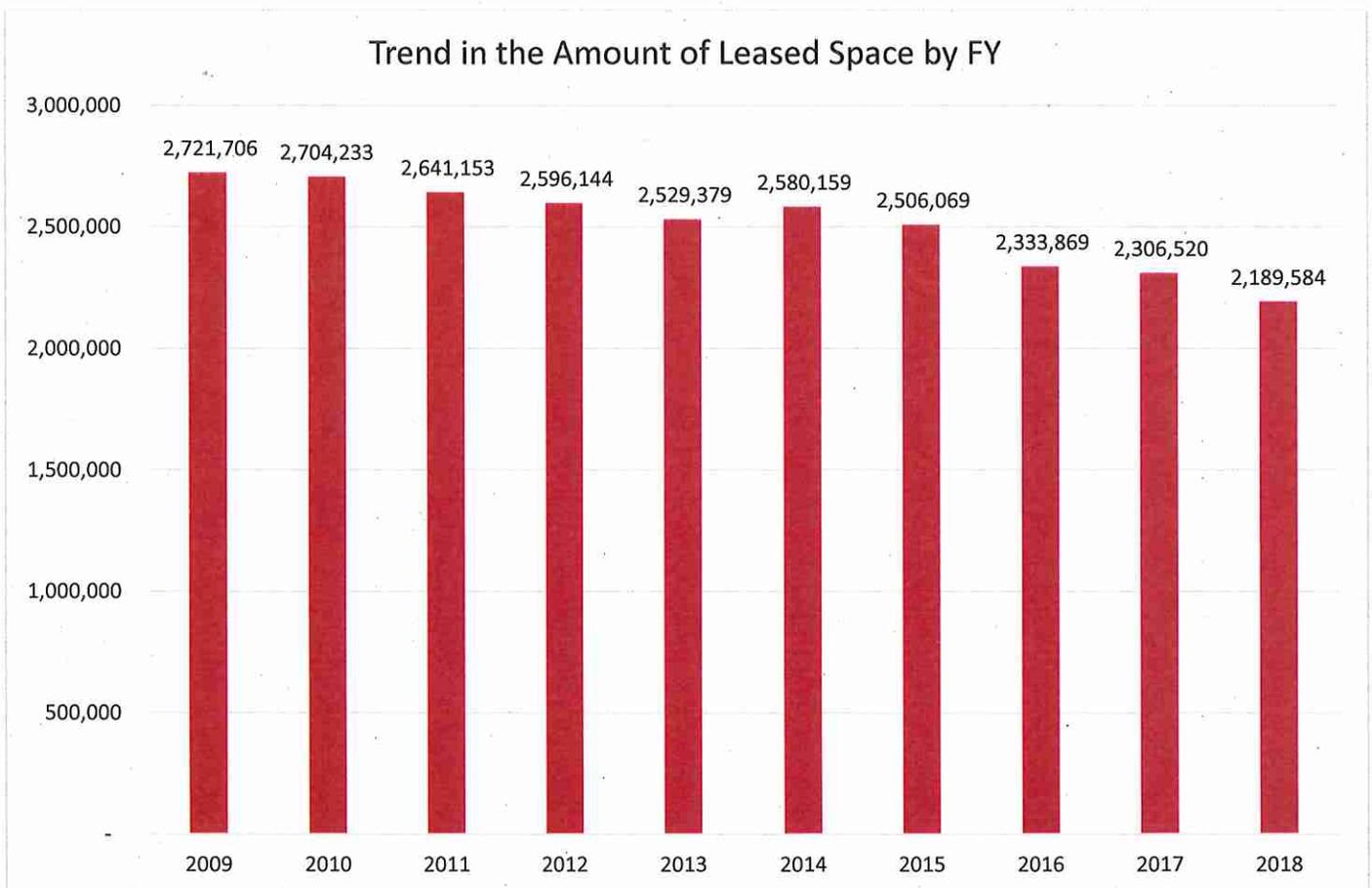


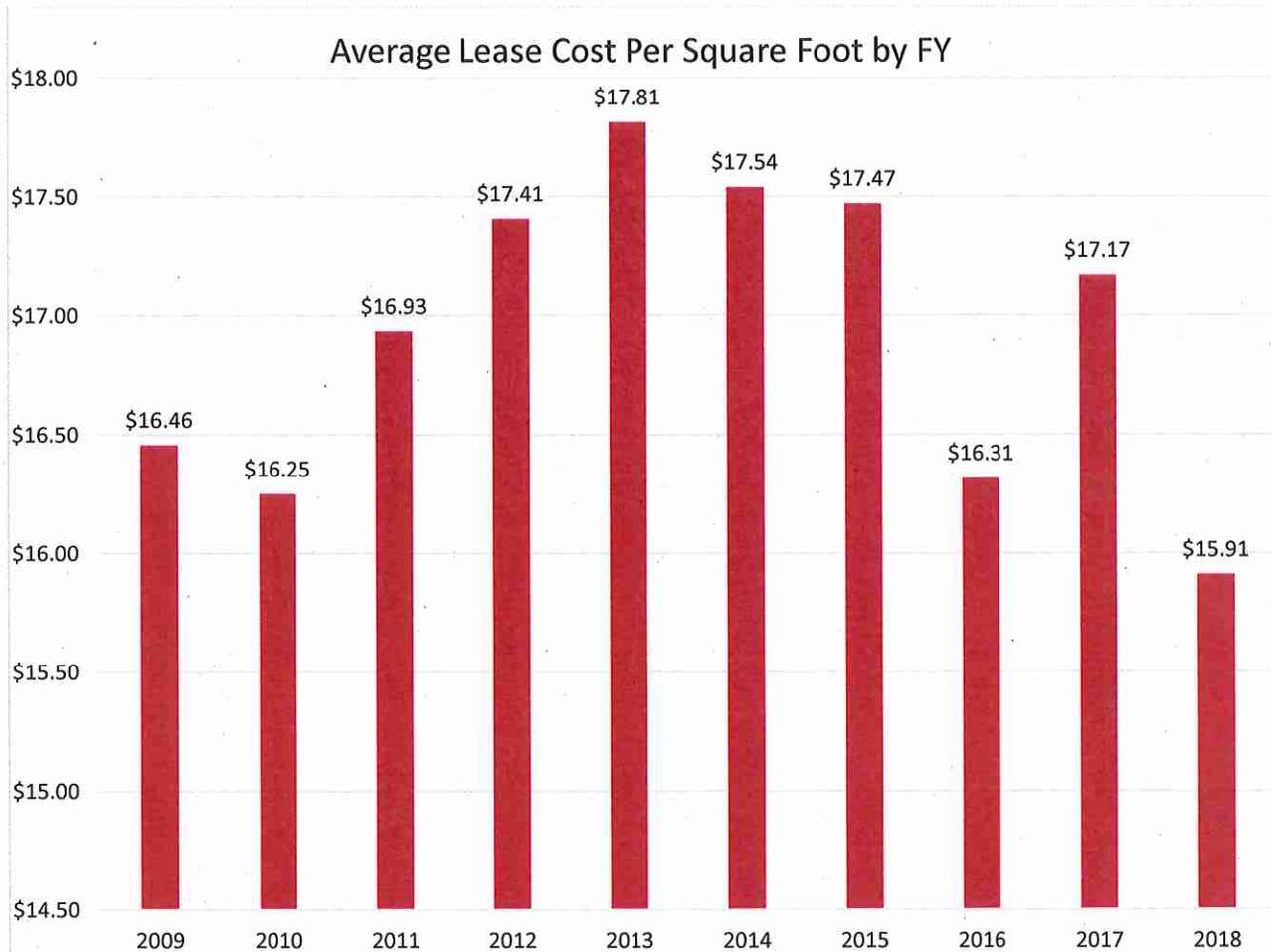
Costs of State-Leased Property. In FY 2018, the state's total annualized cost of leased space under DAS control was \$36,959,605.52. This figure includes base rents and annual parking leases. Please note some industry-paid state agencies reimburse DAS for annual rental expenses. The FY 2018 annualized costs represent a 2.93% decrease from the \$38,076,760.56 incurred by the state in overall lease costs in FY 2017.

The average cost per square foot of leased space was \$15.91 in FY 2018 (*excluding standalone parking leases*), a 7.33% decrease from \$17.17 in FY 2017.

Appendix A provides a list of the 138 DAS leases for state agencies and offices as of June 30, 2018, 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 23 leases for parking only (included in the 138 leases count).

Trends. In the last 10 years, overall leasing costs have *decreased* by an average of 1.33% per year (inflation *increased* by an average of 1.76% for the same period) with the average rate per square foot rising from \$15.73 (FY 2008) to \$15.91 (FY 2018). 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.





Leasing Transactions during FY 2018. With regard to lease/transfer transactions that occurred specifically during FY 2018, between July 1, 2017 and June 30, 2018, the SPRB approved seventy two (72) lease/transfer transactions submitted by DAS. These submissions included forty seven (47) office/parking leases, relocations/MOUs, parking only leases and lease-out agreements. There were also 2 for the purchase of property, 1 easement, 2 for the sale of surplus properties, 5 lease assignments and 2 property transfers required by statute. These leases comprised a total of 307,958 NUSF of space, with an average per square foot cost of \$17.28, parking included in lease. The total annualized value of all approved lease transactions was \$5,322,649.72.

Appendix B contains a list of proposals submitted by DAS and the action taken by the State Properties Review Board in FY 2018.

B. Lease-Out Activity

During FY 2018, the SPRB approved twenty two (22) lease-out transactions involving state-owned property, totaling 85,821 NUSF, consisting of office space, symphony rehearsal space, state employee housing, two parking leases with the City of Hartford and City Department of Education and seven group homes. The lease-outs were executed with various non-profits, municipalities and private corporations and the revenue is approximately \$364,177 annually.

C. Acquisitions, Sales and Transfers

In FY 2018, DAS received approval from SPRB to acquire two (2) properties for \$1,190,000. Further, SPRB approved five (5) property sales, easements or transfer actions in FY 2018. Appendix B includes a complete listing of all purchase, sale, transfer and easement transactions submitted by DAS and approved by the Board in FY 2018.

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 for its recommendations on or before February fifteenth. DAS’ Leasing and Property Transfer Department receives a copy of each agencies’ submittal with sufficient time to comment and edit as necessary. 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 new plan became effective on July 1, 2015. DAS is responsible for implementation of the approved Plan.

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, by collapsing leases when possible and placing agencies in state-owned buildings. Members of DAS’s Leasing and Property Transfer Department are working cooperatively with the staffs of the State Properties Review Board and the OPM Asset Management unit to identify available state-owned buildings that may be utilized in place of leased space.

In Fiscal Years 2013 and 2014, the DAS Leasing and Property Transfer unit, in conjunction with SPRB, OPM and the Office of the Attorney General, successfully completed the purchase and sale agreements on approximately 875,000 gross square feet of office space in Hartford at 55 Farmington Avenue (295,000 gross square feet) and 450 Columbus Blvd. (580,443 gross square feet). The 55 Farmington Avenue property transferred to the state on April 4, 2013. The project team completed the necessary improvements and employees were relocated from 25 Sigourney Street and 99-101 East River Drive and the lease terminated October 2015. This lease in East Hartford alone reduced the square footage leased by the state by approximately 160,000 square feet.

The renovation of the State Office Building (SOB) has begun and is scheduled to be substantially complete in January of 2020. It is expected that the consolidation of leases by relocating the Constitutional Officers from 55 Elm Street will further reduce the space leased by the state by approximately 204,000 square feet at a cost of \$5.6 million per year beginning in 2020. In addition to these large purchases, DAS has also continued to work with OPM, SPRB and other stakeholders to right-size the space needs of state agencies and offices, obtain and maintain necessary space for the best value possible, and dispose of surplus state properties in a manner that is most fiscally advantageous to the state.

DAS's lease portfolio decreased in FY 2018 by approximately 5.069%, and the foundation has been set with the renovation of the SOB to further significantly reduce square footage in FY 2020.

For fiscal year 2018, DAS saved approximately \$3,422,902 for the state by collapsing leases (DECD into 450 Columbus Blvd., plus many others) renegotiating renewal rates, ensuring real estate tax payments were correct, etc. In addition to the aforementioned savings, DAS leases state-owned real estate generating \$332,000 in annual rental income for FY 2018.

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 Department also worked on many unique projects, one of kind transactions 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:

- New lease at 95 Thomaston Ave, Waterbury for DMHAS reducing costs over 5 years by \$219,000
- Terminated lease at 63 West Street Litchfield, office relocated to state owned space, saving \$64,000 annually
- Lease terminated at 25 Industrial Park Rd., Middletown, office relocated to state owned space, saving \$491,330 annually
- Terminated lease at 60B Weston St., Hartford, office relocated to state owned space, saving \$208,942 annually
- Entered new lease at 100 Fairfield Ave., Bridgeport instead of exercising renewal savings approximately \$500,000 over 5 years.
- New lease at 97-105 Main Street, Norwich entered into a new lease at lower rate saving approximately \$58,000 over 5 years.
- Entered new lease at 1642 Bedford St., Stamford entered into a new lease at lower rate saving \$352,000 over 5 years.
- Entered a new lease at 165 Miller St., Meriden at a lower rate saving \$223,000 over 5 years.
- Terminated lease at 49-55 W. Main St., Meriden relocating to space at Platt High School for free saving \$195,682.80 annually.
- Savings by reviewing tax invoices from lessors, seeking reevaluations, etc.... a total \$418,519.
- Sale of surplus properties for FY 2018 amounted to \$3,132,000.
- Entered into contract to purchase property in Griswold to host the State Police Training Facility, currently in the Environment Impact Stage of the project.
- The data base utilized by staff to manage the leases was updated to the newest version.
- The Division held its annual training for State Agencies on the State Facilities Plan along with OPM to ensure State agencies are well versed in the statutes, procedures and policies. Over 30 people attended.

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 LEASING INVENTORY
AS OF 6/30/2018**

MUNICIPALITY	STREET	AGENCY	NUSF	ANNUAL RENT	DOLLARS PER SQ FT
BRISTOL	430 NO. MAIN ST	CCC	8003	\$122,445.96	\$15.30
DANBURY	190-196 MAIN STREET	CCC	19650	\$353,700.00	\$18.00
NEW HAVEN	1 TEMPLE STREET	CCC	0	\$970,200.00	PARKING
NEWINGTON	81-85 ALUMNI RD	COC	10027	\$80,215.90	\$8.00
HARTFORD	75 VAN BLOCK AVE	CSL	43806	\$357,018.96	\$8.15
GROTON	445 EASTERN POINT ROAD	DAS	47750	\$12.00	\$0.00
HARTFORD	94 BUCKINGHAM	DAS	0	\$50,400.00	PARKING
HARTFORD	240 PARK/CEDAR ST	DAS	0	\$77,933.04	PARKING
HARTFORD	155 MORGAN ST	DAS	0	\$0.00	PARKING
BRIDGEPORT	100 FAIRFIELD AVE	DCF	44435	\$1,011,784.92	\$22.77
DANBURY	131 WEST ST	DCF	17379	\$329,332.08	\$18.95
HARTFORD	245 HAMILTON ST	DCF	0	\$45,900.00	PARKING
HARTFORD	110 BARTHOLOMEW AVE	DCF	72692	\$954,122.76	\$13.13
MANCHESTER	364 WEST MIDDLE TPK	DCF	35068	\$561,087.96	\$16.00
MERIDEN	1 WEST MAIN ST	DCF	19856	\$364,648.92	\$18.36
MIDDLETOWN	2081 SOUTH MAIN ST	DCF	17360	\$243,041.00	\$14.00
MILFORD	38 WELLINGTON RD	DCF	39907	\$910,059.24	\$22.80
NEW BRITAIN	1 GROVE ST	DCF	41482	\$725,934.96	\$17.50
NEW HAVEN	1 LONG WHARF DR	DCF	49529	\$180,792.00	\$3.65
NORWALK	761 MAIN AVENUE	DCF	23682	\$544,686.00	\$23.00
NORWICH	2 COURTHOUSE SQ	DCF	36022	\$608,553.48	\$16.89
TORRINGTON	62 COMMERCIAL BLVD	DCF	10000	\$125,000.04	\$12.50
WATERBURY	FREIGHT ST	DCF	0	\$24,000.00	PARKING
WATERBURY	481-489 MEADOW ST	DCF	0	\$59,652.00	PARKING
WINDHAM	322 MAIN ST	DCF	23263	\$301,488.48	\$12.96
NEW HAVEN	234 CHURCH ST	DCJ	1770	\$42,500.04	\$24.01
WEST HARTFORD	141 SOUTH ST	DCJ	7496	\$62,516.64	\$8.34
EAST HARTFORD	255 PITKIN ST	DDS	32628	\$528,999.96	\$16.21
NEW HAVEN	370 JAMES ST	DDS	12972	\$194,580.00	\$15.00
WALLINGFORD	35 THORPE AVENUE	DDS	27529	\$452,568.00	\$16.44

**APPENDIX A
DAS LEASING INVENTORY
AS OF 6/30/2018**

MUNICIPALITY	STREET	AGENCY	NUSF	ANNUAL RENT	DOLLARS PER SQ FT
WINDHAM	90 SOUTH PARK ST	DDS	8693	\$113,652.00	\$13.07
BRIDGEPORT	110 COLONIAL AVE	DMV	15000	\$346,674.36	\$23.11
DANBURY	2 LEE MAC AVE	DMV	9889	\$173,057.52	\$17.50
NEW BRITAIN	85 NORTH MOUNTAIN RD	DMV	11500	\$231,000.00	\$20.09
STAMFORD	137 HENRY STREET	DMV	676	\$0.96	\$0.00
WATERBURY	2200 THOMASTON AVE	DMV	7725	\$123,600.00	\$16.00
WINDHAM	1559 WEST MAIN ST	DMV	9000	\$92,000.04	\$10.22
NEW HAVEN	50 FITCH ST	DOC	5000	\$71,251.20	\$14.25
NEW HAVEN	50 FITCH ST	DOC	4000	\$49,999.80	\$12.50
NORWICH	2-6 CLIFF ST	DOC	3735	\$53,223.72	\$14.25
WATERBURY	2200 THOMASTON AVE	DOC	9644	\$177,000.00	\$18.35
HARTFORD	250-260 CONSTITUTION PL	DOB	30144	\$739,575.96	\$24.53
HARTFORD	960 MAIN/153 MARKET ST	DOI	41887	\$966,752.04	\$23.08
BRIDGEPORT	1057 BROAD ST	DORS	6080	\$127,680.00	\$21.00
DANIELSON	95 Westcott Road	DORS	1278	\$19,323.36	\$15.12
EAST HARTFORD	893 MAIN STREET	DORS	1116	\$26,873.04	\$24.08
HARTFORD	309 WAWARME AVE	DORS	35309	\$563,178.60	\$15.95
MIDDLETOWN	442 SMITH STREET	DORS	1408	\$16,896.00	\$12.00
NEW HAVEN	370 JAMES ST	DORS	5857	\$87,855.00	\$15.00
NEW LONDON	6 SHAWS COVE	DORS	818	\$15,239.90	\$18.63
TORRINGTON	30 PECK ROAD	DORS	939	\$11,268.00	\$12.00
WINDSOR	184 WINDSOR RD.	DORS	33968	\$50,210.16	\$1.48
BRIDGEPORT	10 MIDDLE ST	DRS	5785	\$108,999.96	\$18.84
BRIDGEPORT	925 HOUSATONIC AVE	DSS	57430	\$933,237.48	\$16.25
DANBURY	342 MAIN ST	DSS	14643	\$276,618.72	\$18.89
HARTFORD	3580 MAIN ST	DSS	46346	\$710,947.68	\$15.34
MANCHESTER	699 EAST MIDDLE TPK	DSS	25370	\$403,383.00	\$15.90
MIDDLETOWN	2081 SOUTH MAIN ST	DSS	26497	\$442,336.20	\$16.69
NEW HAVEN	50 HUMPHREY STREET	DSS	51282	\$830,768.40	\$16.20

**APPENDIX A
DAS LEASING INVENTORY
AS OF 6/30/2018**

MUNICIPALITY	STREET	AGENCY	NUSF	ANNUAL RENT	DOLLARS PER SQ FT
NEWINGTON	30 CHRISTIAN LA	DSS	28325	\$614,085.96	\$21.68
STAMFORD	1642 BEDFORD ST	DSS	17600	\$277,200.00	\$15.75
TORRINGTON	62 COMMERCIAL BLVD	DSS	8280	\$103,500.00	\$12.50
WATERBURY	249 THOMASTON AVE, A	DSS	27360	\$437,760.00	\$16.00
WATERBURY	249 THOMASTON AVE, A	DSS	14889	\$238,224.00	\$16.00
WILLIMANTIC	1320 MAIN STREET	DSS	10752	\$169,344.00	\$15.75
WINDSOR	20 MEADOW ROAD	DSS	47937	\$623,181.00	\$13.00
BRIDGEPORT	752 EAST MAIN STREET	DVA	526	\$0.00	\$0.00
WASHINGTON	400/444 N CAPITOL STREET NW, SUITE 317	GOV	1031	\$59,114.40	\$57.34
BRIDGEPORT	350 FAIRFIELD AVE	HRO	3851	\$76,255.80	\$19.80
BRIDGEPORT	1 LAFAYETTE CR	JUD	33376	\$480,614.40	\$14.40
BRIDGEPORT	95 CHAPEL ST	JUD	0	\$134,400.00	PARKING
BRIDGEPORT	314-322 FAIRFIELD AVE	JUD	0	\$99,999.96	PARKING
BRISTOL	131 NO.MAIN ST	JUD	22581	\$146,777.04	\$6.50
BRISTOL	225 NO. MAIN ST	JUD	5204	\$82,136.40	\$15.78
DANBURY	319 MAIN ST	JUD	6263	\$84,926.28	\$13.56
DANBURY	5 PARK PL	JUD	0	\$7,920.00	PARKING
DANIELSON	CENTER ST. MUN. LOT	JUD	0	\$9,000.00	PARKING
DANIELSON	190 MAIN STREET	JUD	5534	\$54,233.28	\$9.80
DERBY	100 ELIZABETH ST	JUD	5730	\$106,921.80	\$18.66
DERBY	ELIZABETH. & THOMPSON PL.	JUD	0	\$21,600.00	PARKING
EAST HARTFORD	287 MAIN ST	JUD	8712	\$158,297.04	\$18.17
EAST HARTFORD	99-101 EAST RIVER DR.	JUD	33468	\$698,811.84	\$20.88
HARTFORD	90 WASHINGTON ST	JUD	79097	\$1,924,447.68	\$24.33
HARTFORD	309 WAWARME AVE	JUD	23223	\$320,946.72	\$13.82
HARTFORD	999 ASYLUM AVE	JUD	10939	\$169,554.48	\$15.50
MANCHESTER	587 EAST MIDDLE TPK	JUD	4760	\$74,589.12	\$15.67
MERIDEN	54 W. MAIN ST	JUD	0	\$51,360.00	PARKING
MIDDLETOWN	484 MAIN ST	JUD	3214	\$47,952.84	\$14.92
MIDDLETOWN	484 MAIN ST	JUD	5950	\$88,238.52	\$14.83
MILFORD	ONE DARINA PL	JUD	4797	\$95,700.12	\$19.95

**APPENDIX A
DAS LEASING INVENTORY
AS OF 6/30/2018**

MUNICIPALITY	STREET	AGENCY	NUSF	ANNUAL RENT	DOLLARS PER SQ FT
NEW BRITAIN	14 FRANKLIN SQ	JUD	0	\$30,030.00	PARKING
NEW HAVEN	414 CHAPEL ST	JUD	15718	\$213,294.24	\$13.57
NEW HAVEN	881 STATE ST	JUD	22805	\$324,971.28	\$14.25
NEW HAVEN	690 STATE ST	JUD	0	\$278,100.00	PARKING
NEW HAVEN	265 CHURCH STREET	JUD	0	\$158,100.00	PARKING
NEW LONDON	153 WILLIAMS ST	JUD	9150	\$115,564.56	\$12.63
NEW LONDON	19 JAY STREET	JUD	0	\$14,664.00	PARKING
NEW LONDON	153 WILLIAMS ST	JUD	0	\$3,850.20	PARKING
NORWALK	11 COMMERCE ST	JUD	6249	\$103,358.52	\$16.54
NORWICH	97-105 MAIN ST	JUD	5038	\$60,456.00	\$12.00
NORWICH	MARKET & SHETUCKET	JUD	0	\$6,000.00	PARKING
PUTNAM	265 KENNEDY DRIVE	JUD	2721	\$47,949.72	\$17.62
PUTNAM	267 KENNEDY DRIVE	JUD	4563	\$77,981.64	\$17.09
ROCKY HILL	97 HAMMER MILL RD	JUD	22762	\$199,622.76	\$8.77
VERNON	25 SCHOOL ST	JUD	9072	\$136,080.00	\$15.00
VERNON	428 HARTFORD TPK	JUD	2378	\$40,806.48	\$17.16
VERNON	26 PARK ST	JUD	4014	\$28,820.52	\$7.18
WATERBURY	11 SCOVILL ST	JUD	17040	\$267,698.40	\$15.71
WATERBURY	BANK ST	JUD	0	\$100,200.00	PARKING
WATERFORD	978 HARTFORD TPK	JUD	19962	\$491,264.88	\$24.61
WETHERSFIELD	225 SPRING ST	JUD	30618	\$522,350.76	\$17.06
WETHERSFIELD	225 SPRING ST	JUD	10206	\$174,775.32	\$17.12
WETHERSFIELD	936 SILAS DEANE HWY	JUD	21436	\$395,074.80	\$18.43
WETHERSFIELD	1060 SILAS DEANE	JUD	0	\$14,400.00	PARKING
WINDHAM	81-101 COLUMBIA AVE	JUD	18545	\$716,273.28	\$38.62
MERIDEN	165 MILLER ST	JUD	6491	\$12,981.96	\$2.00
HARTFORD	55 ELM ST	OAG	204779	\$5,514,612.36	\$26.93
HARTFORD	330 MAIN ST	PDS	4041	\$63,645.72	\$15.75
ROCKY HILL	2275 SILAS DEANE HWY	PDS	4565	\$71,214.00	\$15.60
BRIDGEPORT	100 FAIRFIELD AVE	MHA	21036	\$503,812.20	\$23.95
DANBURY	78 TRIANGLE ST	MHA	11056	\$160,311.96	\$14.50
NEW HAVEN	1 LONG WHARF DR	MHA	7600	\$183,540.00	\$24.15
NEW HAVEN	389 WHITNEY AVE	MHA	4776	\$93,066.96	\$19.49

APPENDIX A
 DAS LEASING INVENTORY
 AS OF 6/30/2018

MUNICIPALITY	STREET	AGENCY	NUSF	ANNUAL RENT	DOLLARS PER SQ FT
OLD SAYBROOK	2 CENTER ROAD WEST	MHA	1854	\$31,443.84	\$16.96
STAMFORD	780 SUMMER ST	MHA	34000	\$860,199.96	\$25.30
TORRINGTON	249 WINSTED RD	MHA	15214	\$262,897.92	\$17.28
WATERBURY	95 THOMASTON AVE	MHA	20327	\$292,708.80	\$14.40
WATERBURY	1669 THOMASTON AVE	MHA	6031	\$78,282.36	\$12.98
WEST HAVEN	270 CENTER ST	MHA	6800	\$103,224.00	\$15.18
BRIDGEPORT	350 FAIRFIELD AVE	WCC	9131	\$146,095.92	\$16.00
HARTFORD	21 OAK ST	WCC	17100	\$333,450.00	\$19.50
HARTFORD	999 ASYLUM AVE	WCC	9974	\$179,532.00	\$18.00
MIDDLETOWN	90 COURT ST	WCC	7500	\$102,000.00	\$13.60
NEW BRITAIN	233-235 MAIN ST	WCC	8400	\$138,600.00	\$16.50
NEW HAVEN	700 STATE ST	WCC	8800	\$165,000.00	\$18.75
NORWICH	55 MAIN ST	WCC	9638	\$212,035.92	\$22.00
STAMFORD	111 HIGH RIDGE RD	WCC	8040	\$160,800.00	\$20.00
HARTFORD	765 ASYLUM AVE	TRB	13430	\$197,453.76	\$14.70

APPENDIX B
LEASING AND PROPERTY TRANSACTIONS APPROVED BY THE SPRB
FY 2018

DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
JULY 1, 2017 - JUNE 30, 2018												
ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE	NET USABLE SPACE		COST PER NUSF	TERM OF LEASE EXPIRATION	ANNUAL RENT
								Sq Ft	Notes			
1	17-128	3/5/2018	APPROVED	DAS/JUD	11 Scovill Street	Waterbury	Office space and parking	17,040	Second lease amendment	\$15.71	4/24/2028	\$267,698
2	17-208	8/10/2017	APPROVED	DAS/DSS	1320 Main Street, Tyler Square	Willimantic	Office space	10,752		\$15.75	1/10/2028	\$169,344
3	17-218	8/17/2017	APPROVED	DAS/DMHAS	100 Fairfield Avenue	Bridgeport	Office space and parking	44,435		\$22.77	10/11/2022	\$1,011,785
4	17-256	9/25/2017	APPROVED	DAS/DOC	620 Grand Avenue	New Haven	Office space and parking	11,075		\$16.75	N/A	\$185,506
5	17-209	10/10/2017	APPROVED	DAS/DCF	100 Fairfield Avenue	Bridgeport	DMHAS Regional Office (Lease Amendment)	21,036	21 on site parking spaces, 90 parking spaces in Lafayette Square	\$25.29	10/11/2022	\$532,000
6	17-305	11/13/2017	APPROVED	DAS/JUD	97-105 Main Street	Norwich	Judicial Branch Enforcement Services	5,038		\$12.00	11/29/2022	\$60,456
7	17-316	11/20/2017	APPROVED	DAS/JUD	165 Miller Street	Meriden	Judicial Branch Motor Vehicles Infractions Court and Adult Supervision	6,491	44 spaces in municipal parking garage	\$2.00	12/4/2022	\$12,982
8	17-330	12/4/2017	APPROVED	DAS/DCF	250 Hamilton Street/ 110 Bartholomew Street	Hartford	DCF Regional Office (Lease Amendment)	72,692	9,047 nusf extension space	\$13.13	2/18/2025	\$954,123
9	17-358	1/18/2018	APPROVED	DAS/JUD	The Harbor Building, 11 Commerce Street	Norwalk	Continued use of space(Lease Amendment)	6,249	16 parking spaces	\$16.54	6/13/2023	\$103,359
10	17-356	1/23/2018	APPROVED	DAS/DMHAS	1351 Washington Boulevard	Stamford	Office and Clinic space	14,089	300 nusf storage in basement, 66 parking spaces	\$34.74	N/A	\$489,489
11	18-025	2/22/2018	APPROVED	DAS/DMV	2200 Thomaston Avenue	Waterbury	DMV Waterbury Branch Office (Lease Amendment)	7,725	124 parking spaces	\$19.26	10/9/2022	\$148,813
12	18-037	3/15/2018	APPROVED	DAS/JUD	131 North Main Street	Bristol	Judicial' s GA 17 Superior Court	20,037	22 parking spaces	\$2.00	TBD	\$40,074
13	18-038	3/19/2018	APPROVED	DAS/JUD	25 School Street	Rockville (Vernon)	Office and courtroom space	9,072	21 parking spaces	\$15.00	5/8/2017	\$136,080
14	18-063	4/19/2018	APPROVED	DAS/DAS	100 Elizabeth Street	Derby	Judicial Branch, Adult Probation	5,730	17 parking spaces	\$19.35	3/16/2024	\$110,876
15	18-072	5/21/2018	APPROVED	DAS/JUD	153 Williams Street	New London	Lease renewal (Voucher)	9,150	Building	\$13.64	3/31/2024	\$124,810
16	18-052	6/6/2018	APPROVED	DAS/DSS	50 Humphrey Street	New Haven	Office space (Lease Amendment)	51,282	240 parking spaces	\$15.60	3/31/2023	\$799,999
17	18-061	6/6/2018	APPROVED	DAS/DMV	1559 West Main Street	Willimantic	DMV Branch Office (Lease Agreement)	9,254	78 parking spaces	\$10.70	N/A	\$99,000
18	18-087	6/6/2018	APPROVED	DAS/CHRO	350 Fairfield Avenue	Bridgeport	Lease Amendment	3,851	12 parking spaces	\$19.80	3/10/2018	\$76,256
								307,958		\$17.28		\$5,322,649
1	17-215	8/14/2017	APPROVED	DAS/DCF	245 Hamilton Street	Hartford	Parking (License Agreement)	\$0.00	85 Parking Spaces	N/A	2/18/2020	\$45,900
2	17-243	8/24/2017	APPROVED	DAS/BOR/City of Meriden	220 Coe Avenue	Meriden	Classroom, library and common space (License Agreement)	\$1.00	Use by to Middlesex Community College	N/A	N/A	\$1
3	17-261	10/2/2017	APPROVED	DAS/JUD	153 Williams Street	New London	9 surface parking spots	\$0.00	9 parking spaces for Judicial	N/A	3/31/2019	\$3,850
4	18-013	2/1/2018	APPROVED	DAS/JUD	142 Center Street	Meriden	Early Termination of Judicial Staff parking (License Agreement)	\$0.00	50 parking spaces	N/A	8/31/2018	\$11,923
5	18-054	4/12/2018	APPROVED	DAS/DAS	Lot B, 77 Laurel Street	Hartford	Parking (License Agreement)	\$0.00	75 parking spaces	N/A	N/A	\$0
1	17-234	12/21/2017	RETURNED	DAS/DSS	249 Thomaston Avenue	Waterbury	Office Space	36,597	266 parking spaces			
2	18-039	3/8/2018	RETURNED	DAS/BEST	Building 230, 445 Eastern Point Road	Groton	DAS/BEST Data center	47,750		\$0.00	3/10/2019	\$1
1	17-209	8/10/2017	SUSPENDED	DAS/DMHAS	100 Fairfield Avenue	Bridgeport	Office Space and parking (Amendment)	21,036	21 on site parking spaces, 90 parking spaces in Lafayette Square Parking Garage			
2	17-234	9/14/2017	SUSPENDED	DAS/DSS	249 Thomaston Avenue	Waterbury	Office space and parking	36,597				
3	18-053	4/9/2018	SUSPENDED	DAS/DSS	249 Thomaston Avenue	Waterbury	Office Space and parking	36,597	266 parking spaces			
4	18-061	4/26/2018	SUSPENDED	DAS/DMV	1559 Main Street	Willimantic	Office Space	9,254	78 reserved parking spaces			
5	18-052	4/30/2018	SUSPENDED	DAS/DSS	50 Humphrey Street	New Haven	Office Space	51,282	240 parking spaces			

APPENDIX B
LEASING AND PROPERTY TRANSACTIONS APPROVED BY THE SPRB
FY 2018

DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
LEASE OUTS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
July 1, 2017-June 30, 2018												
ITEM	SPRB	DATE	TYPE	CONTROLLING	ADDRESS OF					USE OF		
	FILE	OF	OF	STATE	LEASED					SPACE	DESC (SF)	
	NUMBER	ACTION	ACTION	AGENCY	SPACE	MUNICIPALITY	LESSEE				RENT	
1	17-188	7/20/2017	APPROVED	DAS/DVA	287 West Street	Rocky Hill	The American Legion			Office space	2635	\$ 2,200.00
2	17-174	8/1/2017	APPROVED	DAS/DOC	Carl Robinson Correction Institution	Enfield	C.S.P. Employees Federal Credit Union			Credit Union and ancillary office space	1853	\$ 1,200.00
3	17-226	8/31/2017	APPROVED	DAS/DAS	401 West Thames Street, Unit #700	Norwich	Martin House, Inc.			Residence	25248	\$ 1.00
4	17-232	9/28/2107	APPROVED	DAS/DAS	55 Farmington Avenue	Hartford	New telecommunications (License Agreement)			4 Antenna array on 2 masts	N/A	\$ 18,000.00
5	17-263	10/5/2017	APPROVED	DAS/DAS	Connecticut Valley Hospital	Middletown	Connecticut State Employees Credit Union			Office and Credit Union	959	\$ 11,508.00
6	17-265	10/5/2017	APPROVED	DAS/DAS	401 West Thames Street	Norwich	Uncas-on-Thames			Administration Building	2916	\$ 22,941.00
7	17-271	10/10/2017	APPROVED	DAS/DAS	61 Woodland Street	Hartford	The Hartford Symphony Orchestra			Symphony Rehearsal and Storage	5630	\$ 31,527.00
8	17-304	11/6/2017	APPROVED	DAS/DDS	1461 South Britain Road	Southbury	Fritz Gorst			Southbury Training School	N/A	\$ 11,505.00
9	17-353	1/5/2018	APPROVED	DAS/DVA	287 West Street	Rocky Hill	Southeastern Connecticut Enterprise Region Corporation			Veterans home and hospital	1321	\$ 891.00
10	17-354	1/5/2018	APPROVED	DAS/DDS	300 Armory Road	Stratford	Town of Stratford			Recreation	4840	\$ 1.00
11	18-044	3/27/2018	APPROVED	DAS/DAS	Torrington Armory, 153 South Main Street	Torrington	City of Torrington			Municipal purposes	16524	\$ 20.00
12	18-055	4/30/2018	APPROVED	DAS/Hartford Public Schools	155 Morgan Street	Hartford	Parking lot access (License Agreement)			170 parking spaces	0	\$183,600.00
13	18-056	5/3/2018	APPROVED	DAS/City of Harford	155 Morgan Street	Hartford	Parking lot access (License Agreement)			50 parking spaces	0	\$ 54,000.00
14	18-064	5/7/2018	APPROVED	DAS/CVH	156 Bow Lane, Cottage 2	Middletown	Kathryn Connelly			State Employee Housing	2080	\$ 13,388.00
15	18-065	5/7/2018	APPROVED	DAS/CVH	146 Bow Lane, Cottage 1	Middletown	Robert Young			State Employee Housing	2080	\$ 13,388.00
16	18-081	5/29/2018	APPROVED	DAS/DDS	542 North High Street	East Haven	Marrakech Housing Options, Inc.			Group home	3094	\$ 1.00
17	18-083	5/29/2018	APPROVED	DAS/DDS	11 Orient Lane	North Haven	Marrakech Housing Options, Inc.			Group home	3390	\$ 1.00
18	18-082	5/29/2018	APPROVED	DAS/DDS	580 Wintergreen Avenue	Hamden	Marrakech Housing Options, Inc.			Group home	3228	\$ 1.00
19	18-107	6/18/2018	APPROVED	DAS/DDS	801 Woodin Street	Hamden	The Kennedy Center, Inc.			Group home	2919	\$ 1.00
20	18-108	6/18/2018	APPROVED	DAS/DDS	52 Brown Street	Bloomfield	Key Human Services, Inc.			Group home	2513	\$ 1.00
21	18-109	6/18/2018	APPROVED	DAS/DDS	11 Joseph Lane	Colchester, Bloomfield	Key Human Services, Inc.			Group home	2311	\$ 1.00
22	18-110	6/18/2018	APPROVED	DAS/DDS	74 Fogarty Avenue	Griswold, Bloomfield				Group home	2280	\$ 1.00
											85,821	\$ 364,177.00
1	17-232	9/18/2017	SUSPENDED	DAS/DAS	55 Farmington Avenue	Hartford	License to maintain roof-top antenna			4 antenna array with two masts		
2	18-044	3/26/2018	SUSPENDED	DAS/DAS	Torrington Armory, 153 South Main Street	Torrington	City of Torrington			Municipal purposes		
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
Acquisitions/Easements												
JULY 1, 2017-JUNE 30, 2018												
ITEM	SPRB	DATE OF	TYPE OF	CLIENT		TOWN OR	USE OF			Desc	Purchase	
	#	ACTION	ACTION	AGENCY	Property / Address	CITY	SPACE				Price	
1	17-313	11/16/2017	APPROVED	DAS/BOR	330 High Street	Willimantic	Eastern Connecticut State University Master Plan			Acquisition of land for ESCU single family residence	\$ 90,000	
2	18-015	1/29/2018	APPROVED	DAS/DAS	90 Washington Street	Hartford	CAS Easement for distribution of hot and chilled water			Right to maintain CAS system	\$0	
3	17-1000	3/8/2018	APPROVED	DAS/DESPP	100 & 101 Lee Road	Griswold	New site for State Police Firearms Training Facility			113.50 Acres of land	\$ 1,100,000	
	& 18-017										\$ 1,190,000	
1	17-1000	3/5/2018	SUSPENDED	DAS/DESPP	100 & 101 Lee Road	Griswold	New site for State Police Firearms Training Facility			113.50 Acres of land		
	18-017											

APPENDIX B
LEASING AND PROPERTY TRANSACTIONS APPROVED BY THE SPRB
FY 2018

DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
Sale/Legislative Acts												
JULY 1, 2017-JUNE 30, 2018												
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	17-233	9/18/2017	APPROVED	DAS/DAS	37 Church Street M, Village of Mystic	Stonington	Surplus property		0.3 acres with buildings	\$221,000		
2	17-334	12/11/2017	APPROVED	DAS/DAS	Parcel 1-RR, Jailhouse Road	Haddam	Municipal, recreational or economic development purposes		26,000+ SF of vacant land			
3	17-350	12/26/2017	APPROVED	DAS/DMHAS	Shepard Home, 112 Bow Lane	Middletown	Housing		3.38+ acres of land with improvements	\$1,000		
4	18-024	3/1/2018	APPROVED	DAS/DCF	18 Thames Street	Groton	Surplus property		0.47 acres with 9,162 SF 2 story building	\$111,000		
1	17-340	12/18/2017	SUSPENDED	DAS/DOE	Cubeta Stadium and Associated Property	Stamford	Use at convenience of J.M. Wright Technical High School		6.627 acres of land and improvements	\$333,000		
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
SUB LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
JULY 1, 2017-JUNE 30, 2018												
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
					NONE							
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
ASSIGNMENTS												
July 1, 2017-June 30, 2018												
ITEM	SPRB#	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE			
1	17-230	8/28/2017	APPROVED	DAS/JUD	484 Main Street	Middletown	Judicial Branch (Consent to Assignment)	9,164	Juvenile and Adult Probation Offices			
2	17-245	9/7/2017	APPROVED	DAS/WCC	111 High Ridge Plaza	Stamford	A&F High Ridge LLC (Consent to Assignment)		Workers Compensation Commission			
3	17-246	9/7/2017	APPROVED	DAS/CSA	141 South Street	West Hartford	LM South Street LLC (Consent to Assignment)	7,496	Office of the Chief State Attorney			
4	17-262	9/18/2017	APPROVED	DAS/DCF	505 Hudson Street	Hartford	Department of Children and Families CWIS Program		reassignment			
5	17-357	1/11/2018	APPROVED	DAS/DCF	94 & 110 Buckingham Street	Hartford	DAS		60 parking spaces reassigned from DCF			
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
MOUs												
July 1, 2017- June 30, 2018												
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE			
1	17-244	8/24/2017	APPROVED	DAS/BOR/SDE	200 Birch Street	Willimantic	Windham Technical High School		Access to Quinebaug Valley Community College			
2	17-247	9/7/2017	APPROVED	DAS/DVA/UCONN	Building #7, 287 West Street	Rocky Hill	MOU between DVA and UCONN		Shared office space			
3	17-183	10/2/2017	APPROVED	DAS/BEST/JUD	Building 230, 445 Eastern Point Road	Groton	Judicial Branch		Data Center			
4	17-352	1/5/2018	APPROVED	DAS/BOR	Morgan Street Garage, 155 Morgan Street	Hartford	Parking (MOU Amendment)		850 parking spaces			
5	18-036	3/5/2018	APPROVED	DAS/DORS	55 Farmington Avenue	Hartford	Food Service (MOU)					
6	18-102	6/21/2018	APPROVED	DAS/DVA/DRS	State Facilities	State wide	(MOU)		DVA, DRS to use Garage #44			
1	17-183	7/13/2017	SUSPENDED	DAS/BEST/JUD	Building 230, 445 Eastern Point Road	Groton	Judicial Branch		Data Center			