



DEPARTMENT OF ADMINISTRATIVE SERVICES

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

For Fiscal Year 2017
(July 1, 2016 – June 30, 2017)

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 2017, as well as realty acquisitions, sales and transfers that occurred during the fiscal year. Finally, Section I provides a listing of all 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 were approved by SPRB in FY 2017.

Section II of this report discusses real-estate related projections and plans beyond FY 2017. 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 2017, these efforts saved the state approximately \$2,308,347. In addition to the aforementioned savings, DAS leases state-owned real estate generating \$466,839 in annual rental income.

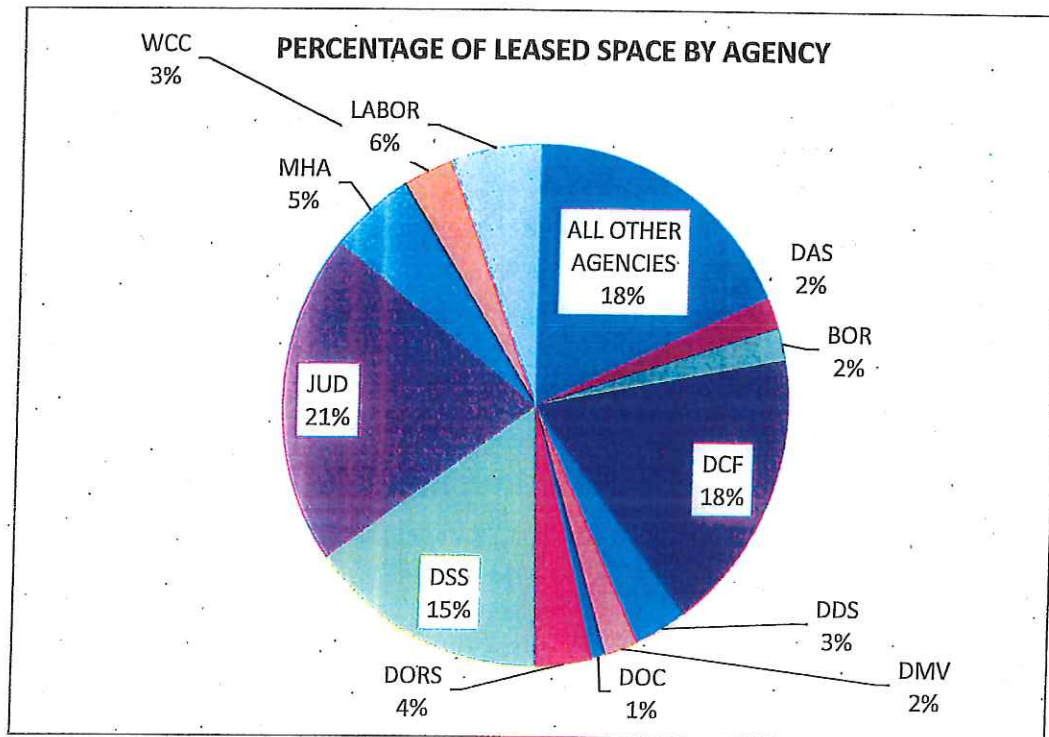
SECTION I: THE STATE'S REALTY ACTIVITY

A. Property Leased to the State

Status of State-Leased Property. As of June 30, 2017, DAS leased a total of 2,306,520 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 152 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 51 lease-outs for a total of 203 lease agreements. In FY 2017, the amount of leased floor space decreased by 27,349 NUSF. This decrease is largely due to the transfer of leased properties to state owned. The total NUSF of leased space in FY 2017 represents a 1.17% decrease in leased space since FY 2016 (from 2,333,869 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.

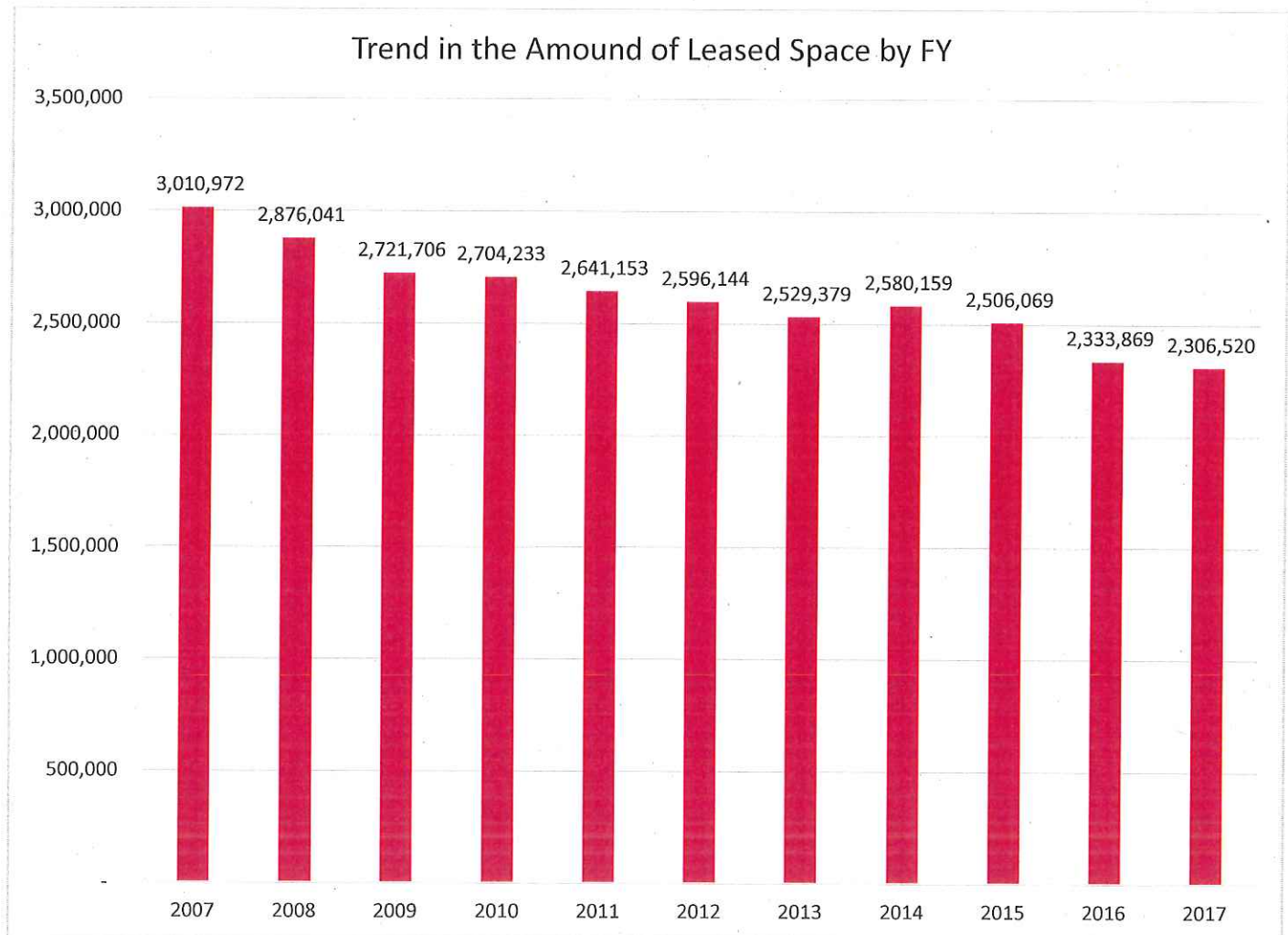


Costs of State-Leased Property. In FY 2017, the state's total annualized cost of leased space under DAS control was \$39,208,661.24. This figure includes base rents and annual parking leases. Please note some industry-paid state agencies reimburse DAS for annual rental expenses. The FY 2017 annualized costs represent a 2.97% increase from the \$38,076,760.56 incurred by the state in overall lease costs in FY 2016.

The average cost per square foot of leased space was \$17.00 in FY 2017, a 4.19% increase from \$16.31 in FY 2016.

Appendix A provides a list of the 152 DAS leases for state agencies and offices as of June 30, 2017, 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 22 leases for parking only.

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 \$17.00 (FY 2017). 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 foot.



Average Lease Cost Per Square Foot by FY



Leasing Transactions during FY 2017. With regard to lease transactions that occurred specifically during FY 2017, between July 1, 2016 and June 30, 2017, the SPRB approved forty seven (47) lease/transfer transactions submitted by DAS. These submissions included nineteen (19) office/parking leases, three (3) relocations/MOUs, three (3) parking only leases, twelve (12) lease-out agreements and ten (10) miscellaneous items. These leases comprised a total of 279,995 NUSF of space (as lessee), with an average per square foot cost of \$17.37, parking included in lease. The total annualized value of all approved lease transactions was \$4,863,250.39.

Appendix B contains a list of proposals submitted by DAS and the action taken by the State Properties Review Board in FY 2017.

B. Lease-Out Activity

During FY 2017, the SPRB approved twelve (12) lease-out transactions involving state-owned property, totaling 36,360 NUSF of office space in eleven buildings and two residential apartments. The lease-outs were executed with various non-profits, municipalities and private corporations.

C. Acquisitions, Sales and Transfers

In FY 2017, DAS received approval from SPRB to acquire one (1) property for \$65,000. Further, SPRB approved nine (9) property sales, easements or transfer actions in FY 2017. Appendix B includes a complete listing of all purchase, sale, transfer and easement transactions submitted by DAS and approved by the Board in FY 2017.

D. DAS Construction Services Consultant Agreements Approved by SPRB

The SPRB has statutory responsibility to review and approve certain construction related consultant agreements. Specifically, the SPRB approves contracts requiring consultant services, as defined in Connecticut General Statutes §4b-55, for (1) projects in which the cost of such services exceeds one hundred thousand dollars, (2) on-call contracts under Connecticut General Statutes §4b-51, and (3) task letters issued to a consultant on the on-call list when the cost of the consultant's service will exceed one hundred thousand dollars, or if the cumulative total of all task letters for the same project exceeds \$100,000. In FY 2017, the Board reviewed and approved twenty nine (29) consultant contracts submitted by DAS Construction Services, for a total value of \$56,313,903. The Board also reviewed and approved eighty seven (87) on-call consultant contracts, including amendments, and/ or task letters for a total value of \$30,033,963.

Appendix C provides a listing of all consultant agreements executed by DAS Construction Services for work related to the construction, renovation and repair of state buildings and facilities that were approved by SPRB in FY 2017, including formal consultant contracts, on-call contracts, task letters and amendments.

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 closing for the 450 Columbus Blvd. building occurred on August 23, 2013 with move-in of employees from 25 Sigourney completed August of 2016. Other state leased/owned facilities (State Office Building) will began in November of 2016 and was completed February 2017. 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 million per year beginning in 2019. 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, as planned, decreased in FY 2017 by approximately 1.17%, and the foundation has been set (with the acquisition of the above buildings) to further significantly reduce square footage in FY 2020.

For fiscal year 2017, DAS Leasing and Property Division, obtained a total \$2,348,307 (estimated cumulative total since FY2011 through FY2020, exceeds \$71,000,000, including base rent and estimates for operating expenses and real estate taxes where applicable), for the state by collapsing leases, re-negotiating renewal rates, obtaining credits for the waiver of paint and carpet, canceling leases, reducing real estate taxes, leasing out state owned space not currently needed by state agencies (\$463,237 annually) and the sale of surplus real estate (\$882,100).

The Division 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:

- Completed 40 transactions related to leases/transfer transactions submitted by DAS, 1 purchase of property; 3 easements; 4 for the sale of surplus properties and 1 property transfers required by statute.
- The Lease Compliance Officer (hired in January of 2016) completed building inspections on 74% of the leases. In addition, he assisted in managing building remediation projects, plan reviews for new construction projects and major renovations. He also responded to various emergencies throughout the year.
- The Lease Compliance Officer accepted another position within DAS in April 2017. Due to budget constraints, the position has been lost. Hence, remaining Property Agent 2 staff will attempt to conduct inspections on their respective properties as time allows.
- The Division oversaw relocations, consolidations and amendments, etc... for various agencies such as the following:
 - 1 Grove Street, New Britain - DCF 3rd amendment to lease was approved to save \$704,779.60 over the 10 year term by not exercising the renewals in the lease, but renegotiating lower renewal rates. Additionally, the third amendment increased the parking to 260 parking spaces from 202 in the base rent saving \$150,000 over 10 years.
 - 960 Main Street, Hartford – DAS entered into an amendment for DOI at \$23.08 psf rather than exercise the renewal option of \$23.58 psf, resulting in a savings of \$20,943.50 annually or a total of \$104,717.50 for the term.
 - 30 Peck Road, Torrington – DORS Opened a new 939 sf office for this agency to serve the northwestern corner of the state.
 - 158 Main Street, Ansonia – DORS Closed this location effective March 1, 2017 resulting in a savings of \$8,400 annually.
 - 1320 Main Street, Willimantic – JUD terminated this lease and moved staff to a state owned space avoiding over \$80,000 per year in rent.
 - 1320 Main Street, Willimantic – State Library terminated the lease and relocated to state owned space in Rocky Hill, avoiding over \$112,000 annually year in rent.

- 430 North Main St., Bristol – BOR via an amendment to reduce the renewal rental and obtain a paint credit will be avoiding \$99,236 in total costs.
- 999 Asylum Ave., Hartford – OGA terminated the lease on April 1, 2017 and the staff was moved to state owned space avoiding \$103,800 annually in rent.
- 49-55 West Main Street, Meriden – DCF terminated this lease as of June 1, 2017 and moved them to state owned space, resulting in an annual savings of \$225,544.90.
- 484 Main Street, Middletown – JUD SE entered into a new lease in this location effective 6/29/17 – 6/28/22 at the same rate resulting in savings of \$7,199.40 annually versus the renewal option.
- 484 Main Street, Middletown – JUD AP entered into a new lease in this location at the same rate resulting in savings of \$13,209.00 annually versus the renewal option.
- 100 Farmington Ave, Hartford - National Guard Recruiting Office was relocated to state owned space at Morgan St. Garage resulting in \$30,000/year rental income to the State.
- 999 Asylum Ave, Hartford - CHRO relocated from leased space to state-owned space at 450 Columbus Boulevard avoiding rent costs of \$80,000/year.
- 765 Asylum Ave, Hartford – Due to Lease Compliance Officer Inspection it was discovered that the State had been paying electrical bills that were the responsibility of the lessor. This allowed Leasing to arrange with the owner to have \$75,000 of the overpayment returned to the State over the remaining term of the lease.
- DMV locations – The Lease Compliance Officer identified improper locking mechanisms at almost all of the DMV leased locations. This correction will ensure that, in the event of emergency, occupants of the building will be able to quickly exit the building without issue.
- Other noteworthy projects:
 - Opened a newly-constructed 20,000 sq.ft. Danbury Campus of Naugatuck Community College at 7 West Street to accommodate the increasing enrollment in Danbury. This brand new campus was built to enhance instruction with new state-of-the art technology, research and laboratory equipment.
 - DAS held a Lean Initiative of the Sale of Surplus Property Process. Many initiatives were developed, DAS was successful in implementing two of them this fiscal year: #1 Approved legislation permitting DAS to sell parcels to abutters prior to the general public; and #2 DAS worked with OPM to establish a new policy on reducing the situations in which an appraisal is required for certain surplus properties. These two initiatives will save money and help to expedite the sale of real surplus property.
 - DAS Leasing also obtained several tablets for staff to allow off-site use of the divisions' real estate database to provide up-to-date real time information during inspections and emergencies.
 - The division held its annual training for State Agencies on the State Facility Plan along with OPM to ensure State agencies are well versed in the statutes, procedures and policies.
 - Communications training for the division was held and expanded to include 75 DAS employees from other divisions to improve business communications in verbal, written and email formats.
 - The division also hosted a tour of the State Office Building along with a presentation on the planned renovation for the Building Owner and Managers Association of Hartford (BOMA) with Commissioner Currey, Administrator Shane Mallory, Project Manager Mike Milne and Architect Tony Amenta participating.

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.

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

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
OFFICE LEASES					
BRISTOL	430 NO. MAIN ST	BOR	8,003	\$122,445.96	\$15.30
DANBURY	190-196 MAIN STREET	BOR	19,650	\$353,700.00	\$18.00
WINDHAM	729 MAIN ST	BOR	12,091	\$145,092.00	\$12.00
NEWINGTON	81-85 ALUMNI RD	BOR	10,027	\$80,215.90	\$8.00
GROTON	445 EASTERN POINT ROAD - BLDG 230	DAS	47,750	\$1.00	\$0.00
BRIDGEPORT	100 FAIRFIELD AVE	DCF	44,435	\$1,011,784.92	\$22.77
DANBURY	131 WEST ST	DCF	13,800	\$249,090.00	\$18.05
HARTFORD	110 BARTHOLOMEW AVE	DCF	72,692	\$993,877.92	\$13.67
MANCHESTER	364 WEST MIDDLE TPK	DCF	35,068	\$561,087.96	\$16.00
MERIDEN	1 WEST MAIN ST	DCF	19,856	\$364,648.92	\$18.36
MIDDLETOWN	2081 SOUTH MAIN ST	DCF	17,360	\$243,041.00	\$14.00
MILFORD	38 WELLINGTON RD	DCF	39,907	\$910,059.24	\$22.80
NEW BRITAIN	1 GROVE ST	DCF	41,482	\$725,934.96	\$17.50
NEW HAVEN	1 LONG WHARF DR	DCF	49,529	\$916,286.52	\$18.50
NORWALK	761 MAIN AVENUE	DCF	23,682	\$544,686.00	\$23.00
NORWICH	2 COURTHOUSE SQ	DCF	36,022	\$608,553.48	\$16.89
TORRINGTON	62 COMMERCIAL BLVD	DCF	10,000	\$125,000.04	\$12.50
WINDHAM	322 MAIN ST	DCF	23,263	\$301,488.48	\$12.96
EAST HARTFORD	255 PITKIN ST	DDS	32,628	\$528,999.96	\$16.21
NEW HAVEN	370 JAMES ST	DDS	12,972	\$194,580.00	\$15.00
WALLINGFORD	35 THORPE AVENUE	DDS	27,529	\$452,568.00	\$16.44
WINDHAM	90 SOUTH PARK ST	DDS	8,693	\$113,652.00	\$13.07
BRIDGEPORT	110 COLONIAL AVE	DMV	15,000	\$346,674.36	\$23.11
DANBURY	2 LEE MAC AVE	DMV	9,889	\$173,057.52	\$17.50
MILFORD	70 WEST RIVER ST	DMV	287	\$0.00	\$0.00
NEW BRITAIN	85 NORTH MOUNTAIN RD	DMV	11,500	\$231,000.00	\$20.09
STAMFORD	137 HENRY STREET	DMV	676	\$0.96	\$0.00
WATERBURY	2200 THOMASTON AVE	DMV	7,725	\$115,488.84	\$14.95
WINDHAM	1559 WEST MAIN ST	DMV	9,000	\$92,000.04	\$10.22
NEW HAVEN	50 FITCH ST	DOC	5,000	\$71,251.20	\$14.25
NEW HAVEN	50 FITCH ST	DOC	4,000	\$49,999.80	\$12.50
NORWICH	2-6 CLIFF ST	DOC	3,735	\$53,223.72	\$14.25
WATERBURY	2200 THOMASTON AVE	DOC	9,644	\$177,000.00	\$18.35
BRIDGEPORT	1057 BROAD ST	DORS	6,080	\$127,680.00	\$21.00
DANIELSON	95 WESTCOTT RD	DORS	1,278	\$19,323.36	\$15.12
EAST HARTFORD	893 MAIN STREET	DORS	1,116	\$26,582.04	\$23.82

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MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
ENFIELD	786 ENFIELD STREET	DORS	1,089	\$14,701.56	\$13.50
HARTFORD	309 WAWARME AVE	DORS	35,309	\$563,178.60	\$15.95
MIDDLETOWN	442 SMITH STREET	DORS	1,408	\$16,896.00	\$12.00
NEW HAVEN	370 JAMES ST	DORS	5,857	\$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	33,968	\$441,584.04	\$13.00
BRIDGEPORT	925 HOUSATONIC AVE	DSS	57,430	\$933,237.48	\$16.25
DANBURY	342 MAIN ST	DSS	14,643	\$232,092.00	\$15.85
HARTFORD	3580 MAIN ST	DSS	46,346	\$710,947.68	\$15.34
MANCHESTER	699 EAST MIDDLE TPK	DSS	25,370	\$403,383.00	\$15.90
MIDDLETOWN	2081 SOUTH MAIN ST	DSS	26,497	\$442,336.20	\$16.69
NEW HAVEN	50 HUMPHREY STREET	DSS	51,282	\$769,230.00	\$15.00
NEWINGTON	30 CHRISTIAN LA	DSS	28,325	\$614,085.96	\$21.68
STAMFORD	1642 BEDFORD ST	DSS	17,600	\$277,200.00	\$15.75
TORRINGTON	62 COMMERCIAL BLVD	DSS	8,280	\$103,500.00	\$12.50
WATERBURY	249 THOMASTON AVE, A	DSS	27,360	\$437,760.00	\$16.00
WATERBURY	249 THOMASTON AVE, A	DSS	14,889	\$238,224.00	\$16.00
WINDHAM	670 MAIN ST	DSS	12,003	\$186,046.56	\$15.50
WINDSOR	20 MEADOW ROAD	DSS	47,937	\$623,181.00	\$13.00
BRIDGEPORT	1 LAFAYETTE CR	JUD	33,376	\$480,614.40	\$14.40
BRISTOL	131 NO. MAIN ST	JUD	22,581	\$146,777.04	\$6.50
BRISTOL	225 NO. MAIN ST	JUD	5,204	\$82,136.40	\$15.78
DANBURY	319 MAIN ST	JUD	6,263	\$84,926.28	\$13.56
DANIELSON	190 MAIN STREET	JUD	5,534	\$54,233.28	\$9.80
DERBY	100 ELIZABETH ST	JUD	5,730	\$106,921.80	\$18.66
EAST HARTFORD	287 MAIN ST	JUD	8,712	\$158,297.04	\$18.17
EAST HARTFORD	99-101 EAST RIVER DR.	JUD	33,468	\$698,811.84	\$20.88
HARTFORD	90 WASHINGTON ST	JUD	79,097	\$1,924,447.68	\$24.33
HARTFORD	309 WAWARME AVE	JUD	23,223	\$20,182.56	\$0.87
HARTFORD	999 ASYLUM AVE	JUD	10,939	\$169,554.48	\$15.50
LITCHFIELD	80 DOYLE RD - OLD BANTAM SCHOOL	JUD	13,720	\$181,515.60	\$13.23
LITCHFIELD	15 WEST ST, ROUTE 202	JUD	2,550	\$56,824.20	\$22.28
MANCHESTER	587 EAST MIDDLE TPK	JUD	4,760	\$74,589.12	\$15.67
MERIDEN	165 MILLER ST	JUD	6,491	\$77,892.00	\$12.00
MIDDLETOWN	484 MAIN ST	JUD	3,214	\$47,952.84	\$14.92
MIDDLETOWN	484 MAIN ST	JUD	5,950	\$88,238.52	\$14.83
MILFORD	ONE DARINA PL	JUD	4,797	\$95,700.12	\$19.95
NEW HAVEN	414 CHAPEL ST	JUD	15,718	\$213,294.24	\$13.57
NEW HAVEN	881 STATE ST	JUD	22,805	\$324,971.28	\$14.25
NEW LONDON	153 WILLIAMS ST	JUD	9,150	\$115,564.56	\$12.63

Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
NORWALK	11 COMMERCE ST	JUD	6,249	\$99,984.00	\$16.00
NORWICH	97-105 MAIN ST	JUD	5,038	\$80,607.96	\$16.00
PUTNAM	265 KENNEDY DRIVE	JUD	2,721	\$47,949.72	\$17.62
PUTNAM	267 KENNEDY DRIVE	JUD	4,563	\$77,981.64	\$17.09
ROCKY HILL	97 HAMMER MILL RD	JUD	22,762	\$199,622.76	\$8.77
TORRINGTON	410 WINSTED RD	JUD	4,877	\$81,933.60	\$16.80
VERNON	25 SCHOOL ST	JUD	9,072	\$136,080.00	\$15.00
VERNON	428 HARTFORD TPK	JUD	2,378	\$40,806.48	\$17.16
VERNON	26 PARK ST	JUD	4,014	\$28,820.52	\$7.18
WATERBURY	11 SCOVILL ST	JUD	17,040	\$287,043.72	\$16.85
WATERFORD	978 HARTFORD TPK	JUD	19,962	\$491,264.88	\$24.61
WETHERSFIELD	225 SPRING ST	JUD	30,618	\$522,350.76	\$17.06
WETHERSFIELD	225 SPRING ST	JUD	10,206	\$162,581.64	\$15.93
WETHERSFIELD	936 SILAS DEANE HWY	JUD	21,436	\$395,074.80	\$18.43
WINDHAM	81-101 COLUMBIA AVE	JUD	18,545	\$716,273.28	\$38.62
BRIDGEPORT	100 FAIRFIELD AVE	MHA	25,631	\$557,986.80	\$21.77
DANBURY	78 TRIANGLE ST	MHA	11,056	\$160,311.96	\$14.50
NEW HAVEN	1 LONG WHARF DR	MHA	7,600	\$183,540.00	\$24.15
NEW HAVEN	389 WHITNEY AVE	MHA	4,776	\$93,066.96	\$19.49
OLD SAYBROOK	2 CENTER ST	MHA	1,854	\$31,443.84	\$16.96
STAMFORD	780 SUMMER ST	MHA	34,000	\$860,199.96	\$25.30
TORRINGTON	249 WINSTED RD	MHA	15,214	\$2,628,961.92	\$172.80
WATERBURY	95 THOMASTON AVE	MHA	20,327	\$292,708.80	\$14.40
WATERBURY	1669 THOMASTON AVE	MHA	6,031	\$71,165.88	\$11.80
WEST HAVEN	270 CENTER ST	MHA	6,800	\$103,224.00	\$15.18
BRIDGEPORT	350 FAIRFIELD AVE	WCC	9,131	\$146,095.92	\$16.00
HARTFORD	21 OAK ST	WCC	17,100	\$333,450.00	\$19.50
HARTFORD	999 ASYLUM AVE	WCC	9,974	\$179,532.00	\$18.00
MIDDLETOWN	90 COURT ST	WCC	7,500	\$102,000.00	\$13.60
NEW BRITAIN	233-235 MAIN ST	WCC	8,400	\$138,600.00	\$16.50
NEW HAVEN	700 STATE ST	WCC	8,800	\$165,000.00	\$18.75
NORWICH	55 MAIN ST	WCC	9,638	\$212,035.92	\$22.00
STAMFORD	111 HIGH RIDGE RD	WCC	8,040	\$160,800.00	\$20.00
HARTFORD	75 VAN BLOCK AVE	CSL	43,806	\$357,018.96	\$8.15
HARTFORD	1 CONSTITUTION PL	CAT	21,115	\$538,432.44	\$25.50
LITCHFIELD	63 WEST ST	DCJ	2,600	\$49,074.36	\$18.87
NEW HAVEN	234 CHURCH ST	DCJ	1,770	\$42,500.04	\$24.01
WEST HARTFORD	141 SOUTH ST	DCJ	7,496	\$62,516.64	\$8.34
HARTFORD	250-260 CONSTITUTION PL	DOB	30,144	\$739,575.96	\$24.53
HARTFORD	960 MAIN/153 MARKET ST	DOI	41,887	\$966,752.04	\$23.08
BRIDGEPORT	10 MIDDLE ST	DRS	5,785	\$108,999.96	\$18.84

Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
MILFORD	70 WEST RIVER ST	DVA	726	\$0.00	\$0.00
BRIDGEPORT	752 EAST MAIN ST	DVA	526	\$0.00	\$0.00
WASHINGTON	400/444 N CAPITOL STREET NW, SUITE 317	GOV	1,031	\$59,114.40	\$57.34
BRIDGEPORT	350 FAIRFIELD AVE	HRO	3,851	\$73,072.68	\$18.97
HARTFORD	55 ELM ST	OAG	204,779	\$239,087.88	\$1.17
HARTFORD	60 B WESTON ST	OPA	17,268	\$208,942.80	\$12.10
HARTFORD	330 MAIN ST	PDS	4,041	\$63,645.72	\$15.75
LITCHFIELD	63 WEST ST	PDS	725	\$14,811.72	\$20.43
ROCKY HILL	2275 SILAS DEANE HWY	PDS	4,565	\$71,214.00	\$15.60
MIDDLETOWN	23-25 INDUST PK RD	SDE	37,621	\$491,330.28	\$13.06
HARTFORD	765 ASYLUM AVE	TRB	13,430	\$197,453.76	\$14.70

PARKING LEASES

BRIDGEPORT	95 CHAPEL ST	JUD	N/A	\$134,400.00	\$80.00
BRIDGEPORT	314-322 FAIRFIELD AVE	JUD	N/A	\$99,999.96	\$92.59
DANBURY	5 PARK PL	JUD	N/A	\$7,920.00	\$55.00
DANIELSON	CENTER ST. MUN. LOT	JUD	N/A	\$9,000.00	\$15.00
DERBY	ELIZABETH. & THOMPSON PL.	JUD	N/A	\$21,600.00	\$20.00
HARTFORD	94 BUCKINGHAM	DCF	N/A	\$50,400.00	\$70.00
HARTFORD	240 PARK/CEDAR ST	DCF	N/A	\$77,933.04	\$72.45
HARTFORD	245 HAMILTON ST	DCF	N/A	\$39,780.00	\$39.00
HARTFORD	155 MORGAN ST	DAS	N/A	PAID	GROUND LEASE
LITCHFIELD	RT. 63 & SOUTH ST	JUD	N/A	\$9,000.00	\$25.00
MERIDEN	142 CENTER ST	JUD	N/A	\$11,923.20	\$19.87
MERIDEN	54 W. MAIN ST	JUD	N/A	\$51,360.00	\$40.00
NEW BRITAIN	14 FRANKLIN SQ	JUD	N/A	\$30,030.00	\$65.00
NEW HAVEN	690 STATE ST	JUD	N/A	\$278,100.00	\$75.00
NEW HAVEN	1 TEMPLE STREET	CCC	N/A	\$970,200.00	\$115.50
NEW HAVEN	265 CHURCH STREET	JUD	N/A	\$158,100.00	\$85.00
NEW LONDON	19 JAY STREET	JUD	N/A	\$14,664.00	\$26.00
NEW LONDON	153 WILLIAMS ST	JUD	N/A	\$3,850.20	\$35.65
NORWICH	MARKET & SHETUCKET	JUD	N/A	\$6,000.00	\$5.00
WATERBURY	FREIGHT ST	DCF	N/A	\$24,000.00	\$25.97
WATERBURY	481-489 MEADOW ST	DCF	N/A	\$59,652.00	\$51.78
WATERBURY	BANK ST	JUD	N/A	\$100,200.00	\$50.00
WETHERSFIELD	1060 SILAS DEANE	JUD	N/A	\$14,400.00	\$60.00

APPENDIX B LEASING AND PROPERTY TRANSACTIONS APPROVED BY THE SPRB FY 2016

DEPARTMENT OF ADMINISTRATIVE SERVICES
LEASING AND PROPERTY TRANSFER
LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
JULY 1, 2016 - JUNE 30, 2017

ITEM	SPRB FILE	DATE	TYPE	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE	NET USABLE SPACE	SQ. FT.	NET USABLE SPACE	Notes	COST PER NET USABLE	TERM OF LEASE	ANNUAL RENT
1	16-154	7/14/2016	APPROVED	DAS/DCE/DOH	240 PARK AND CEDAR	HARTFORD	PARKING (License)		88 parking spaces			\$78.25 car	8/8/2021	\$77,993.04
2	16-185	8/4/2016	APPROVED	DAS/DORS	30 PECK ROAD	TORRINGTON	OFFICE SPACE + PARKING		939 7 Parking spaces included			\$12.00	12/8/2026	\$11,268.00
3	16-221	9/19/2016	APPROVED	DAS/WCC	111 HIGH RIDGE ROAD	STAMFORD	OFFICE SPACE + PARKING		8,040 24 Parking spaces			\$20.00	12/18/2021	\$160,800.00
4	16-237	10/13/2016	APPROVED	DAS/DHHS	249 WINSTED ROAD	TORRINGTON	OFFICE SPACE + PARKING (holdover)		15,214 100 parking spaces included			\$17.28	MTM	\$262,897.92
5	16-238	10/17/2016	APPROVED	DAS/DOPS	330 MAIN STREET	HARTFORD	OFFICE SPACE + PARKING		4,041 12 Parking spaces included			\$15.75	10/25/2021	\$63,646.75
6	16-239	10/17/2016	APPROVED	DAS/DCE	1 GROVE STREET	NEW BRITAIN	OFFICE SPACE + PARKING (Amendment)		41,482 260 Parking spaces included			\$17.50	10/24/2026	\$725,935.00
7	16-242	10/20/2016	APPROVED	DAS/JUD	14 FRANKLIN SQUARE	NEW BRITAIN	PARKING (License renewal)		35 35 monthly and up to 100 daily			\$71.50 per car	12/29/2021	\$30,030.00
8	16-243	10/24/2016	APPROVED	DAS/DHHS	960 MAIN/153 MARKET STREETS	WEST HARTFORD	WAREHOUSE (License renewal)		7,496 15 parking spaces included			\$8.34	11/20/2021	\$62,516.64
9	16-244	10/24/2016	APPROVED	DAS/DHHS	141 SOUTH STREET, SUITE G	HARTFORD	OFFICE SPACE + PARKING (Amendment)		41,887 120 parking spaces included			\$23.08	7/28/2021	\$966,751.96
10	16-275	11/23/2016	APPROVED	DAS/DHHS	1 LONG WHARF DRIVE	NEW HAVEN	OFFICE SPACE + PARKING (renewal)		7,600 20 parking spaces included			\$24.15	12/7/2021	\$183,540.00
11	16-277	11/23/2016	APPROVED	DAS/JUD	ONE DARINA PLACE	MILFORD	OFFICE SPACE + PARKING		4,797 22 parking spaces included			\$19.95	5/31/2018	\$95,700.15
12	16-278	12/6/2016	APPROVED	DAS/DHHS	430 NORTH MAIN STREET	BRISTOL	OFFICE SPACE + PARKING (Renewal)		10,205 32 parking spaces			\$15.30	12/18/2021	\$174,726.72
13	17-013	1/30/2017	APPROVED	DAS/DHHS	225 SPRING STREET	WETHERSFIELD	OFFICE SPACE + PARKING (Renewal)		27,529 130 parking spaces			\$16.44	11/24/2026	\$452,867.98
14	17-015	3/9/2017	APPROVED	DAS/DHHS	35 THORPE AVENUE	WALLINGFORD	OFFICE SPACE + PARKING (renewal)		5,534 18 parking spaces			\$9.80	6/29/2022	\$47,233.28
15	17-056	3/16/2017	APPROVED	DAS/DHHS	190 MAIN STREET	DANIELSON	OFFICE SPACE + PARKING		3,214 8 parking spaces			\$14.92	5/9/2022	\$710,847.68
16	17-064	4/3/2017	APPROVED	DAS/JUD	484 MAIN STREET (3rd floor)	MIDDLETOWN	OFFICE SPACE + PARKING		46,346 200 parking spaces included			\$15.34		\$313,424.98
17	17-068	4/24/2017	APPROVED	DAS/DHHS	3580 MAIN STREET	HARTFORD	OFFICE SPACE + PARKING (Amendment)		17,800 60 parking spaces			\$17.81		\$33,223.75
18	17-088	5/25/2017	APPROVED	DAS/DHHS	2-6 CLIFF STREET	STAMFORD	OFFICE SPACE + PARKING (Amendment)		3,735 12 Parking spaces included			\$14.40		\$292,708.80
19	17-129	5/30/2017	APPROVED	DAS/DHHS	95 THOMASTON AVENUE	NORWICH	OFFICE SPACE + PARKING		20,327 90 parking spaces			\$60.00 per car	8/5/2018	\$14,400.00
20	17-130	5/30/2017	APPROVED	DAS/DHHS	1060 SILAS DEANE HIGHWAY	WATERBURY	PARKING (License)		20 20 parking spaces			\$14.83	6/28/2022	\$89,238.52
21	17-133	5/30/2017	APPROVED	DAS/JUD	484 MAIN STREET (4th floor)	MIDDLETOWN	OFFICE SPACE + PARKING		5,950 15 parking spaces included					\$4,863,250.39
22	17-065	6/12/2017	APPROVED	DAS/JUD					279,995					
1	16-205	8/22/2016	APPROVED	DAS/JUD	936 SILAS DEANE HIGHWAY	WETHERSFIELD	RIGHT OF FIRST REFUSAL							
2	16-256	11/10/2016	APPROVED	DAS/DHHS	MORGAN STREET GARAGE & ADJACENT LOT	HARTFORD	MOU (parking)							
3	16-288	12/19/2016	APPROVED	DAS/JUD	25 SCHOOL STREET	VERNON	OFFICE SPACE + PARKING (Amendment for TI)		9,072 21 parking spaces					\$33,848.28
4	17-039	3/2/2017	APPROVED	DAS/DHHS	450 COLUMBUS BOULEVARD	HARTFORD	RELOCATION OF DECD							
5	17-063	4/10/2017	APPROVED	DAS/JUD	1320 MAIN STREET	WILLIMANTIC	OFFICE SPACE + PARKING (Buyout/termination)		5,990 24 Parking spaces					\$140,000.00
6	17-131	5/25/2017	APPROVED	DAS/DHHS	ALTOBELLO, 1 UNDERCLIFF ROAD	MERIDEN	RELOCATION OF DESPP							
1	15-200	1/6/2017	SUSPENDED	DAS/DHHS	81-85 ALUMNI ROAD	NEWINGTON	OFFICE SPACE + PARKING		10,027 31 parking spaces			\$8.00		\$90,216.00
2	15-206	1/17/2017	RETURN	DAS/DHHS	81-85 ALUMNI ROAD	NEWINGTON	OFFICE SPACE + PARKING		10,027 31 parking spaces			\$8.00		\$90,216.00
3	17-015	2/10/2017	SUSPENDED	DAS/DHHS	35 THORPE AVENUE	WALLINGFORD	OFFICE SPACE + PARKING (Amendment)		27,529 130 parking spaces			\$16.44	11/24/2026	\$452,867.98
4	17-065	4/3/2017	SUSPENDED	DAS/JUD	484 MAIN STREET (4th floor)	MIDDLETOWN	OFFICE SPACE + PARKING		5,950 15 parking spaces			\$14.83		\$68,238.52
5	17-063	4/8/2017	SUSPENDED	DAS/JUD	1320 MAIN STREET	WILLIMANTIC	OFFICE SPACE + PARKING (Buyout/termination)		5,980 24 Parking spaces					\$140,000.00
6	17-128	5/25/2017	SUSPENDED	DAS/JUD	11 SCOVILL STREET	WATERBURY	OFFICE SPACE + PARKING (renewal)		17,040 27 parking on site/39 off site			\$16.85		\$287,043.71

DEPARTMENT OF ADMINISTRATIVE SERVICES
LEASING AND PROPERTY TRANSFER

LEASE OUTS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
JULY 1, 2016-June 30, 2017

ITEM	SPRB FILE	DATE	TYPE	CONTROLLING AGENCY	ADDRESS OF LEASED SPACE	MUNICIPALITY	LESSEE	USE OF SPACE	DESC
1	16-178	7/21/2016	APPROVED	DAS/DAS	PLACEMENT OF AUTOMATED TELLER MACHINE	VARIOUS	Webster Bank, N.A.	ATM machines	4 room apartment
2	16-293	12/27/2016	APPROVED	DAS/DHHS	123 HUNTINGTON ST APT 1	NEW HAVEN	Goudarz Molaei	residence	4 room ranch
3	17-017	2/2/2017	APPROVED	DAS/DHHS	HOLMES DRIVE COTTAGE 28	MIDDLETOWN	Raquel Lugo	cottage MHVC028	132 SF office #
4	17-016	2/6/2017	APPROVED	DAS/DVA	287 WEST STREET	ROCKY HILL	Southeastern CT Enterprise Region Corp	Procurement Tech Assist Program	5' x 15'
5	17-089	4/24/2017	APPROVED	DAS/DAS	MYSTIC EDUCATIONAL CENTER	GROTON	Sprint Spectrum, L.P.	renew lease for wireless cell tower	2,600 SF
6	17-088	4/24/2017	APPROVED	DAS/DAS	RUSSELL HALL, EASTERN DRIVE	MIDDLETOWN	Wheeler Clinic, Inc	Alternative in the Community	190 sf
7	17-098	5/1/2017	APPROVED	DAS/DAS	200 FOLLY BROOK BOULEVARD	WETHERSFIELD	Sprint Spectrum, L.P.	renew lease for wireless cell tower	1,300 sf
8	17-100	5/4/2017	APPROVED	DAS/DHHS	CVH, SHEW HALL	MIDDLETOWN	Region II Regional Mental Health Board, Inc	offices and conference room 2nd floor	basement, 1st & 2nd floors
9	17-101	5/4/2017	APPROVED	DAS/DHHS	CVH, 1 LABELLA CIRCLE	MIDDLETOWN	City of Middletown	homeless shelter	

APPENDIX B LEASING AND PROPERTY TRANSACTIONS APPROVED BY THE SPRB FY 2016

DEPARTMENT OF ADMINISTRATIVE SERVICES
LEASING AND PROPERTY TRANSFER
LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
JULY 1, 2016 - JUNE 30, 2017

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 Sq Ft	Notes	COST PER NET USABLE	TERM OF LEASE Expiration	ANNUAL RENT
1	18-154	7/14/2016	APPROVED	DAS/DGFDH	240 PARK AND CEDAR	HARTFORD	PARKING (License)					
2	18-185	8/4/2016	APPROVED	DAS/DORS	30 PECK ROAD	TORRINGTON	OFFICE SPACE + PARKING	839 7 parking spaces	83 parking spaces	\$78.25 car	8/8/2021	\$77,933.04
3	16-221	9/19/2016	APPROVED	DAS/WCC	111 HIGH RIDGE ROAD	STAMFORD	OFFICE SPACE + PARKING	8,040 24 parking spaces	83 parking spaces included	\$12.00	12/6/2026	\$11,288.00
4	18-237	10/13/2016	APPROVED	DAS/DHMS	249 WINSTED ROAD	TORRINGTON	OFFICE SPACE + PARKING (holdover)	15,214 100 parking spaces included	24 parking spaces included	\$20.00	12/18/2021	\$160,800.00
5	18-238	10/17/2016	APPROVED	DAS/DHMS	330 MAIN STREET	HARTFORD	OFFICE SPACE + PARKING	4,041 12 parking spaces included	12 parking spaces included	\$17.28	MTM	\$282,897.92
6	18-239	10/17/2016	APPROVED	DAS/DFD	1 GROVE STREET	NEW BRITAIN	OFFICE SPACE + PARKING (Amendment)	41,482 260 parking spaces included	12 parking spaces included	\$15.75	10/25/2021	\$63,645.75
7	16-242	10/20/2016	APPROVED	DAS/DG	14 FRANKLIN SQUARE	NEW BRITAIN	PARKING (License renewal)	35 35 monthly and up to 100 daily	260 parking spaces included	\$17.50	10/24/2026	\$725,935.00
8	18-243	10/24/2016	APPROVED	DAS/DGSA	141 SOUTH STREET	WEST HARTFORD	WAREHOUSE, OFFICE SPACE + PARKING	7,496 15 parking spaces included	35 monthly and up to 100 daily	\$71.50 per car	11/20/2021	\$92,516.64
9	18-244	10/24/2016	APPROVED	DAS/DG	860 MAIN ST MARKET STREETS	HARTFORD	OFFICE SPACE + PARKING (Amendment)	41,887 120 parking spaces included	15 parking spaces included	\$8.34	11/20/2021	\$66,751.96
10	16-275	11/23/2016	APPROVED	DAS/DHMS	1 LONG WHARF DRIVE	NEW HAVEN	OFFICE SPACE + PARKING (renewal)	7,600 20 parking spaces included	120 parking spaces included	\$24.15	12/7/2021	\$183,540.00
11	16-277	11/23/2016	APPROVED	DAS/DHMS	ONE DARINA PLACE	MILFORD	OFFICE SPACE + PARKING	4,797 22 parking spaces included	20 parking spaces included	\$19.85	5/8/2018	\$95,700.15
12	16-276	12/6/2016	APPROVED	DAS/DG	430 NORTH MAIN STREET	BRISTOL	OFFICE SPACE + PARKING	8,003 10 parking spaces	22 parking spaces included	\$15.30	12/18/2021	\$122,445.90
13	17-013	1/30/2017	APPROVED	DAS/DG	225 SPRING STREET	WETHERSFIELD	OFFICE SPACE + PARKING (Renewal)	10,206 32 parking spaces	10 parking spaces	\$17.12	12/5/2022	\$174,726.72
14	17-015	3/9/2017	APPROVED	DAS/DG	35 THORPE AVENUE	WALLINGFORD	OFFICE SPACE + PARKING (Renewal)	27,529 130 parking spaces	32 parking spaces	\$16.44	11/24/2026	\$452,587.88
15	17-058	3/16/2017	APPROVED	DAS/DG	190 MAIN STREET	DANIELSON	OFFICE SPACE + PARKING (renewal)	5,534 16 parking spaces	130 parking spaces	\$9.80	3/31/2022	\$54,233.28
16	17-064	4/3/2017	APPROVED	DAS/DG	484 MAIN STREET (3rd floor)	HARTFORD	OFFICE SPACE + PARKING	3,214 8 parking spaces	16 parking spaces	\$14.92	6/28/2022	\$47,982.64
17	17-066	4/13/2017	APPROVED	DAS/DG	350 MAIN STREET	MIDDLETOWN	OFFICE SPACE + PARKING	46,346 200 parking spaces included	8 parking spaces	\$17.81	5/9/2022	\$710,947.88
18	17-088	4/24/2017	APPROVED	DAS/DG	1642 BEDFORD STREET	STAMFORD	OFFICE SPACE + PARKING (Amendment)	17,600 60 parking spaces	200 parking spaces included	\$14.25		\$313,424.99
19	17-129	5/25/2017	APPROVED	DAS/DG	2-6 CLIFF STREET	NORWICH	OFFICE SPACE + PARKING (Amendment)	3,735 12 parking spaces	60 parking spaces	\$14.40		\$292,708.80
20	17-130	5/30/2017	APPROVED	DAS/DHMS	95 THOMASTON AVENUE	WATERBURY	OFFICE SPACE + PARKING	20,327 90 parking spaces	12 parking spaces included	\$60.00 per car	8/5/2018	\$14,400.00
21	17-133	5/30/2017	APPROVED	DAS/DHMS	1080 SILAS DEANE HIGHWAY	WETHERSFIELD	PARKING (License)	20 20 parking spaces	90 parking spaces	\$14.83	6/28/2022	\$88,233.52
22	17-065	6/12/2017	APPROVED	DAS/DG	484 MAIN STREET (4th floor)	MIDDLETOWN	OFFICE SPACE + PARKING	5,950 15 parking spaces included	15 parking spaces included			\$4,853,250.38
1	18-205	8/22/2016	APPROVED	DAS/DG	936 SILAS DEANE HIGHWAY	WETHERSFIELD	RIGHT OF FIRST REFUSAL					
2	18-256	1/17/2017	APPROVED	DAS/DG	MORGAN STREET GARAGE & ADJACENT LOT	HARTFORD	MOU (parking)					
3	18-288	12/19/2016	APPROVED	DAS/DG	25 SCHOOL STREET	VERNON	OFFICE SPACE + PARKING (Amendment for T)	9,072 21 parking spaces	21 parking spaces			\$33,846.28
4	17-039	3/2/2017	APPROVED	DAS/DG	45 COLUMBUS BOULEVARD	HARTFORD	RELOCATION OF DEC					
5	17-061	4/10/2017	APPROVED	DAS/DG	1320 MAIN STREET	WILLMANTIC	OFFICE SPACE + PARKING (Buyout/termination)	5,980 24 parking spaces	24 parking spaces			\$140,000.00
6	17-131	5/25/2017	APPROVED	DAS/DG/DESP	ALTOBELLO, 1 UNDERCLIFF ROAD	MERIDEN	RELOCATION OF DESPP					
1	15-208	1/5/2017	SUSPENDED	DAS/DG	81-85 ALUMNI ROAD	NEWINGTON	OFFICE SPACE + PARKING	10,027 31 parking spaces	31 parking spaces	\$8.00		\$80,216.00
2	15-208	1/17/2017	RETURN	DAS/DG	81-85 ALUMNI ROAD	NEWINGTON	OFFICE SPACE + PARKING	10,027 31 parking spaces	31 parking spaces	\$8.00		\$80,216.00
3	17-015	2/10/2017	SUSPENDED	DAS/DG	35 THORPE AVENUE	WALLINGFORD	OFFICE SPACE + PARKING (Amendment)	27,529 130 parking spaces	130 parking spaces	\$16.44	11/24/2026	\$452,587.88
4	17-065	4/3/2017	SUSPENDED	DAS/DG	484 MAIN STREET (4th floor)	MIDDLETOWN	OFFICE SPACE + PARKING	5,950 15 parking spaces	15 parking spaces	\$14.83		\$88,233.52
5	17-063	4/6/2017	SUSPENDED	DAS/DG	1320 MAIN STREET	WILLMANTIC	OFFICE SPACE + PARKING (Buyout/termination)	5,980 24 parking spaces	24 parking spaces			\$140,000.00
6	17-123	5/25/2017	SUSPENDED	DAS/DG	11 SCOVILL STREET	WATERBURY	OFFICE SPACE + PARKING (renewal)	17,040 27 parking on site/39 off site	27 parking on site/39 off site	\$16.85		\$287,043.71

DEPARTMENT OF ADMINISTRATIVE SERVICES
LEASING AND PROPERTY TRANSFER
LEASE OUTS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
JULY 1, 2016-June 30, 2017

ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE OF ACTION	CONTROLLING STATE AGENCY	ADDRESS OF LEASED SPACE	MUNICIPALITY	LESSOR	LESSEE	USE OF SPACE	DESC
1	16-178	7/21/2016	APPROVED	DAS/DAS	PLACEMENT OF AUTOMATED TELLER MACHINE	VARIOUS	Webster Bank, N.A.		ATM machines	
2	16-283	12/27/2016	APPROVED	DAS/CAES	123 HUNTINGTON ST APT 1	NEW HAVEN	Goudarz Molaei		residence	4 room apartment
3	17-017	2/2/2017	APPROVED	DAS/DHMS	HOLMES DRIVE COTTAGE 28	MIDDLETOWN	Raquel Lugo		cottage MHCVC028	4 room ranch
4	17-016	2/6/2017	APPROVED	DAS/DVA	287 WEST STREET	ROCKY HILL	Southeastern CT Enterprise Region Corp		Procurement Tech Assist Program	132 SF office #
5	17-089	4/24/2017	APPROVED	DAS/DAS	MYSTIC EDUCATIONAL CENTER	GROTON	Sprint Spectrum, L.P.		renew lease for wireless cell tower	9' x 15'
6	17-093	4/24/2017	APPROVED	DAS/DAS	RUSSELL HALL, EASTERN DRIVE	MIDDLETOWN	Wheeler Clinic, Inc		Alternative in the Community	2,600 SF
7	17-099	5/1/2017	APPROVED	DAS/DAS	200 FOLLY BROOK BOULEVARD	WETHERSFIELD	Sprint Spectrum, L.P.		renew lease for wireless cell tower	160 sf
8	17-100	5/4/2017	APPROVED	DAS/DHMS	CVH, SHEW HALL	MIDDLETOWN	Region II Regional Mental Health Board, Inc		offices and conference room 2nd floor	1,300 sf
9	17-101	5/4/2017	APPROVED	DAS/DHMS	CVH, 1 LABELLA CIRCLE	MIDDLETOWN	City of Middletown		homeless shelter	basement, 1st & 2nd floors

APPENDIX B
LEASING AND PROPERTY TRANSACTIONS APPROVED BY THE SPRB
FY 2016

10	17-102	5/4/2017 APPROVED	DAS/DVA	196 WEST STREET	ROCKY HILL	Vietnam Veterans of America, Inc	renew lease for assembly room	320 sf
11	17-103	5/4/2017 APPROVED	DAS/DVA	287 WEST STREET	ROCKY HILL	American Legion Auxiliary	renew lease	1,400 sf
12	17-104	5/4/2017 APPROVED	DAS/DVA	287 WEST STREET	ROCKY HILL	Veterans of Foreign Wars	renew lease	2,635 sf
1	17-174	6/29/2017 SUSPENDED	DAS/DOC	CARL ROBINSON CORRECTIONAL INST	ENFIELD	C.S.P. Employees Federal Credit Union	new lease with 2 options	1,853 rsuf

DEPARTMENT OF ADMINISTRATIVE SERVICES
LEASING AND PROPERTY TRANSFER

Acquisitions/Essements
JULY 1, 2016-JUNE 30, 2017

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	Property / Address	TOWN OR CITY	USE OF SPACE	Desc	Purchase Price
1	16-231	10/6/2016	APPROVED	DAS/DOC	288H SHELTON STREET	HARTFORD	Consent to Assign and approve purchase option		
2	16-263	11/7/2016	APPROVED	DAS/DOC	ASUNUTUCK COMMUNITY COLLEGE	ENFIELD	Easement for Yankee Gas d/b/a Eversource	11,178 sf through campus	\$ 65,000
3	16-271	11/28/2016	SUSPENDED	DAS/MB	284 NEW CANAAN AVE	NORWALK	easement for SNET d/b/a Frontier communications	for installation of telecom equip	\$ 65,000
16-272	11/28/2016	SUSPENDED	DAS/MB	284 NEW CANAAN AVE	NORWALK	easement for CL&P d/b/a Eversource	for installation of telecom equip		

DEPARTMENT OF ADMINISTRATIVE SERVICES
LEASING AND PROPERTY TRANSFER

Sale/Leasing/Lease
JULY 1, 2016-JUNE 30, 2017

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	16-177	7/21/2016	APPROVED	DAS/DAS	330 MAIN STREET	MANCHESTER	surplus property	1.9 acres with buildings	\$235,600.00
2	16-176	8/11/2016	APPROVED	DAS/DAS	453 ELLSWORTH AVENUE	NEW HAVEN	surplus property	.315 acres with buildings	\$150,000.00
3	16-278	12/6/2016	APPROVED	DAS/MB	619 RUBBER AVENUE	NAUGATUCK	conveyance	3.78 acres with improvements	\$500.00
4	17-018	2/22/2017	APPROVED	DAS/CTANG/DOT	8 SUMMIT STREET M	STONINGTON	approval of purchase and sale	4.4 acres with improvements	\$495,000.00
5	17-094	4/27/2017	APPROVED	DAS/DAS	SOUTHERLY SIDE OF HARTFORD TPKE	VERNON	surplus landlocked property	300+- sf	\$1,000.00
1	16-176	7/18/2016	SUSPENDED	DAS/DAS	453 ELLSWORTH AVENUE	NEW HAVEN	surplus property	.315 acres with buildings	\$ 882,100
									\$ 150,000

DEPARTMENT OF ADMINISTRATIVE SERVICES
LEASING AND PROPERTY TRANSFER

SUBLEASES-NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
JULY 1, 2016-JUNE 30, 2017

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						

Appendix C

Consultant Contract Activity - Legal Unit (Report #18)
Approved by the State Properties Review Board (SPRB)
Date Range of this Report: 7/1/16 through 6/30/17

Project No.	Contract Number	Consultant Name	AGMT TYP	Consultant Fee	SPRB File No.	Date SPRB Approved
BI JD 299	BI-ID-299-ARC	J C J Architecture	A 4	\$6,415.00	16-088	7/11/2016
BI RW 329	BI-RW-329-ARC	M D S National, Inc.	C	\$2,378,523.00	16-183	7/24/2016
BI RC 395	BI-RC-395-CA	Turner Construction Company	C	\$2,298,615.00	16-181	7/25/2016
BI RD 290	BI-RD-290-ARC	Tai Soo Kim Partners, Architects	C	\$2,252,353.00	16-186	7/28/2016
BI RD 290	BI-RD-290-CA	O&G Industries, Inc.	C	\$1,152,676.00	16-187	8/1/2016
BI 2B 414	BI-2B-414-DBCA	SourceOne, Inc. (DE)	C	\$994,196.00	16-196	8/18/2016
BI T 604	BI-T-604-ENG	Stantec Consulting Services, Inc.	C	\$12,000.00	16-224	9/12/2016
CF RC 380	CF-RC-380-DB-CA	Symmes Maini & McKee Associates Arch + Eng of CT, Inc.	A 2	\$26,000.00	16-220	9/19/2016
BI RW 329	BI-RW-329-CA	Downes Construction Company, LLC	A 3	\$1,533,176.00	16-222	9/22/2016
BI T 611	BI-T-611-ENG	HDR Engineering, Inc.	C	\$76,802.00	16-226	9/26/2016
BI 2B 381	BI-2B-381-ARC	Amenta/Emma Architects PC	A 1	\$13,207,750.00	16-240	10/13/2016
BI CTC 500	BI-CTC-500-CA	Newfield Construction, Inc.	A 1	\$336,002.00	16-236	10/17/2016
BI CTC 467	BI-CTC-467-CA	Whiting Turner Contracting	C	(\$63,564.00)	16-255	11/10/2016
BI 2B 381	BI-2B-381-CA	Skanska USA Building, Inc.	A 1	\$3,935,978.00	16-257	11/10/2016
BI CTC 467	BI-CTC-467-ARC	Mitchell/Giurgola Architects, LLP	C	\$372,658.00	16-269	11/21/2016
BI RT 844	BI-RT-844-ARC	Drummeey Rosane Anderson, Inc.	A 2	\$37,020.00	17-033	2/27/2017
BI RT 878	BI-RT-878-ARC	Drummeey Rosane Anderson, Inc.	A 6	\$7,205,066.00	17-034	2/27/2017
BI RT 843	BI-RT-843-Cac	Downes Construction Company, LLC	A 1	\$10,920.00	17-036	3/2/2017
BI RT 862	BI-RT-862-ENG	Gale Associates Inc. In CT as Gale Consultants, Inc.	A 2	\$25,688.00	17-035	3/2/2017
CF RW 330	CF-RW-330-ARC	Stantec Architecture, Inc.	A 3	\$292,910.00	17-020	3/9/2017
BI RT 877	BI-RT-877-CA	Arcadis U.S., Inc.	A 1	\$2,791,372.00	17-037	3/9/2017
BI CTC 471	BI-CTC-471-ARC	Silver Petrucelli & Assoc., Inc.	C	\$8,821.00	17-054	3/23/2017
BI CTC 471	BI-CTC-471-ARC	Silver Petrucelli & Assoc., Inc.	A 2	\$27,293.00	17-055	3/23/2017
BI RT 881	BI-RT-881-ARC	S/L/A/M Collaborative, Inc.	A 3	\$8,406,000.00	17-044	3/23/2017
BI RT 837	BI-RT-837-ARC	Antinozzi Associates, P.C.	C	\$375,095.00	16-163	3/27/2017
BI CTC 427	BI-CTC-427-ARC	Northeast Collaborative Architects, LLC	A 5	\$18,733.00	17-067	3/30/2017
BI RS 329	BI-RS-329-ARC	Svignals Associates, P.C.	A 3	\$5,563,730.00	17-115	5/1/2017
BI RC 395	BI-RC-395-ARC	Amenta/Emma Architects PC	C	\$8,100.00	17-127	5/8/2017
BI RS 329	BI-RS-329-CA	Turner Construction Company	A 1	\$3,023,575.00	17-150	6/8/2017
Total Consultant Contracts Completed FY 17: 29				\$56,313,903.00		

Appendix C

Consultant Contract Activity - Legal Unit (Report #18)
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 Date Range of this Report: 7/1/16 through 6/30/17

Project No.	Contract Number	Consultant Name	AGMT TYP	Consultant Fee	SPRB File No.	Date SPRB Approved
OC DCS	CA-0023	Arcadis U.S., Inc.	C	\$1,000,000.00	16-184	7/14/2016
BI Q	678	Fuss & O'Neill, Inc.	T 1 C	\$13,000.00	16-190	8/1/2016
BI 2B	393	AI Engineers, Inc.	T 2 A	\$16,100.00	16-191	8/8/2016
OC DCS	MBE-CIV-0007	Diversified Technology Consultants	C	\$500,000.00	16-199	8/22/2016
OC DCS	MBE-CIV-0008	Freeman Companies, LLC	C	\$500,000.00	16-200	8/22/2016
OC DCS	MBE-CIV-0009	Zuvic Associates, Inc.	C	\$500,000.00	16-201	8/22/2016
OC DCS	MBE-CIV-0010	GM2 Associates, Inc.	C	\$500,000.00	16-202	8/22/2016
OC DCS	MBE-ARC-0007	ID3A LLC	C	\$500,000.00	16-213	9/8/2016
OC DCS	MBE-ARC-0008	Maier Design Group, LLC	C	\$500,000.00	16-214	9/8/2016
OC DCS	MBE-ARC-0009	Amaya Architects	C	\$500,000.00	16-215	9/8/2016
OC DCS	MBE-ARC-0010	O'Riordan Miganini Architects	C	\$500,000.00	16-216	9/8/2016
BI 2B	382	HAKS Engineers, P.C.	T 7	\$205,400.00	16-223	9/12/2016
BI 2B	400	OakPark Architects, L.L.C.	T 6	\$136,800.00	16-225	9/26/2016
BI MH	121	BVH Engineers, Inc.	T 1 A	\$177,765.00	16-229	9/30/2016
BI RD	273	Arcadis U.S., Inc.	T 2	\$71,835.00	16-250	11/2/2016
BI RT	871	GM2 Associates, Inc.	T 1 B	\$7,870.00	16-258	11/14/2016
BI T	612	OakPark Architects, L.L.C.	T 10 B	\$20,400.00	16-261	11/17/2016
BI 2B	422	Freeman Companies, LLC	T 2	\$188,950.00	16-248	11/17/2016
OC DCS	ROOF-0029	Gale Associates Inc. in CT as Gale Consultants, Inc.	C	\$500,000.00	16-281	12/1/2016
OC DCS	ROOF-0030	Hoffmann Architects, Inc.	C	\$500,000.00	16-282	12/1/2016
OC DCS	ROOF-0031	Martin A Benassi, AIA Architect, LLC	C	\$500,000.00	16-283	12/1/2016
OC DCS	ROOF-0032	Wiss, Janney, Elstner Associates, Inc.	C	\$500,000.00	16-284	12/1/2016
OC DCS	ROOF-0033	OakPark Architects, L.L.C.	C	\$500,000.00	16-285	12/1/2016
OC DCS	SCHL-0013	Arcadis U.S., Inc.	A 1	\$0.00	16-299	12/22/2016
OC DCS	SCHL-0014	Navigant Consulting, Inc.	A 1	\$0.00	16-300	12/22/2016
OC DCS	SCHL-0015	Morgan & Group, Inc. (The)	A 1	\$0.00	16-301	12/22/2016
OC DCS	SCHL-0016	D H Bolton, LLC	A 1	\$0.00	16-302	12/22/2016
BI C	292	Fuss & O'Neill EnviroScience, LLC	T 3	\$153,908.00	16-310	12/27/2016
BI C	293	DTC Engineers & Constructors, LLC	T 1	\$197,000.00	16-311	12/27/2016
BI RT	874	Hoffmann Architects, Inc.	T 4 A	\$46,292.00	16-273	1/5/2017

Appendix C

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Approved by the State Properties Review Board (SPRB)

Date Range of this Report: 7/1/16 through 6/30/17

Project No.	Contract Number	Consultant Name	AGMT TYP	Consultant Fee	SPRB File No.	Date SPRB Approved
OC DCS	Cx-0001	Strategic Building Solutions, LLC	C	\$500,000.00	16-305	1/9/2017
OC DCS	Cx-0002	B V H Integrated Services, P.C.	C	\$500,000.00	16-306	1/9/2017
OC DCS	Cx-0003	Hoffmann Architects, Inc.	C	\$500,000.00	16-307	1/9/2017
OC DCS	Cx-0004	RJ Kenney Associates, Inc.	C	\$500,000.00	16-308	1/9/2017
OC DCS	Cx-0005	Sustainable Engineering Solutions, LLC	C	\$500,000.00	16-309	1/9/2017
BI CTC	526	AE Design Group	T	\$225,000.00	16-312	1/12/2017
OC DCS	ARC-0053	OakPark Architects, L.L.C.	C	\$1,000,000.00	17-005	1/19/2017
OC DCS	ARC-0054	Ames & Whitaker, Architects, PC	C	\$1,000,000.00	17-006	1/19/2017
OC DCS	ARC-0055	edm-CT Inc.	C	\$1,000,000.00	17-007	1/19/2017
OC DCS	ARC-0056	Clohesy Harris & Kaiser, LLC	C	\$1,000,000.00	17-008	1/19/2017
OC DCS	ARC-0057	Christopher Williams Architects, LLC	C	\$1,000,000.00	17-009	1/19/2017
OC DCS	ARC-0058	Farquhar, Frederick S.	C	\$1,000,000.00	17-010	1/19/2017
OC DCS	MDE-0028	B V H Integrated Services, P.C.	C	\$0.00	17-021	2/10/2017
OC DCS	MDE-0029	Fuss & O'Neill, Inc.	A	\$0.00	17-022	2/10/2017
OC DCS	MDE-0034	Diversified Technology Consultants, Inc	A	\$0.00	17-023	2/10/2017
BI CTC	527	ID3A LLC	T	\$148,650.00	17-032	2/21/2017
OC DCS	CA-0019	Strategic Building Solutions, LLC	A	\$0.00	17-040	3/6/2017
OC DCS	CA-0020	Downes Construction Company, LLC	A	\$0.00	17-041	3/6/2017
OC DCS	CA-0023	Arcadis U.S., Inc.	A	\$0.00	17-042	3/6/2017
BI RT	876	Arcadis U.S., Inc.	A	\$0.00	17-043	3/6/2017
OC DCS	ANLY-0021	Arcadis U.S., Inc.	T	\$114,170.00	17-003	3/13/2017
OC DCS	ANLY-0023	Navigant Consulting, Inc.	A	\$0.00	17-049	3/13/2017
OC DCS	ANLY-0024	Urban Engineers, Inc.	A	\$0.00	17-050	3/13/2017
BI Q	672	Fuss & O'Neill, Inc.	A	\$0.00	17-051	3/13/2017
BI JA	467	Alfred Benesch & Company, Inc.	T	\$8,000.00	17-047	3/13/2017
BI Q	672	ID3A LLC	T	\$114,910.00	17-046	3/13/2017
OC DCS	VEH-0021	Desman Inc. dba Desman Associates	T	\$13,500.00	17-048	3/16/2017
OC DCS	VEH-0022	Macchi Engineers, LLC	T	\$0.00	17-071	3/23/2017
OC DCS	VEH-0023	Alfred Benesch & Company, Inc.	A	\$0.00	17-072	3/23/2017
OC DCS	VEH-0024	Walker Parking Consultants/ Engineers, Inc.	A	\$0.00	17-073	3/23/2017
BI MH	123	C-L A Engineers, Inc.	A	\$0.00	17-074	3/23/2017
OC DCS	CAM-0001	Nosal Builders, Inc.	T	\$200,000.00	17-078	4/10/2017
OC DCS	CAM-0002	McCloud Group LLC	C	\$500,000.00	17-082	4/13/2017
OC DCS	CAM-0003	Morganti Group, Inc. (The)	C	\$500,000.00	17-083	4/13/2017
			C	\$500,000.00	17-084	4/13/2017

9/14/2017

On-Call Contracts

Appendix C

Consultant Contract Activity - Legal Unit (Report #18)

Approved by the State Properties Review Board (SPRB)

Date Range of this Report: 7/1/16 through 6/30/17

Project No.	Contract Number	Consultant Name	AGMT TYP	Consultant Fee	SPRB File No.	Date SPRB Approved
OC DCS	Cam-0004	Construction Services Group	C	\$500,000.00	17-085	4/13/2017
OC DCS	Cam-0005	D H Bolton, LLC	C	\$500,000.00	17-086	4/13/2017
BI CTC	513	HAKS Engineers, P.C.	T 5 A	\$30,000.00	17-123	5/18/2017
BI 2B	422	DPMCT, Inc.	T 2 A	\$95,000.00	17-135	5/25/2017
BI T	605	DPMCT, Inc.	T 3 A	\$128,079.00	17-132	5/30/2017
BI C	285	Fuss & O'Neill, Inc.	T 3 A	\$27,500.00	17-159	5/30/2017
OC DCS	MDE-0035	Fuss & O'Neill, Inc.	C	\$1,000,000.00	17-138	6/1/2017
OC DCS	MDE-0036	BVH Engineers, Inc.	C	\$1,000,000.00	17-139	6/1/2017
OC DCS	MDE-0037	AI Architects	C	\$1,000,000.00	17-140	6/1/2017
OC DCS	MDE-0038	Diversified Technology Consultants, Inc	C	\$1,000,000.00	17-141	6/1/2017
OC DCS	MDE-0040	HAKS Engineers, P.C.	C	\$1,000,000.00	17-142	6/1/2017
BI RD	299	Ames & Whitaker, Architects, PC	T 1	\$450,000.00	17-136	6/5/2017
OC DCS	CA-0024	AI Engineers, Inc.	C	\$500,000.00	17-143	6/8/2017
OC DCS	CA-0025	Arcadis U.S., Inc.	C	\$500,000.00	17-144	6/8/2017
OC DCS	CA-0026	Strategic Building Solutions, LLC	C	\$500,000.00	17-145	6/8/2017
OC DCS	CA-0027	HAKS Engineers, P.C.	C	\$500,000.00	17-146	6/8/2017
OC DCS	CA-0028	STV Architects, PC	C	\$500,000.00	17-147	6/8/2017
OC DCS	CA-0029	Jacobs Project Management Co.	C	\$500,000.00	17-148	6/8/2017
OC DCS	CA-0030	GM2 Associates, Inc.	C	\$500,000.00	17-149	6/8/2017
BI T	613	Christopher Williams Architects, LLC	T 2 A	\$33,369.00	17-158	6/12/2017
BI CTC	512	Langan Engineering & Environmental Services, Inc.	T 1 B	\$19,700.00	17-126	6/22/2017
BI CTC	497	Christopher Williams Architects, LLC	T 1 C	\$9,950.00	17-175	6/29/2017
BI RD	299	Downes Construction Company, LLC	T 11	\$180,815.00	17-137	6/29/2017

Total On-Call Contracts Completed FY 17: 87

\$30,033,963.00

Grand Total of Consultant & On-Call Contracts FY 17: 116

\$86,347,866.00