



STATE OF CONNECTICUT
Department of Administrative Services

Michelle H. Gilman
Commissioner

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August 30, 2022

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 2022, 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: Noel Petra, Deputy Commissioner, Division of Real Estate and Construction – 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 2022
(July 1, 2021 - June 30, 2022)

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 2022, as well as realty acquisitions, sales and transfers that occurred during the fiscal year. Please note, DAS’s Department of Construction Services (“DCS”) 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 2022. Specifically, this section discusses recent and ongoing efforts by DAS and its partner agencies to save money for the state by renegotiating 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 2022, and ongoing savings and cost avoidance to the state from previous years, totaled \$6,223,508. Savings/cost avoidance measures include DAS lease-outs state-owned real estate which generated \$429,485.11 annual rental income for FY 2022, and the renegotiating of leases or relocations saving money while improving the office environment (i.e., new DMV location in Putnam replacing an old, deteriorated trailer, new location in Meriden for DCF replacing their old office in an inferior building). The cumulative effect of these actions since 2011 have resulted in more than \$100,000,000 in savings and cost avoidance.

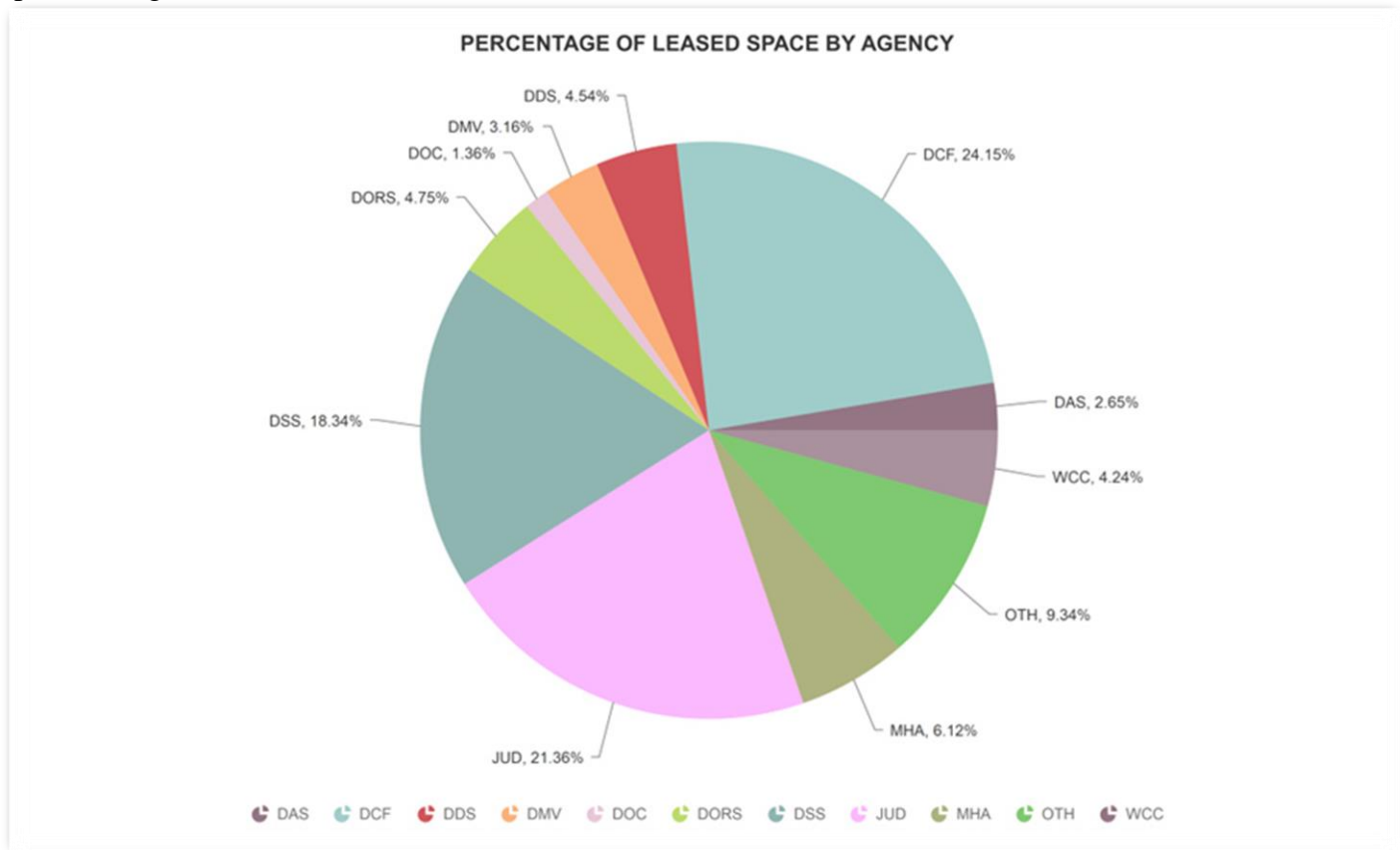
SECTION I: THE STATE'S REALTY ACTIVITY

A. Property Leased to the State

Status of State-Leased Property. As of June 30, 2022, DAS leased a total of 1,801,737 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 128 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 203 lease agreements. In FY 2022, the amount of leased floor space stayed essentially the same increasing by a net 11,871 NUSF. The total NUSF of leased space in FY 2022 represents a **.0066%** increase in leased space since FY 2021 (from 1,789,866 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. 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).

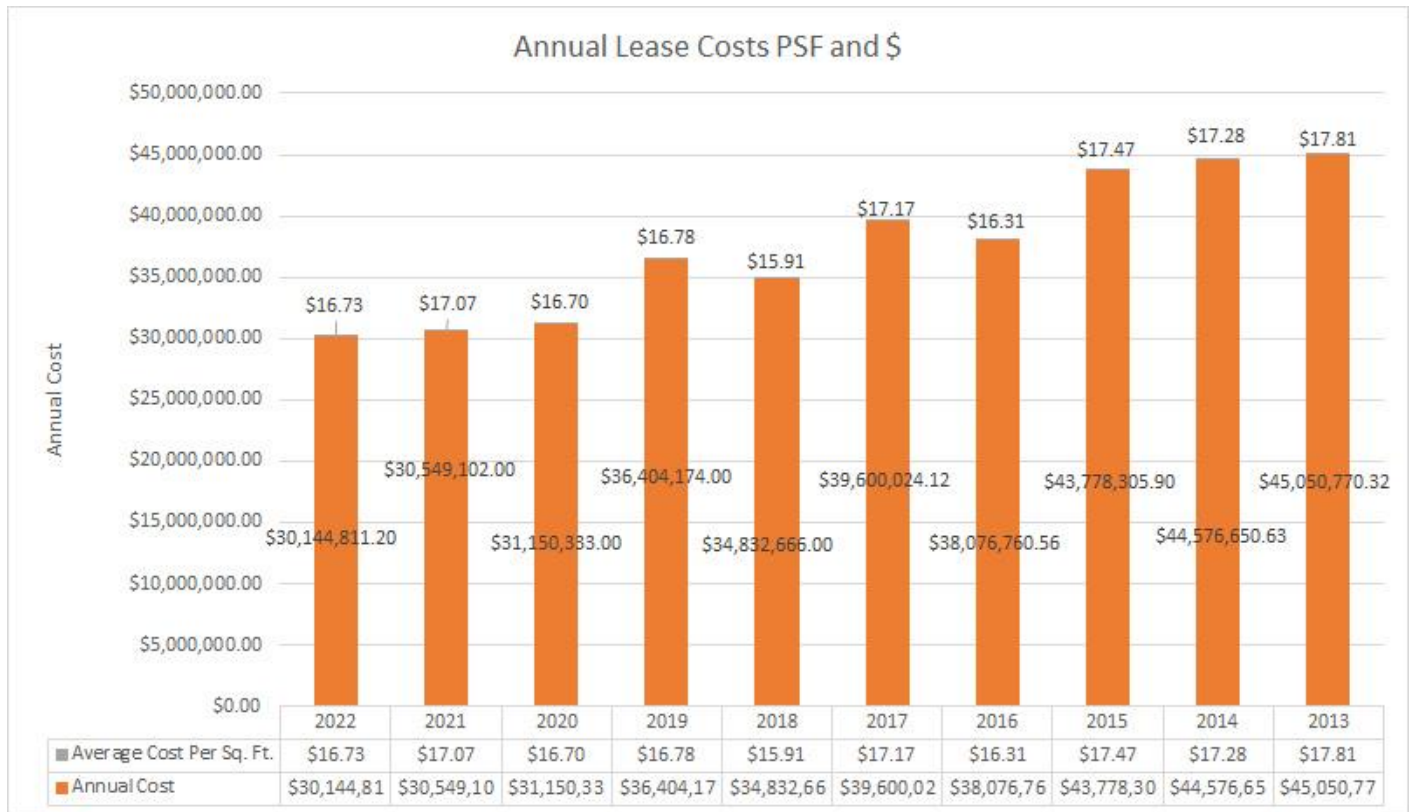
The following chart illustrates the percentage of DAS-leased space utilized by individual agencies and branches. As indicated on the chart, the Department of Children and Families (“DCF”) utilizes the largest proportion of all DAS-leased space among the state agencies and offices. DAS is responsible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

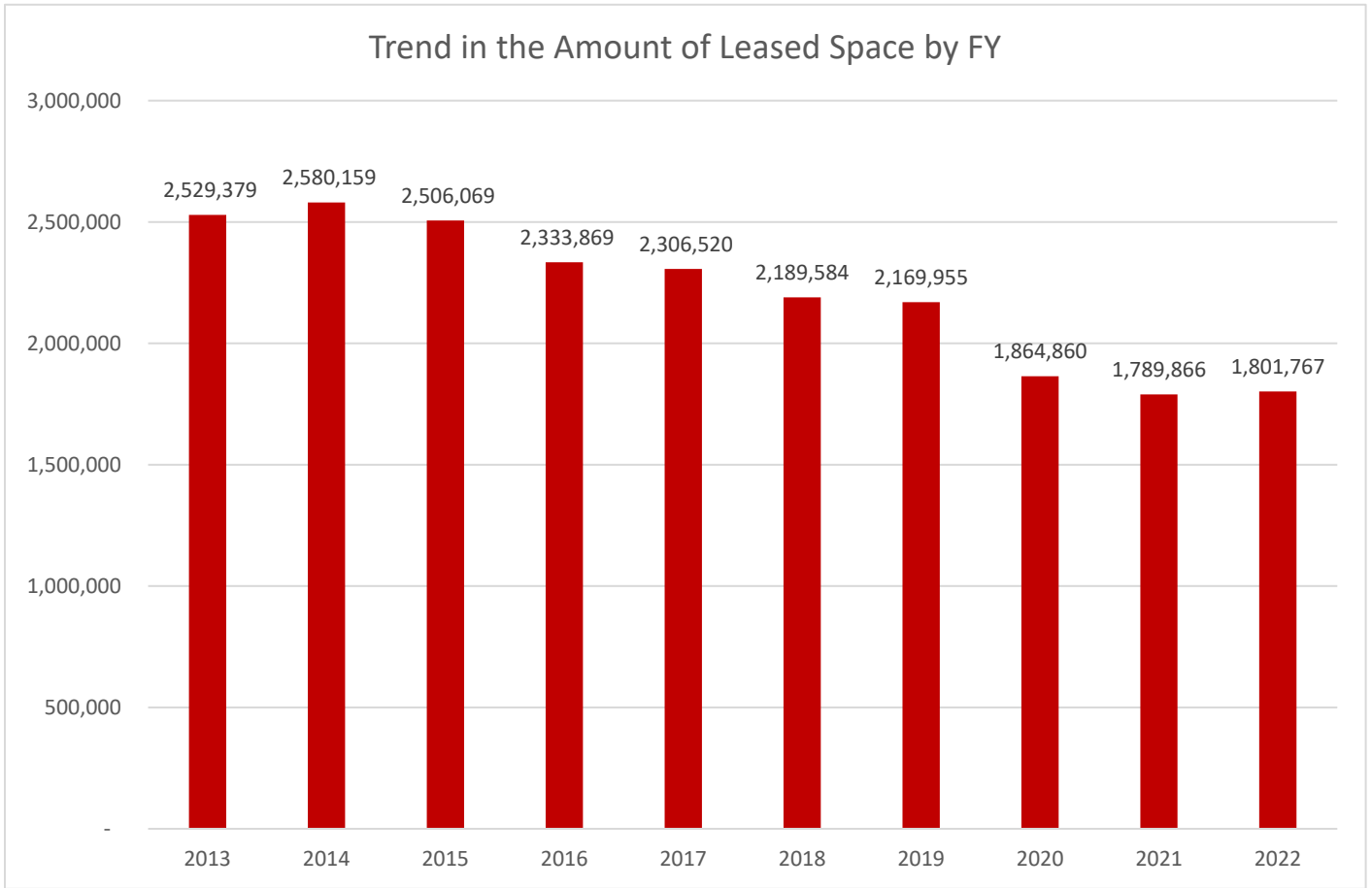


Costs of State-Leased Property. In FY 2022, the state’s total annualized cost of leased space under DAS control was \$32,207,202. This figure includes base rents and annual parking leases. Please note some industry-paid state agencies reimburse DAS for annual rental expenses. The FY 2022 annualized costs decreased from the \$32,257,504 (revised) incurred by the state in overall lease costs in FY 2021. The average cost per square foot of leased space was \$16.73 in FY 2022 (*excluding standalone parking leases*), essentially unchanged from \$16.87 (revised) in FY 2021.

Appendix A provides a list of the 128 DAS leases for state agencies and offices as of June 30, 2022, 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 18 leases for parking only (included in the 128 leases count).

Trends. In the last 10 years, overall, per square foot leasing costs have decreased by an average of .27% per year (inflation *increased* by an average of 2.59% for the same period) with the average rate per square foot decreasing from \$17.81 (FY 2013) to \$16.73 (FY 2022) 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 \$32,207,202 in FY 2022.**





Leasing Transactions during FY 2022. Regarding lease/transfer transactions that occurred specifically during FY 2022, between July 1, 2021, and June 30, 2022, the SPRB approved a total of twenty-six (26) transactions submitted by DAS. These submissions included fourteen (14) office/parking leases, two (2) MOUs, three (3) lease-out agreements, one (1) acquisition, one (1) sale and five (5) lease assignments. These leases comprised a total of 162,457 NUSF of space, with an average per square foot cost of \$12.12, parking included in the lease. The total annualized value of all approved lease transactions was \$1,969,816.42.

Appendix B contains a list of proposals submitted by DAS and the action taken by the State Properties Review Board in FY 2022.

B. Lease-Out Activity

During FY 2022, the SPRB approved three (3) transactions involving lease-outs of state-owned property. The lease-outs were executed with various non-profits and municipalities.

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 2022.

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 Department 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.” Due to COVID, the new five-year plan was not conducted by OPM in fiscal 2020/21 so the existing plan was continued. DAS is responsible for implementation of the 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. 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 Division and the DAS’s Facilities Division are working to identify available state-owned buildings that may be utilized in place of leased space.

As mentioned above, DAS is implementing reducing the state’s real estate footprint already. In the last fiscal year, all employees located at 18-20 and 30 Trinity Street were relocated to existing state-owned facilities and a Request for Proposal for the sale of the properties was issued. Six responses were received and as of this writing a preferred buyer has been selected and the purchase and sale agreement is in the state’s approval process with final approvals expected by August. This will put these buildings back on the tax rolls and reduce DAS’s footprint owned by approximately 164,000 square feet.

We will continue to look for opportunities to reduce the state’s real estate footprint for leased and owned properties in accordance with best practices with the intent of reducing costs to taxpayers and making the process user friendly for the various stakeholders.

DAS’s lease portfolio increased in FY 2022 by a very small .0066%. Other consolidations are planned in FY 2023 and beyond as we look to right size the State’s real estate portfolio incorporating changes due to COVID-19 and 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 2022, DAS saved approximately \$6,223,508 (including savings from previous actions) for the state by collapsing leases, renegotiating renewal rates ensuring real estate tax payments were correct (saving \$152,000), etc. In addition to the savings, DAS leases state-owned unused real estate generating \$429,685 annual rental income for FY 2022 (included in the total above).

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 Division also worked on many unique projects, one of a 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:

- **COVID -19 ACTIVITIES (under Executive Order 7 (j)):**

- The Administrator is co-lead of the Real Estate/Facilities team on the Unified Command Team coordinating all real estate related activities
 - Hotel Agreements: As of June 30, 2022, there was one hotel still under contract with 75 rooms (down from a high of 750 rooms) for the homeless shelter decompression effort (relocating the homeless out of shelters)
 - The Homeless Coordinated Access Networks (CANS) across the state held a virtual tribute event on March 31, 2022, to honor the Department of Administrative Services, Department of Housing and other key stakeholders in the Covid-19 response and recovery efforts over the past two years. David Rich, President & CEO, presented a plaque recognizing DAS' Statewide Leasing and Property Transfer Staff, DAS Business office and OPM staff "for its extraordinary leadership in negotiating and maintaining contracts with hotels throughout the state to house the homeless during the pandemic and the incredible partnership that you all have provided to the CANS during these first two years of the pandemic".
- Savings by reviewing tax invoices from lessors, seeking reevaluations, etc.... a total \$152,000.
 - DCF relocated from a very poor building to a newly renovated facility in Meriden saving \$458,324 over 10-year period in the process.
 - 61 property inspections and 27 re-inspections were conducted by the department's Compliance Officer.
 - Negotiated a new seven year lease for the State Library located in Hartford saving the state \$125,671 over the term of the lease.
 - Relocated DMV into a newly renovated building in Putnam replacing a trailer in very poor condition thereby enhancing services to the public in an ADA compliant facility.
 - Facilitated the donation of a building located at 729 Main Street, Willimantic to Board of Regents
 - Two RFPs issued in fiscal 2021 resulted in offers on the following:
 - 129 Lafayette, Hartford (RFP due August 20th, 2021) – Two offers under consideration.
 - 18-20 and 30 Trinity Street, Hartford (RFP was due July 9, 2021) Preferred buyer selected, under contract currently in State's approval process (expected in August 2022).
 - Purchase of the CDECCA power plant which services 14 state- and privately-owned buildings in the Capitol Avenue area of Hartford – Negotiated terms and conditions (original asking price was \$11.0M, final price \$7.25M) and contract signed and fully approved. Closing expected 9/30/2022. Will ultimately save the state money.
 - Due to retirement, and employees leaving, the division hired three new people and promoted an in-house employee to the Supervising Property Agent position (Thomas Pysh).
 - Re-started the annual training sessions (with OPM) for agencies on the State Facility Plan with more than 60 participants (virtually).

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

Appendix A - Building Lease Inventory

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
BUILDING LEASES					
GROTON	445 EASTERN POINT ROAD - BLDG 230	DAS	47750	\$0.96	
HARTFORD	110 BARTHOLOMEW AVE	DCF	63645	\$902,229.00	\$14.18
NEW BRITAIN	1 GROVE ST	DCF	41482	\$725,934.96	\$17.50
BRIDGEPORT	100 FAIRFIELD AVE	DCF	44435	\$1,011,784.92	\$22.77
WATERBURY	64 AVENUE OF INDUSTRY	DCF	12092	\$190,449.00	\$15.75
MANCHESTER	364 WEST MIDDLE TPK	DCF	35068	\$414,404.76	\$11.82
TORRINGTON	62 COMMERCIAL BLVD	DCF	10000	\$125,000.04	\$12.50
NORWICH	2 COURTHOUSE SQ	DCF	36822	\$608,553.48	\$16.53
MIDDLETOWN	2081 SOUTH MAIN ST	DCF	17360	\$279,495.96	\$16.10
NEW HAVEN	1 LONG WHARF DR	DCF	49529	\$989,589.48	\$19.98
WINDHAM	322 MAIN ST	DCF	23263	\$301,488.48	\$12.96
MERIDEN	639 RESEARCH PARK WAY	DCF	20539	\$267,006.96	\$13.00
DANBURY	131 WEST ST	DCF	17379	\$329,332.08	\$18.95
MILFORD	38 WELLINGTON RD	DCF	39907	\$658,465.56	\$16.50
NORWALK	761 MAIN AVENUE	DCF	23682	\$588,260.88	\$24.84
WALLINGFORD	35 THORPE AVENUE	DDS	27529	\$493,097.04	\$17.91
EAST HARTFORD	255 PITKIN ST	DDS	32628	\$540,000.00	\$16.55
WINDHAM	90 SOUTH PARK ST	DDS	8693	\$113,004.00	\$13.00
NEW HAVEN	370 JAMES ST	DDS	12972	\$194,580.00	\$15.00
WINDHAM	1559 WEST MAIN ST	DMV	9254	\$99,000.00	\$10.70
DANBURY	2 LEE MAC AVE	DMV	9889	\$211,963.20	\$21.43
NEW BRITAIN	85 NORTH MOUNTAIN RD	DMV	11500	\$231,000.00	\$20.09
WATERBURY	2200 THOMASTON AVE	DMV	7725	\$123,600.00	\$16.00
PUTNAM	62 PROVIDENCE PIKE	DMV	2833	\$32,550.00	\$11.49
STAMFORD	137 HENRY STREET	DMV	676	\$0.96	\$0.00
BRIDGEPORT	110 COLONIAL AVE	DMV	15000	\$346,674.36	\$23.11
NORWICH	2-6 CLIFF ST	DOC	3735	\$53,223.72	\$14.25
NEW HAVEN	620 GRAND AVENUE	DOC	11075	\$191,400.72	\$17.28
WATERBURY	2200 THOMASTON AVE	DOC	9644	\$191,160.00	\$19.82
NEW LONDON	6 SHAWS COVE	DORS	818	\$15,240.00	\$18.63

Appendix A - Building Lease Inventory

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
BUILDING LEASES					
TORRINGTON	30 PECK ROAD	DORS	939	\$12,169.44	\$12.96
NEW HAVEN	370 JAMES ST	DORS	5857	\$94,883.40	\$16.20
WINDSOR	184 WINDSOR RD.	DORS	33968	\$467,739.36	\$13.77
MIDDLETOWN	442 SMITH STREET	DORS	1408	\$16,896.00	\$12.00
EAST HARTFORD	893 MAIN STREET	DORS	1116	\$28,037.04	\$25.12
BRIDGEPORT	1057 BROAD ST	DORS	6080	\$127,680.00	\$21.00
HARTFORD	309 WAWARME AVE	DORS	35309	\$563,178.60	\$15.95
BUILDING LEASES					
STAMFORD	1642 BEDFORD ST	DSS	17600	\$277,200.00	\$15.75
WATERBURY	249 THOMASTON AVE, A	DSS	27360	\$437,760.00	\$16.00
NEW HAVEN	50 HUMPHREY STREET	DSS	51282	\$799,999.20	\$15.60
WINDSOR	20 MEADOW ROAD	DSS	47937	\$660,092.52	\$13.77
WATERBURY	249 THOMASTON AVE, A	DSS	14889	\$238,224.00	\$16.00
MIDDLETOWN	2081 SOUTH MAIN ST	DSS	26497	\$452,321.52	\$17.07
TORRINGTON	62 COMMERCIAL BLVD	DSS	8280	\$103,500.00	\$12.50
BRIDGEPORT	925 HOUSATONIC AVE	DSS	57430	\$1,007,896.56	\$17.55
NEWINGTON	30 CHRISTIAN LA	DSS	28325	\$488,606.28	\$17.25
WILLIMANTIC	1320 MAIN STREET	DSS	10752	\$169,344.00	\$15.75
DANBURY	342 MAIN ST	DSS	14643	\$232,092.00	\$15.85
MANCHESTER	699 EAST MIDDLE TPK	DSS	25370	\$403,383.00	\$15.90
BUILDING LEASES					
NORWALK	11 COMMERCE ST	JUD	6249	\$103,358.52	\$16.54
PUTNAM	267 KENNEDY DRIVE	JUD	4563	\$83,830.32	\$18.37
GLASTONBURY	455 WINDING BROOK DR	JUD	29664	\$637,776.00	\$21.50
BRISTOL	225 NO. MAIN ST	JUD	5204	\$78,394.08	\$15.06
EAST HARTFORD	99-101 EAST RIVER DR.	JUD	33468	\$754,703.40	\$22.55
NEW LONDON	153 WILLIAMS ST	JUD	9150	\$124,809.72	\$13.64
WATERFORD	978 HARTFORD TPK	JUD	19962	\$491,264.88	\$24.61
EAST HARTFORD	287 MAIN ST	JUD	4292	\$77,985.60	\$18.17
MANCHESTER	587 EAST MIDDLE TPK	JUD	4760	\$74,589.12	\$15.67
MERIDEN	165 MILLER ST	JUD	6491	\$12,981.96	\$2.00
HARTFORD	999 ASYLUM AVE	JUD	10989	\$175,824.00	\$16.00
BRIDGEPORT	1 LAFAYETTE CR	JUD	33376	\$517,328.04	\$15.50
ROCKY HILL	97 HAMMER MILL RD	JUD	22762	\$199,622.76	\$8.77
VERNON	26 PARK ST	JUD	4014	\$28,820.52	\$7.18
MIDDLETOWN	484 MAIN ST	JUD	3214	\$51,789.12	\$16.11

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MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
BUILDING LEASES					
PUTNAM	265 KENNEDY DRIVE	JUD	2721	\$51,785.76	\$19.03
NEW HAVEN	414 CHAPEL ST	JUD	15718	\$213,294.24	\$13.57
MIDDLETOWN	484 MAIN ST	JUD	5950	\$95,297.64	\$16.02
WATERBURY	11 SCOVILL ST	JUD	17040	\$267,698.40	\$15.71
DERBY	100 ELIZABETH ST	JUD	5730	\$110,875.56	\$19.35
WETHERSFIELD	225 SPRING ST	JUD	10206	\$174,775.32	\$17.12
NORWICH	97-105 MAIN ST	JUD	5038	\$60,456.00	\$12.00
DANBURY	319 MAIN ST	JUD	6263	\$90,375.12	\$14.43
WINDHAM	81-101 COLUMBIA AVE	JUD	18545	\$716,273.28	\$38.62
DANIELSON	190 MAIN STREET	JUD	5534	\$54,233.28	\$9.80
HARTFORD	309 WAWARME AVE	JUD	23223	\$320,946.72	\$13.82
MILFORD	22 BROAD STREET	JUD	5880	\$117,600.00	\$20.00
WETHERSFIELD	225 SPRING ST	JUD	30618	\$522,350.76	\$17.06
VERNON	428 HARTFORD TPK	JUD	2378	\$47,152.92	\$19.83
VERNON	25 SCHOOL ST	JUD	9072	\$136,080.00	\$15.00
NEW HAVEN	881 STATE ST	JUD	22805	\$324,971.28	\$14.25
BUILDING LEASES					
WATERBURY	95 THOMASTON AVE	MHA	20327	\$292,708.80	\$14.40
TORRINGTON	249 WINSTED RD	MHA	15214	\$262,897.92	\$17.28
WATERBURY	1669 THOMASTON AVE	MHA	6031	\$71,165.88	\$11.80
NEW HAVEN	389 WHITNEY AVE	MHA	4776	\$83,580.00	\$17.50
BRIDGEPORT	100 FAIRFIELD AVE	MHA	21036	\$503,812.20	\$23.95
OLD SAYBROOK	2 CENTER ROAD WEST	MHA	2842	\$52,861.20	\$18.60
WEST HAVEN	270 CENTER ST	MHA	7360	\$103,200.00	\$14.02
DANBURY	78 TRIANGLE ST	MHA	11056	\$160,311.96	\$14.50
NEW HAVEN	1 LONG WHARF DR	MHA	7600	\$183,540.00	\$24.15
STAMFORD	1351 WASHINGTON BLVD.	MHA	14089	\$503,277.24	\$35.72
BUILDING LEASES					
NEWINGTON	81-85 ALUMNI RD	COC	10027	\$80,215.92	\$8.00
NEW HAVEN	234 CHURCH ST	DCJ	1770	\$42,500.04	\$24.01
HARTFORD	75 VAN BLOCK AVE	CSL	43806	\$392,720.76	\$8.96
HARTFORD	250-260 CONSTITUTION PL	DOB	30144	\$776,544.72	\$25.76
DANBURY	190-196 MAIN STREET	CCC	19650	\$381,996.00	\$19.44
WEST HARTFORD	141 SOUTH ST	DCJ	7496	\$62,516.64	\$8.34
HARTFORD	960 MAIN/153 MARKET ST	DOI	41887	\$966,752.04	\$23.08
BRIDGEPORT	752 EAST MAIN STREET	DVA	576	\$0.00	\$0.00

Appendix A - Building Lease Inventory

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
BUILDING LEASES					
WASHINGTON	400/444 N CAPITOL STREET NW, SUITE 317	GOV	1031	\$70,949.16	\$68.82
BRISTOL	430 NO. MAIN ST	CCC	8003	\$122,445.96	\$15.30
BRIDGEPORT	350 FAIRFIELD AVE	HRO	3851	\$76,255.80	\$19.80
DERBY	75 CHATFIELD STREET	CCC	0	\$0.00	\$0.00
NORWICH	55 MAIN ST	WCC	9638	\$222,637.80	\$23.10
BRIDGEPORT	350 FAIRFIELD AVE	WCC	9131	\$159,792.48	\$17.50
HARTFORD	999 ASYLUM AVE	WCC	9974	\$191,301.36	\$19.18
MIDDLETOWN	645 SOUTH MAIN STREET	WCC	6520	\$78,891.96	\$12.10
NEW BRITAIN	24 WASHINGTON STREET	WCC	7147	\$142,940.04	\$20.00
NEW HAVEN	700 STATE ST	WCC	8800	\$171,523.56	\$19.49
STAMFORD	111 HIGH RIDGE RD	WCC	8040	\$160,800.00	\$20.00
HARTFORD	21 OAK ST	WCC	17100	\$299,934.00	\$17.54

Appendix A - Parking Lease Inventory			
MUNICIPALITY	STREET	TENANT AGENCY	ANNUAL RENT
PARKING LEASES			
HARTFORD	155 MORGAN ST	DAS	0
HARTFORD	240 PARK/CEDAR ST	DAS	\$77,933.04
HARTFORD	245 HAMILTON ST	DCF	\$45,900.00
WATERBURY	FREIGHT ST	DCF	\$24,000.00
WATERBURY	481-489 MEADOW ST	DCF	\$62,757.36
WATERBURY	BANK ST	JUD	\$100,200.00
NORWICH	MARKET & SHETUCKET	JUD	\$6,000.00
BRIDGEPORT	95 CHAPEL ST	JUD	\$145,941.60
NEW BRITAIN	14 FRANKLIN SQ	JUD	\$30,030.00
NEW HAVEN	265 CHURCH STREET	JUD	\$158,100.00
NEW LONDON	19 JAY STREET	JUD	\$14,664.00
DANIELSON	CENTER ST. MUN. LOT	JUD	\$9,000.00
BRIDGEPORT	314-322 FAIRFIELD AVE	JUD	\$99,999.96
NEW LONDON	153 WILLIAMS ST	JUD	\$4,042.56
DERBY	ELIZABETH. & THOMPSON PL.	JUD	\$21,600.00
MERIDEN	54 W. MAIN ST	JUD	\$51,360.00
NEW HAVEN	690 STATE ST	JUD	\$352,260.00
NEW HAVEN	1 TEMPLE STREET	CCC	\$861,060.00

**DEPARTMENT OF ADMINISTRATIVE SERVICES
LEASING AND PROPERTY TRANSFER
LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
JULY 1, 2021 - JUNE 30, 2022**

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	21-094	7/19/2021	APPROVED	DAS/DCF	639 Research Parkway, LLC	Meriden	Office and 168 Parking Spaces	20,539	New Lease		\$13.00	3/6/2032	\$267,007.00
2	21-112	8/26/2021	APPROVED-APPROVED-SLIPSHEET	DAS/CSL	75 Van Block	Hartford	Warehouse/Office and 32 Parking Spaces	43,806	New Lease		\$8.96	10/26/2028	\$392,720.76
3	21-094	10/4/2021	APPROVED	DAS/DCF	639 Research Parkway, LLC	Meriden	Office and 168 Parking Spaces	0	New Lease		\$0.00	3/6/2032	\$0.00
4	22-007	2/14/2022	APPROVED	DAS/DCF	64 Avenue of Industry	Waterbury	Office and 70 Parking Spaces	12,092	New Lease		\$15.75	5/15/2032	\$190,449.00
5	22-013	3/3/2022	APPROVED	DAS/DMV	62 Providence Pike, Suite J	Putnam	Office and 86 Parking Spaces	2,833	New Lease		\$11.49	6/9/2027	\$32,550.00
6	22-032	4/14/2022	APPROVED	DAS/JUD	999 Asylum Avenue	Hartford	Office and 50 Parking Spaces	10,989	New Lease		\$16.00	4/19/2027	\$175,824.00
7	22-038	4/25/2022	APPROVED	DAS/DCF	481 Meadow Street & 22 Brown Place	Waterbury	101 Parking Spaces	0	License Agreement		\$0.00	6/12/2027	\$62,757.36
8	22-055	5/2/2022	APPROVED	DAS/JUD	97 Hammer Mill Road	Rocky Hill	Warehouse/Office and 9 Parking Spaces	22,762	New Lease		\$8.77	5/3/2032	\$199,622.76
9	22-057	5/2/2022	APPROVED	DAS/JUD	225 North Main St.	Bristol	Office and 19 Parking Spaces	5,204	New Lease		\$15.06	5/12/2027	\$78,394.08
10	21-190	5/12/2022	APPROVED	DAS/DCF	364 West Middle Turnpike	Manchester	Office and 238 Parking Spaces	35,068	First Amendment to Lease		\$11.82	4/30/2026	\$414,404.70
11	22-059	5/10/2022	APPROVED	DAS/DMHAS	2 West Center Road	Old Saybrook	Office and 18 Parking Spaces	0	Second Amendment to Lease (install IT equipment)		\$0.00	6/19/2024	\$0.00
12	22-094	6/2/2022	APPROVED	DAS/JUD	Center Street Municipal Lot	Killingly	50 Parking Spaces	0	License Agreement		\$0.00	6/16/2032	\$9,000.00
13	22-106	6/23/2022	APPROVED	DAS/JUD	484 Main Street 3rd Floor	Middletown	Office and 8 Parking Spaces	3,214	Exercise 5-Year Option Renewal		\$16.11	6/28/2027	\$51,789.12
14	22-107	6/23/2022	APPROVED	DAS/JUD	484 Main Street 4rd Floor	Middletown	Office and 15 Parking Spaces	5,950	Exercise 5-Year Option Renewal		\$16.02	6/28/2027	\$95,297.64
								162,457					\$1,969,816.42

1	21-094	7/12/2021	SUSPENDED	DAS/DCF	639 Research Parkway, LLC	Meriden	Office and 168 Parking Spaces	20,539	New Lease		\$13.00	3/6/2032	\$267,007.00
2	21-104	7/29/2021	SUSPENDED	DAS/DCF	64 Avenue of Industry	Waterbury	Office and 70 Parking Spaces	12,092	New Lease		\$17.50	5/15/2032	\$211,610.00
3	21-112	8/9/2021	SUSPENDED	DAS/CSL	75 Van Block	Hartford	Warehouse/Office and 32 Parking Spaces	43,806	New Lease		\$8.96	10/26/2028	\$392,720.76
4	21-117	8/16/2021	RETURNED	DAS/DCF	364 West Middle Turnpike	Manchester	Office and 238 Parking Spaces	35,068	First Amendment to Lease		\$11.82	4/30/2026	\$414,404.70
5	21-133	9/13/2021	RETURNED	DAS/DSS	249 Thomaston Avenue	Waterbury	Office and 169 Parking Spaces	36,597	New Lease		\$18.50	10 Years	\$677,044.56
6	21-104	9/20/2021	REJECTED	DAS/DCF	64 Avenue of Industry	Waterbury	Office and 70 Parking Spaces	12,092	New Lease		\$17.50	5/15/2032	\$211,610.00
7	21-160	11/15/2021	RETURNED	DAS/SERC	175 Union Street	Waterbury	Office and 54 Parking Spaces	11,568	New Lease		\$13.74	10 Years	\$158,985.25
8	21-190	1/6/2022	SUSPENDED	DAS/DCF	364 West Middle Turnpike	Manchester	Office and 238 Parking Spaces	35,068	First Amendment to Lease		\$11.82	4/30/2026	\$414,404.70
9	22-054	5/5/2022	RETURNED	DAS/JUD	314-322 Fairfield Avenue	Bridgeport	Parking (24,000 validations per year)		License Agreement			5 Years	\$108,980.04
10	22-054	6/6/2022	SUSPENDED	DAS/JUD	314-322 Fairfield Avenue	Bridgeport	Parking (24,000 validations per year)		License Agreement			5 Years	\$108,980.04

**LEASE/LICENSE OUTS AS APPROVED BY STATE PROPERTIES REVIEW BOARD
July 1, 2021-June 30, 2022**

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	21-102	7/26/2021	APPROVED	DAS/JUD	19 Jay Street	New London	All Souls Unitarian Universalist Congregation	License Agreement (state owned parking lot used by church)	Use of 47 Parking Spaces	\$14,664.00
2	21-161	10/14/2021	APPROVED	DAS/DAS	315 Buckingham Street	Hartford	The Horace Bushnell Memorial Hall Corporation	License Agreement	Parking	1 full time security guard salary
3	22-076	6/6/2022	APPROVED	DAS/DAS	401 West Thames Street	Norwich	Martin House, Inc.	Lease	"The Proposed Martin House Site" (4.05 Acres)	\$1.00
1	21-027	3/29/2021	RETURNED	DAS/DVA	287 West Street	Rocky Hill	American Legion Auxiliary, Department of Connecticut, Inc.	Office	1,343	\$170

**ACQUISITIONS/EASEMENTS
JULY 1, 2021-JUNE 30, 2022**

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	Property / Address	TOWN OR CITY	USE OF SPACE	Desc	Purchase Price
1	22-068	4/25/2022	APPROVED	DAS/DAS	490 Capitol Avenue	Hartford	Co-Generation Plant	Purchase and Sale Agreement	\$7,250,000.00

LEASING AND PROPERTY TRANSFER

DEPARTMENT OF ADMINISTRATIVE SERVICES

LEASING AND PROPERTY TRANSFER

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

JULY 1, 2021 - JUNE 30, 2022

SALE/LEGISLATIVE ACTS

JULY 1, 2021-JUNE 30, 2022

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	22-063	6/30/2022	APPROVED	DAS/DAS	18-20 & 30 Trinity Street	Hartford	Surplus Property	Purchase and Sale Agreement	\$1,100,000.00	Note: if financing allows, buyer will pay up to \$1,650,000.00
1	22-063	5/12/2022	SUSPENDED	DAS/DAS	18-20 & 30 Trinity Street	Hartford	Surplus Property	Purchase and Sale Agreement	\$1,100,000.00	Note: if financing allows, buyer will pay up to \$1,650,000.00

DEPARTMENT OF ADMINISTRATIVE SERVICES

LEASING AND PROPERTY TRANSFER

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

JULY 1, 2021-JUNE 30, 2022

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, 2021-June 30, 2022

ITEM	SPRB#	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE
1	21-163	11/18/2021	APPROVED	DAS/DMV/DOC	2200 Thomaston Avenue	Waterbury	Nichols Realty, LLC	17,369	Consent to Assignment
2	21-184	12/23/2021	APPROVED	DAS/DSS	925 Housatonic Avenue	Bridgeport	My Housatonic, LLC	57,430	Consent to Assignment
3	21-192	1/13/2022	APPROVED	DAS/DCS	450 Columbus Boulevard	Hartford	School Construction Grant Program	13th Floor	Assignment of Space
4	22-067	4/18/2022	APPROVED	DAS/DECD-OWS	450 Columbus Boulevard	Hartford	Office of Workplace Strategies	4 cubicles on 2nd floor	Assignment of Space
5	22-072	4/28/2022	APPROVED	DAS/AG	110 Sherman Street	Hartford	AG Relocation to 165 Capitol Avenue	12 People	Assignment of Space
1	21-135	8/26/2021		RETURNED	55 Farmington Avenue	Hartford	DAS Best - DSS Relocation		Assignment of Space

DEPARTMENT OF ADMINISTRATIVE SERVICES

LEASING AND PROPERTY TRANSFER

MOUs

July 1, 2021- June 30, 2022

ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE
1	21-097	7/12/2021	APPROVED	DAS/JUD	61 Woodland Street	Hartford	DAS/JUD	17,856	relinquish space in the basement and mezzanine
2	22-079	6/13/2022	APPROVED	DAS/WCC/DOL	645 South Main Street	Middletown	DAS/WCC/DOL	6,520	Shared Space/Expenses