



State of Connecticut

Recommended State Facility Plan 2007 - 2012

Recommended State Facility Plan

State of Connecticut
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106

Robert L. Genuario
Secretary
March 2007

Office of Policy & Management
Bureau of Real Property Management

Richard J. Nuclio - Director
Patrick M. O'Brien – Planning Specialist

TABLE OF CONTENTS

About the State Facility Plan

About the State Facility Plan	Page 01
State Facility Plan Timeline	Page 01
Stages of the State Facility Plan	Page 02
State Facility Plan Responsibilities	Page 03

State Facility Plan Components

Capital Development Impact Statements	Page 07
Related Capital Projects	Page 07
Substitution of State Owned Space for Leased Space	Page 08
Facilities Proposed For Abandonment or Demolition	Page 08
Modifications Which Could Result in Energy or Cost Savings	Page 09

Space Management Policies

Required Space Management Policies	Page 11
Additional Space Management Policies	Page 14
Promotion of Connecticut's Colocation Goals	Page 18

Data Collection & Methodology

Data Collection & Methodology	Page 20
Agencies Receiving Submission Packages	Page 21
Responding Agencies	Page 22
Space Request Approval Process	Page 24

Requests and Recommendations - Summaries by Sector of Government

Data Notes	Page 25
All Government Sectors	Page 26
Conservation & Development Sector	Page 31
Corrections Sector	Page 33
Education Sector	Page 35
General Government Sector	Page 37
Health & Hospitals Sector	Page 39
Human Services Sector	Page 41
Judicial Sector	Page 43
Regulation and Protection Sector	Page 45

Requests and Recommendations - Summaries by Agency

Attorney General	Page 47
Board of Education and Services for the Blind	Page 49
Charter Oak State College	Page 51
Commission on Human Rights and Opportunities	Page 53
Commission on the Deaf and Hearing Impaired	Page 55
Connecticut State Library	Page 57
Connecticut State University	Page 59
Department of Administrative Services	Page 61
Department of Banking	Page 63
Department of Children and Families	Page 65
Department of Correction	Page 68
Department of Education	Page 70
Department of Environmental Protection	Page 72
Department of Information Technology	Page 74
Department of Labor	Page 76

TABLE OF CONTENTS

Department of Mental Health and Addiction Services	Page 79
Department of Mental Retardation	Page 82
Department of Motor Vehicles	Page 84
Department of Revenue Services	Page 86
Department of Social Services	Page 88
Department of Veterans' Affairs	Page 91
Division of Criminal Justice	Page 93
Division of Special Revenue	Page 95
Emergency Management and Homeland Security	Page 97
Governor's Office	Page 99
Insurance Department	Page 101
Judicial Branch	Page 103
Military Department	Page 111
Office of Protection and Advocacy for Persons with Disabilities	Page 113
Office of Workforce Competitiveness	Page 115
Public Defender Services Commission	Page 117
Regional Community-Technical Colleges	Page 119
Soldiers, Sailors and Marines Fund	Page 122
State Comptroller	Page 124
State Treasurer	Page 126
Teacher's Retirement Board	Page 128
University of Connecticut	Page 130
Workers Compensation Commission	Page 132
State Facility Plan Implementation	
State Facility Plan Implementation	Page 134
Assignment of Space	Page 136
The State Leasing Process	Page 136
Interim Space Requests	Page 138
New/Expanded Space Request Form	Page 139
Lease Compliance	Page 140
The Bureau of Real Property Management	
The Bureau of Real Property Management	Page 141
Future Anticipated Actions	Page 143
Appendix	
Appendix A - Buildings Proposed for Demolition/Abandonment	Page 146
Appendix B - Text of C.G.S. 4b-23 - State Facility Plan	Page 149
Appendix C - Parking Requests	Page 155
Appendix D - Transmittal Letter from OPM to SPRB	Page 158
Appendix E - SPRB Recommendations	Page 159
Appendix F - Transmittal Letter from OPM to General Assembly	Page 160

ABOUT THE STATE FACILITY PLAN

Section 4b-23 of the Connecticut General Statutes (C.G.S.) requires the Office of Policy and Management (OPM) to prepare, on a biennial basis, the State Facility Plan. C.G.S. 4b-23(d) states that “*The state facility plan shall be used as an advisory document for the leasing of property for use by state agencies and departments and for related capital projects.*”

In order to develop the *State Facility Plan*, C.G.S. 4b-23(a) requires all agencies and departments, in each even numbered year, to notify the Secretary of the OPM of their respective facility needs. These facility needs (i.e. buildings and real property owned or leased by the state) are to include long-term and short-term facility needs, opportunities for replacing leased space with state owned space, facilities proposed for demolition or surplus/abandonment which have potential for other uses and space modifications or relocations that could result in cost or energy savings.

Agencies are required to submit their facility needs information to OPM on or before September first of each even-numbered year and OPM is responsible for combining these requests into the *State Facility Plan* (the Plan) which becomes effective July 1st of each odd-numbered year.

Any state agency wishing to make use of leased space to meet their facility needs must be approved for the necessary square footage in the Plan before an agency enters into a lease.

As mandated by C.G.S. 4b-23(n), the Plan also includes a number of *Space Management Policies* which are to be considered whenever space utilization, space management, space acquisition, construction, renovation or leasing decisions are to be made.

State Facility Plan Timeline

The time-line for the submission and approval of agency space requests as well as the implementation of the Plan, is outlined in C.G.S. 4b-23 and is as follows:

- On or before September 1st of each even-numbered year, agencies are required to submit to OPM, with a copy being sent by the requesting agency to the Department of Public Works (DPW), their facility needs covering a period of at least five (5) years.
- On or before December 1st of each even-numbered year, the DPW is required to provide the Secretary of the OPM with a review of the plans and requests submitted for consistency with realistic cost factors, space requirements, space standards, implementation schedules, priority needs and objectives of the Commissioner of the DPW in carrying out his responsibilities under C.G.S.4b-30 and the need for the maintenance, improvement and replacement of State facilities.

- On or before February 15th of each odd-numbered year the OPM is required to present a *Proposed State Facility Plan* to the State Properties Review Board (SPRB) which includes all leases and related capital projects and a statement of the degree to which the plan promotes the colocation goals of the State as delineated in C.G.S. 4b-31(e).
- On or before March 1st of each odd-numbered year the SPRB is required to submit to the Secretary of the OPM, its recommendations concerning the *Proposed State Facility Plan* and to include recommendations that address the colocation goals described in C.G.S. 4b-31(e).
- On or before March 15th of each odd-numbered year the OPM is required to present the *Recommended State Facility Plan* to the General Assembly.
- Upon approval of the General Assembly of the operating and capital budget appropriations, the Secretary of the OPM updates and modifies the *Recommended State Facility Plan* which is then known as the *State Facility Plan*.
- July 1st of each odd-numbered year, the approved *State Facility Plan* becomes effective and remains in effect until June 30th of the next odd-numbered year.

It should be noted that in those odd-numbered years where the State did not have an approved operating and capital budget by July 1st, the most recently approved *State Facility Plan* remained in effect until an operating and capital budget was approved by the General Assembly.

Stages of the State Facility Plan

C.G.S. 4b-23 requires the development of this plan in three (3) separate phases:

- *Proposed State Facility Plan* – represents the proposed facility plan which is required by C.G.S. 4b-23(c) to be submitted by the OPM to the SPRB on or before February 15th of every odd-numbered year.
- *Recommended State Facility Plan* – represents the recommended state facility plan which is required by C.G.S. 4b-23(c) to be submitted by the OPM to the General Assembly on or before March 15th of every odd-numbered year.
- *State Facility Plan* – goes into effect July 1st each odd-numbered year after the General Assembly has approved the operating and capital budget appropriations and is used as an advisory document for the leasing of property for use by state agencies and for related capital projects.

This document, which is titled, “*Recommended State Facility Plan 2007 - 2012*” represents the *Recommended Facility Plan* which is required by C.G.S. 4b-23(c) to be submitted, on or before March 15, 2007, to the General Assembly.

Upon approval of the operating and capital budget by the General Assembly, OPM will make any necessary modifications and/or updates to this Plan which will then be known as the *State Facility Plan* and will become effective on July 1, 2007.

State Facility Plan Responsibilities

With respect to space requests, continued long range planning for facility needs, and the methodology by which the Plan is developed, C.G.S. 4b-23, delineates specific responsibilities for state agencies, the OPM, the DPW, the SPRB and the General Assembly.

Responsibilities of State Agencies - C.G.S. 4b-23(a) requires that all agencies and departments (agencies) of the state to notify the Secretary of the OPM of their facility needs including, but not limited to, the types of such facilities and the municipalities or general location for the facilities.

Agencies are required by C.G.S. 4b-23(a) to base their long-term planning for their facility needs on a program plan and are responsible for continuing long-range planning for facility needs and establishing plans for long-range facility needs. Agency plans are to cover a period of at least five (5) years and agencies are responsible for submitting their plans and related facility project requests, on or before September first of each even numbered year, to the Secretary of the OPM, with a copy being sent by the requesting agency to the Commissioner of the DPW.

C.G.S. 4b-23(a) also requires agencies to submit, if required by the Secretary of the OPM, a *Capital Development Impact Statement*, in accordance with C.G.S. 4-66b, and a colocation statement in accordance with by C.G.S. 4b-31, however, it should be noted that for this Plan the Secretary of the OPM did not require the submission of colocation or *Capital Development Impact Statements*.

Responsibilities of the Office of Policy & Management - It is the responsibility of the OPM to review the facility plans submitted by agencies and to prepare an integrated Plan which meets the aggregate facility needs of the State of Connecticut.

The Secretary of the OPM is responsible for establishing a content guide and schedule for the agency plans which are to include, but not be limited to the identification of:

1. Long-term and short term facility needs, and
2. Opportunities for the substitution of state-owned space for leased space, and

3. Facilities proposed for demolition or abandonment which have potential for other uses, and
4. Space modifications or relocations that could result in cost or energy savings.

The OPM is responsible for providing agencies and departments with instructions for preparing program plans, long-term facility plans and facility project requests and to provide programmatic planning assistance.

The OPM is responsible for reviewing the agency plans and preparing an integrated Plan which meets the aggregate facility needs of the state. C.G.S. 4b-23(a) charges the Secretary of the OPM with reviewing the cost effective retrofit measures recommended by the Commissioner of the DPW and for including, in the plan, those measures which best attain the energy performance standards established under C.G.S. 16a-38(b).

In addition to being responsible for establishing guidelines which define “capital projects”, C.G.S. 4b-23(c) requires the Secretary of the OPM to present a *Proposed State Facility Plan* to the SPRB on or before February fifteenth of each odd-numbered year. This *Proposed State Facility Plan* is to include all leases and related capital projects and a statement to the degree to which the proposed plan promotes the colocation goals as delineated in C.G.S. 4b-31(e).

After receiving the recommendations of the SPRB, the Secretary of OPM is required by C.G.S. 4b-23(c) to present a recommended state facility plan to the General Assembly on or before March fifteenth of each odd-numbered year.

Upon approval of the General Assembly of the operating and capital budget appropriations, the Secretary of the OPM updates and modifies the *Recommended State Facility Plan* which is then known as the *State Facility Plan* and is used as an advisory document for the leasing of property for use by state agencies and for related capital projects.

Responsibilities of the State Properties Review Board - Upon receiving the *Proposed State Facility Plan* from the Secretary of the OPM on or before February fifteenth of each odd-numbered year, the SPRB is required by C.G.S. 4-23(c) to review the Plan and submit its recommendations to the Secretary of the OPM on or before March first of each odd-numbered year. C.G.S. 4b-23(c) requires that the recommendations of the SPRB address the State’s colocation and integration of human services goals which are delineated in C.G.S. 4b-31(e).

Responsibilities of the Department of Public Works - C.G.S. 4b-23(a) requires the Commissioner of the DPW to assist agencies with their long-term facilities planning and in the preparation of cost estimates for such plans and requests.

The Commissioner of the DPW is required, by C.G.S. 4b-23(b), to submit to the Secretary of the OPM, on or before December first of each even-numbered year, a review

of the plans and requests submitted to the OPM for consistency with realistic cost factors, space requirements, space standards, implementation schedules, priority needs, the objectives of the Commissioner of the DPW in carrying out his responsibilities and the need for the maintenance, improvement and replacement of facilities.

C.G.S. 4b-23(e) makes the Commissioner of the DPW responsible for the implementation of the Plan and requires the Commissioner to conduct a study of each proposed facility in the Plan to determine:

1. The method of choice for satisfying each such facility need, and
2. The geographical areas best suited to such need, and
3. The feasibility and cost of such acquisition using a life-cycle cost analysis, and
4. The degree to which the Plan promotes the State's colocation and integration of human services goals which are delineated in C.G.S. 4b-31(e), and
5. Any other relevant factors.

C.G.S. 4b-23(e) requires that the results of this study, along with all supportive materials, be sent by the Commissioner of the DPW to the SPRB.

The Commissioner of the DPW is responsible for reviewing and approving each facility plan implementation action and is to submit to the SPRB a list of each such action approved and the method and plan by which it is to be accomplished.

C.G.S. 4b-23(e) requires that the Commissioner of the DPW endeavor to locate human services in the same building as municipal and private agencies that provide human services.

The Commissioner of the DPW is charged, by C.G.S. 4b-23(1), to monitor the amount of leased space being requested and the costs of all proposed and approved facility project actions and is to advise the Secretary of the OPM and the Governor when the space to be leased or the forecast costs to complete the project exceed the square footage amount or the cost levels in the approved Plan by ten percent (10%) or more. In such instances C.G.S. 4b-23(1) requires approval of the Secretary of the OPM, the SPRB, the State Bond Commission and the Governor before the project can continue.

C.G.S. 4b-23(1) requires the Commissioner of the DPW, on an on-going basis, to monitor the amount of space being requested and the costs of all proposed and approved facility project actions.

Responsibilities of the General Assembly - C.G.S. 4b-23(c) requires the Secretary of the OPM to submit to the General Assembly, on or before March fifteenth of every odd-numbered year, the *Recommended State Facility Plan*.

The General Assembly is responsible for approving the operating and capital budget appropriations. Upon approval by the General Assembly, the Secretary of the OPM then updates and modifies the *Recommended State Facility Plan* which is then known as the *State Facility Plan*.

In addition C.G.S. 4b-23(e) delineates additional responsibilities of the DPW, OPM and SPRB which are more fully described in the *State Facility Plan Implementation* section of this document.

STATE FACILITY PLAN COMPONENTS

C.G.S. 4b-23 requires the Plan to include several components including *Capital Development Impact Statements*, capital projects related to leases, substituting State owned space for leased space, etc.

Capital Development Impact Statements

According to C.G.S. 4b-23(d) “*The state facility plan shall be used as an advisory document for the leasing of property for use by state agencies and for related capital projects.*” C.G.S. 4b-23(a) also requires that any agency submitting a facility project request to the Secretary of the OPM is also to submit “*...a capital development impact statement as required by section 4-66b.*”

However, OPM and the State Bond Commission no longer require the submission of Capital Development Impact Statements (CDIS) when agencies submit funding requests, although agencies are encouraged to submit a CDIS if they believe that it would help to justify their request for funding.

Since CDIS are not required to be submitted by agencies when seeking funding from OPM and the State Bond Commission, CDIS forms were not required to be submitted as part of this Plan, however, the Secretary of the OPM reserves the right to require the submission of a CDIS from any agency seeking funding.

Related Capital Projects

C.G.S. 4b-23(d) states that “*The state facility plan shall be used as an advisory document for the leasing of property for use by state agencies and departments and for related capital projects.*”

However, all construction, renovation and/or tenant fit-out projects which are undertaken in leased facilities are contracted and performed by the landlord and not the State of Connecticut. The costs of these projects are typically amortized over the initial five (5) year term of the lease and are included as part of the square footage cost being paid by the State to the landlord.

Since these construction, renovation and/or tenant fit-out projects are being performed by the landlords, and not the State, and since the cost of such projects are not paid using State Bond funds, such projects are not considered by OPM to be “capital projects” and therefore, are not included as part of this Plan.

Connecticut’s Capital Program is published biannually and is included within the Governor’s Budget document.

Substitution of State Owned Space for Leased Space

C.G.S. 4b-23(a) requires agencies to identify “*Opportunities for the substitution of state-owned space for leased space.*”

As part of the space request process, for each space request agencies were asked “*Does your agency own space which could be used to house this lease?*” No agency indicated that it had existing state owned space which would be used to house functions currently located in, or projected to be located in, leased space.

Although agencies did not identify existing State owned space under their custody and control which could be used to substitute for leased space, the OPM conducts a search of the State’s building inventory system as part of its review when agencies submit leases for OPM approval.

In those instances where OPM is able to identify available and appropriate State owned space which could be substituted for leased space, OPM requests that DPW investigate the potential to utilize the State owned space.

Copies of the State building inventory database are provided by the OPM to the DPW as well as the SPRB on a quarterly basis. With each of these agencies having access to the inventory of available State owned space, OPM is confident that the State is not entering into leases while available and appropriate State owned space remains idle.

Facilities Proposed For Abandonment or Demolition

CGS 4b-23(a) requires agencies to identify “*Facilities proposed for demolition or abandonment which have potential for other uses.*”

As part of their space request submittals, agencies were required to indicate if the agency anticipated abandoning and/or demolishing any State owned structures during the period covered by this Plan (i.e. July 1, 2007 to June 30, 2012).

Five (5) agencies informed OPM that they had custody and control over State owned structures for which it is their intention to either abandon or demolish during the period covered by the Plan. These agencies are:

1. Board of Trustees Community-Technical Colleges
2. Connecticut State University
3. Department of Correction
4. Department of Mental Health & Addiction Services
5. Department of Mental Retardation

Detailed information concerning which specific buildings these agencies anticipate abandoning and/or demolishing can be found in the Appendix section of this document.

For those structures which agencies anticipate abandoning, C.G.S. 4b-21(b) requires formal notification be provided to OPM which states that the agency has no continuing need for these State owned structures.

Upon receipt of such notification, OPM will solicit reuse proposals from other State agencies; however, OPM does not consider the information provided by agencies as part of this Plan sufficient to meet the requirements of C.G.S. 4b-21(b) and requires that separate notification be provided before OPM solicits reuse proposals from other State agencies.

Modifications Which Could Result In Energy or Cost Savings

C.G.S. 4b-23(a) requires agencies to identify “*Space modifications or relocations that could result in cost or energy savings.*”

Since C.G.S. 4b-23(e) makes the Commissioner of the DPW responsible for the implementation of the State Facility Plan, and C.G.S. 4b-30(a) empowers the Commissioner with the responsibility for executing all leases for offices or any other type of space or facility necessary to meet the needs of all state agencies, agencies were not required to identify relocations which could result in cost or energy savings as part of their *State Facility Plan* submissions.

However, OPM did request that agencies respond to a series of questions related to the identification of projects which could be implemented to achieve energy savings at each location leased by the State.

Agencies were provided with a listing of nine (9) items related to energy cost savings and asked to check any of the items which the agency felt could be implemented in order to achieve energy savings at each of their leased locations.

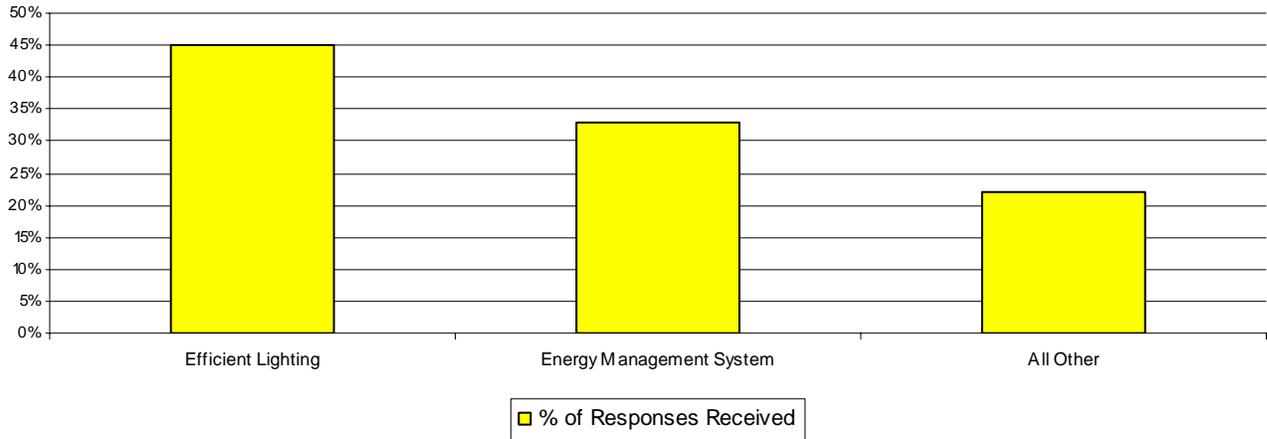
Agencies were asked to check any of the following items:

1. Installation of energy efficient lighting
2. Installation of energy efficient equipment
3. Installation of “low-flo” water aerators
4. Adjustments to the domestic hot water temperature setting
5. Installation of an energy management system and/or thermostat set-backs
6. Implementation of a regular maintenance program for those locations where the State is responsible for maintenance of the building’s HVAC system

7. Participation in a demand response/load control program for those locations where the State is responsible for the procurement of energy
8. Participation in the State’s group purchasing programs for those locations where the State is responsible for the procurement of energy
9. Any other

As shown below, of the responses received agencies indicated that the installation of energy efficient lighting (45% of responses) and the installation of energy management systems (33% of responses) would, in the opinion of the responding agencies, provide energy cost savings at leased locations.

*Modifications Which Could Result In Cost Savings
As Indicated By Responding Agencies*



Agencies submissions related to energy cost saving measures have been provided to both the DPW and the OPM Energy Unit for their review and consideration.

SPACE MANAGEMENT POLICIES

Required Space Management Policies

This Plan is required by C.G.S. 4b-23(n) to include specific policies which:

1. Encourage state use of buildings of historic, architectural or cultural significance,
2. Encourage the location of commercial, cultural, educational and recreational facilities and activities within public buildings,
3. Encourage public pedestrian traffic in and around public buildings,
4. Encourage public use of public buildings for cultural, educational and recreational activities,
5. Encourage use of modern buildings, and
6. Encourage use of public buildings for day care facilities and child development centers.

Each of these policies are to be considered by state agencies whenever space utilization, space management, space acquisition, construction, renovation or leasing decisions are to be made and it is the expectation that agencies will duly consider and implement each of these policies provided that such implementation unless implementation would not prove feasible and prudent compared with available alternatives.

Encourage Use of Historic and Significant Facilities – In accordance with C.G.S. 4b-23(n)(1), it is the policy of the State to encourage the acquisition, transfer and utilization of space in suitable buildings of historic, architectural or cultural significance, unless use of such space would not prove feasible and prudent compared with available alternatives.

Existing efforts in support of this policy include:

- *Explicit Consideration* - Many State facilities are considered historically significant and preservation of the historic features of State facilities is an explicit consideration of major renovation projects. Demolition of historically significant buildings is discouraged and is allowed to go forward only after the agency has demonstrated that no prudent and feasible alternative is available and in accordance with C.G.S. 4b-63 and C.G.S. 4b-64.
- *Certified Local Government Programs (CLG)* – Through the State Historic Preservation Office (SHPO), the CLG program promotes preservation of historic resources by establishing a partnership between local governments and the State. In accordance with federal law, a minimum of 10 percent of

Connecticut's annual federal appropriation for historic preservation is earmarked for projects under the CLG program.

Encourage Mixed Use of State Facilities – In accordance with C.G.S. 4b-23(n)(2), it is the policy of the State to encourage the location of commercial, cultural, educational and recreational facilities and activities within public buildings.

Existing efforts in support of this policy include:

- *Rentschler Field* – The State owned Rentschler Field, located in East Hartford, is a 40,000 seat sports & entertainment stadium managed by Madison Square Garden. In addition to being the home of the University of Connecticut Huskies football team, Rentschler Field hosts concerts, conferences, banquets and special events.
- *Leasing of State Owned Property* – A significant number of state owned properties, primarily through the Connecticut Department of Transportation, are leased to commercial entities, local governments and private individuals and are utilized for public, private and commercial purposes.

Encourage Public Pedestrian Traffic – In accordance with C.G.S. 4b-23(n)(3), it is the policy of the State, to the extent practicable, to encourage the public access to and stimulate public pedestrian traffic around, into and through public buildings, permitting cooperative improvements to and uses of the areas between the building and the street, so that such activities complement and supplement commercial, cultural, educational and recreational resources in the neighborhood of public buildings.

Existing efforts in support of this policy include:

- *Connecticut Heritage Foundation* - The Connecticut State Library's Heritage Foundation promotes the awareness of Connecticut's history and culture by providing resources that will support and expand the collections and educational programs of the Connecticut State Library and the Museum of Connecticut History. The Connecticut State Library is open to the public.
- *State Parks & Outdoor Recreation* – The Department of Environmental Protection administers the state park system and provides for water based recreation within the state inland waters and beaches, manages the State's system of campgrounds, manages a statewide system of recreational trails, manages and operates historic and cultural sites, operates and maintains state boat launch access areas and provides for interpretation of historic and natural resources.
- *Culture, Arts & Tourism* - The Connecticut Commission on Culture & Tourism operates six historic properties which are open to the public: Old New-Gate Prison and Copper Mine, Henry Whitfield State Museum, Sloane-

Stanley Museum, Prudence Crandall Museum, Viets Tavern and Amos Bull House.

Encourage Public Use – In accordance with C.G.S. 4b-23(n)(4), it is the policy of the State to encourage the public use of public buildings for cultural, educational and recreational activities.

Existing efforts in support of this policy include:

- *Touring The Capital and Legislative Office Buildings* – The Joint Committee on Legislative Management offers regular tours of the State Capital and Legislative Office buildings where the public learns the history of the State Capitol, views items important to Connecticut history, visits the Hall of Flags, learns about the legislative process while viewing the House and Senate chambers and observes the proceedings of the General Assembly from the public galleries when the House and Senate are in session.
- *Museum of Connecticut History* – The Connecticut State Library’s Museum of Connecticut History is housed in the 1910 State Library and Supreme Court Building and consists of Memorial Hall, a magnificently restored beaux-arts style gallery, and three adjoining exhibit areas. The Museum’s collections contain portraits of Connecticut Governors as well as historic documents, including the State's original *1662 Royal Charter*, the *1818 State Constitution* and the *1639 Fundamental Orders*.

Encourage Modernization of State Facilities – In accordance with C.G.S. 4b-23(n)(5), it is the policy of the State to encourage the ownership or leasing of modern buildings to replace obsolete facilities, achieve cost and energy efficiencies, maximize delivery of services to the public, preserve existing infrastructure and provide a comfortable and space-efficient work environment.

Existing efforts in support of this policy include:

- *Energy Efficiency* – C.G.S. 16a-38a requires the Commissioner of the DPW to conduct energy audits of state buildings and to recommend retrofit measures to enable the buildings to attain the energy performance standards established under the “*National Energy Conservation Policy Act*”; and C.G.S. 16a-38h states that DPW may not enter into a new lease, in excess of ten thousand square feet, for State use unless and until an energy audit has been conducted on the building and the necessary improvements have been made.
- *Preliminary Design Approval* – C.G.S. 16a-38(c) requires that no State agency may obtain preliminary design approval for a major capital project unless DPW makes a written determination that the design is cost-effective on a life-cycle cost basis. To make such determinations, DPW requires

documentation that the design meets or exceeds the standards set forth in the National Bureau of Standards Handbook and the State Building Code.

Encourage Use of Public Facilities for Day Care & Child Development – In accordance with C.G.S. 4b-23(n)(6), it is the policy of the State to encourage the establishment of child day care facilities and child development centers including provisions for (A) full-day and year-round programs for children of working parents, (B) opportunities for parents to choose among accredited public or private programs, (C) open enrollment for children in child day care and school readiness programs, and (D) incentives for the colocation and services integration of child day care programs and school readiness programs pursuant to C.G.S. 4b-31.

Existing efforts in support of this policy include:

- *The Creative Child Center* – Located at The University of Connecticut Health Center, the Creative Child Center offers opportunities for parents to participate programs with their children. Parents may visit the center, enjoy lunch with their child and participate in their activities. The Center has a "whole child development" curriculum, which includes the physical, emotional, social and intellectual development of the child.
- *Child and Family Development Center* – Located at Eastern Connecticut State University, the mission of the Center is to promote the positive development of young children of diverse cultural and economic backgrounds, and to serve as a model program for future teachers, and early childhood professionals.

Additional Space Management Policies

To ensure that space management and utilization decisions are consistent with increasing the quality of service delivery, maximizing cost efficiency, effectively preserving the State's real property infrastructure and providing a space-efficient and safe working environment, this Plan, in addition to those policies required by C.G.S. 4b-23(n), has established several additional space management policies.

Each of these additional space management policies are to be considered by state agencies whenever space utilization, space management, space acquisition, construction, renovation or leasing decisions are to be made and it is the expectation that agencies will duly consider and implement each of these policies provided that such implementation unless implementation would not prove feasible and prudent compared with available alternatives.

Maximization of Limited Resources - It is the policy of the State of Connecticut that state agencies consider only those options which encourage the best and highest use of all existing State owned facilities, especially those that are unutilized or underutilized.

Existing efforts in support of this policy include:

- *Effective Management of Resources* – C.G.S. 4-67g(2) requires the Bureau of Real Property Management (the Bureau) within the OPM, to determine the level of efficiency of each and every state agency's use of all real property. To this end all space requests submitted to the Bureau are compared against the State's building inventory system to determine the feasibility of using existing space prior to consideration of property acquisition, construction or leasing.
- *Reduction of Leased Space* - In addition, the Bureau endeavors to direct agencies to reduce their reliance on leased facilities by discontinuing leases where feasible, limiting the use of leased property to interim needs and replacing leases with State owned facilities as soon as it is economically feasible.
- *Utilization of Surplus Property* - C.G.S. 4b-21(b) requires agencies to notify OPM when real property is no longer needed by the agency. The Bureau then notifies all agencies of the availability of the property and agencies are given an opportunity to submit re-use plans. If no appropriate reuse is identified, the State then takes steps necessary to divest itself of the property. This process ensures that no State property is sold or transferred from State ownership if a suitable and appropriate State reuse can be identified.

Encourage Energy Efficiency in State Facilities - It is the policy of the State that agencies should consider only those acquisition, construction, renovation and leasing options which encourage the highest level of energy efficiency.

Existing efforts in support of this policy include:

- *Efficiency In New Construction* – C.G.S. 16a-38b requires that the Commissioner of the DPW and the Secretary of the OPM, take such actions as may be necessary or appropriate to enable all state facilities to meet the State's energy performance standards in new construction, and section 70(b) of Public Act 06-187 requires any new construction of state facilities projected to cost five million dollars or more to comply with building standards that are consistent with or exceed the silver building rating of the Leadership in Energy and Environmental Design's rating system, or an equivalent standard.
- *Energy Roundtables* – OPM has established a quarterly "Energy Roundtable" which acts as a mechanism by which State agencies can compare and share information specifically related to new energy technologies and efficiency measures with the goal of making such information widely available to agencies for potential implementation in State facility projects.

- *Benchmarking Initiative* – As part of an on-going effort, OPM analyzes energy data for State facilities in an effort to prioritize which buildings should be targeted for energy efficiency improvements.
- *Demand Response* – Under the New England Independent System Operator (ISO) “*Demand Response*” program, certain State facilities during peak periods of electricity demand, can reduce their consumption of electricity or generate their own electricity. In return, the State is paid a fee which is based on the facility’s reduction of electrical usage during these peak periods. Fees received under this program are reinvested in energy efficiency improvements at State facilities.

Urban Neighborhood Revitalization & Support - It is the policy of the State that agencies consider only those acquisition, construction, renovation or leasing options which best encourage the location of new state facilities within the urban areas of Connecticut’s central cities.

Existing efforts in support of this policy include:

- *Affordable Housing* – The Department of Economic and Community Development (DECD), through its FLEX program, provides quality affordable housing for Connecticut residents, preserves existing affordable housing, promotes and supports homeownership and mixed income developments and helps to revitalize Connecticut’s inner cities. DECD also makes funds available for uses such as multi-family rental housing, adaptive reuse of historic structures, special needs housing and the redevelopment of vacant properties.
- *Enterprise Zones* – The Connecticut Enterprise Zone Program, administered through DECD, provides a 5-year, 80% abatement of local property taxes on all qualifying real and personal property for those eligible businesses which relocate or expand within an Enterprise Zone.
- *Urban Jobs Program* – The Urban Jobs Program, administered by DECD, provides benefits for eligible projects such as manufactures and warehouse distributors, which are taking place within a Targeted Investment Community. Benefits include abatement of local property taxes as well as tax credit towards the Connecticut Corporation Business Tax.

Coordinated Service Delivery - It is the policy of the State that agencies consider only those acquisition, construction, renovation or leasing options which encourage the location of new facilities in those geographic areas which best provide for the centralization and coordination of state services and administrative offices and which best provide access to public transportation for those consumers of human services who rely on public transportation.

Existing efforts in support of this policy include:

- *Colocation of Services* – Provisions of C.G.S 4b-23(e) and C.G.S. 4b-31(e) require that human services, wherever feasible, are to be co-located. In addition, the State endeavors to consider only those space options which best coordinate or centralize the delivery of services in order to avoid unnecessary duplication and to maximize the utilization of available resources.
- *Centralization of Services* – Because there is a recognition among State agencies that the most efficient mechanism for administrative efficiency is through central office consolidation, agencies that occupy multiple locations, are encouraged to centralize their central administrative offices into single locations. Towards this end, a significant percentage of the State's use of office space is centered in the Capitol Area of Hartford and is used for the State's central administrative functions.
- *Access To Public Transportation* – The Department of Transportation's Bureau of Public Transportation provides day-to-day delivery of bus, rail, paratransit and other services to over 100,000 commuters via weekday train service and over 1,000 buses and vans.

Safe, Comfortable Working Environment - It is the policy of the State that agencies consider only those acquisition, construction, renovation or leasing options which best retain and attract high quality employees, protect the health and safety of workers and enhance the professional appearance of the State in the eyes of the public.

Existing efforts in support of this policy include:

- *Tenant Handbooks* – For buildings under its control, DPW has developed a series of “*Tenant Handbooks*” which include policies to ensure that employee workstations and common areas are maintained in a manner which is safe, comfortable, sanitary and professional in appearance. These Handbooks also include procedures to be followed in the event of emergencies such as fire, flood, security breach, etc.
- *Tenant Meetings* – For those facilities under its control, DPW conducts meeting with tenant agencies to serve as a forum to discuss facility issues and employees concerns related to building health and safety.
- *DPW Environmental & Safety Group* – For all facilities under its control, DPW performs audits to ensure compliance with all applicable environmental and safety regulations as well as investigating and resolving any indoor air quality complaints. DPW also responds to all insurance carrier building investigation reports and works to improve the safety of its buildings.

- *Capital Improvements* – In an on-going effort to improve its facilities, DPW has established a three (3) year building project plan which identifies life safety and environmental projects as “*Priority 1*”.

Accessibility for All Persons - It is the policy of the State that agencies consider only those acquisition, construction, renovation or leasing options which best provide accessibility to State facilities by all persons with disabilities consistent with Section 504 of the *Rehabilitation Act of 1973* and the *Americans with Disabilities Act (ADA)*.

Existing efforts in support of this policy include:

- *Improving Accessibility* – Under the ADA State and local governments are required to follow specific architectural standards in the new construction or alteration of their buildings. The ADA emphasizes the provision of integrated benefits and services.
- *Accessibility To Leased Facilities* – As part of the “State Standard Lease” document, all leases entered into by the State, through the Commissioner of the DPW, include the requirement that the lease premises fully comply with “...the Americans with Disabilities Act of 1990, as it may be amended from time to time...”

Minimum Environmental Impact - It is the policy of the State that agencies consider only those acquisition, construction, renovation, leasing and on-going maintenance and operating options which have minimal impacts upon the environment.

Existing efforts in support of this policy include:

- *Connecticut Environmental Policy Act (CEPA)* – In accordance with C.G.S. 22a-1 through C.G.S. 22a-1(h), CEPA identifies and evaluates the impacts of proposed state actions which may significantly affect Connecticut's land, water, air or other environmental resources and provides opportunity for public review and comment on proposed State actions. CEPA reviews provide state agencies with the information necessary to determine whether or not to proceed with a proposed project.
- *Use of Environmentally Friendly Products* – Executive Order # 14, issued by Governor M. Jodi Rell, requires all state agencies in the executive branch, whenever practicable, to procure and use cleaning and/or sanitizing products that minimize potential impacts to human health and the environment and are consistent with maintaining clean and sanitary State facilities.

Promotion of Connecticut’s Colocation Goals

C.G.S. 4b-23(c) requires that this plan include a statement of the degree to which the Plan promotes the colocation goals delineated in C.G.S. 4b-31(e) which are; (1) accessibility

to consumers of human services who rely on public transportation; (2) ability to provide opportunities for colocation of human services agencies with each other and with federal, municipal and private agencies providing human services; (3) ability to provide opportunities for integration of services for multiproblem consumers; and (4) ability to provide cost effective services

- *Accessibility to Public Transportation* – This Plan has set forth, as the policy of the State of Connecticut, that state agencies should consider only those acquisition, construction, and renovation or leasing options which encourage the location of new facilities in those geographic areas which best provide access to public transportation for those consumers of human services who rely on public transportation.
- *Colocation of Human Services Agencies* – This Plan has set forth as the policy of the State of Connecticut that state agencies should consider only those acquisition, construction, renovation or leasing options which encourage the location of new facilities best provide for the centralization and coordination of state services and administrative offices.
- *Integration of Services for Multiproblem Consumers* – Through the requirements of C.G.S. 4b-31(e) and this Plan’s policy to consider only those acquisition, construction, renovation or leasing options which encourage the location of new facilities which best provide for the centralization and coordination of state services, it is anticipated that those human services agencies which serve multiproblem consumers, will be collocated, where feasible, in order to provide the highest level of service while at the same time integrating federal, state, municipal and private human service providers for those multiproblem consumers.
- *Cost Effective Services* – Through the State’s policies concerning the modernization of State facilities, maximization of limited resources, energy efficiency in State facilities and coordinated service delivery, this Plan has established statewide policies which allow the State of Connecticut to provide cost effective services wherever feasible.
- *Existing Colocations* – As part of agency space requests submitted to OPM, it was reported that 18.5% of the State’s existing leases represent sites where multiple State agencies are located.

This document has set forth broad, statewide policy guidelines designed to enable the State to achieve the colocation goals as delineated in C.G.S. 4b-31(e), and agencies have reported to OPM that 18.5% of all existing leases represent locations where multiple State agencies are located. Therefore, it is the opinion of the Secretary of the OPM that this *State Facility Plan* adequately promotes the colocation goals of the State of Connecticut as delineated in C.G.S. 4b-31(e).

DATA COLLECTION & METHODOLOGY

Under C.G.S. 4b-23(a) state agencies are responsible for reporting their facility needs to the Secretary of the OPM on or before September 1st of each even numbered year.

Historically, several months prior to the September 1st deadline, the OPM sends the necessary information and forms to agencies in order to allow them to submit the required information on or before September 1st of each even numbered year.

For this Plan, the listing of agencies which received submission packages was based upon the following:

1. Agencies with existing leases and/or approved space requests,
2. Agencies which were included in the previous Plan,
3. Agencies reporting information to the OPM Bureau of Real Property Management under the JESTIR inventory system,
4. Agencies identified by the DPW Leasing & Property Transfer Unit as potentially requiring space during the period to be covered by this Plan.

Based on these lists the OPM mailed out submission packages to 57 state agencies on June 9, 2006. Agencies were instructed to complete the forms and return them to the OPM on or before August 1, 2006. A sample submission package is included in the Appendix of this document.

On August 16, 2006 follow-up letters were sent to agencies which had yet to respond to the initial June 9, 2006 request for information. In addition, on August 21, 2006, the DPW forwarded, via email, an additional reminder to all non-reporting agencies.

Each space request received by OPM was reviewed by OPM and specific square footage and cost recommendations for each space request were made. It is these specific square footage and cost recommendations which represent each agency's *State Facility Plan* "approval".

C.G.S. 4b-23(a) requires that agencies submit their requests to OPM "*...and a copy thereof to the Commissioner of the Public Works...*" However, since many agencies do not provide a copy of their submissions to DPW, as submissions were received by OPM, copies were made and forwarded to DPW.

Agencies Receiving Submission Packages

The following agencies were identified by OPM and DPW as either having existing leased space or potentially requiring leased space during the period covered by this Plan.

1. <i>Board of Education & Services for the Blind</i>	30. <i>Department of Transportation</i>
2. <i>Board of Parole</i>	31. <i>Department of Veterans' Affairs</i>
3. <i>Board of Trustees of Community-Technical Colleges</i>	32. <i>Division of Criminal Justice</i>
4. <i>Charter Oak State College</i>	33. <i>Division of Special Revenue</i>
5. <i>Commission On Fire Prevention & Control</i>	34. <i>Emergency Management & Homeland Security</i>
6. <i>Commission on Human Rights & Opportunities</i>	35. <i>Governor's Southwestern Office</i>
7. <i>Commission on the Deaf & Hearing Impaired</i>	36. <i>Insurance Department</i>
8. <i>Connecticut Agricultural Experiment Station</i>	37. <i>Joint Committee on Legislative Management</i>
9. <i>Connecticut State University</i>	38. <i>Judicial Department</i>
10. <i>Culture, Arts & Tourism</i>	39. <i>Military Department</i>
11. <i>Department of Administrative Services</i>	40. <i>Office of the Governor</i>
12. <i>Department of Agriculture</i>	41. <i>Office of Policy & Management</i>
13. <i>Department of Banking</i>	42. <i>Office of Protection & Advocacy</i>
14. <i>Department of Children and Families</i>	43. <i>Office of the Attorney General</i>
15. <i>Department of Correction</i>	44. <i>Office of the Child Advocate</i>
16. <i>Department of Consumer Protection</i>	45. <i>Office of the State Comptroller</i>
17. <i>Economic & Community Development</i>	46. <i>Office of the State Treasurer</i>
18. <i>Department of Education</i>	47. <i>Office of Workforce Competitiveness</i>
19. <i>Department of Environmental Protection</i>	48. <i>Police Officer Standards & Training Council</i>
20. <i>Department of Information & Technology</i>	49. <i>Public Defender's Services Commission</i>
21. <i>Department of Labor</i>	50. <i>Soldiers, Sailors & Marines Fund</i>
22. <i>Department of Mental Health & Addiction Services</i>	51. <i>State Elections Enforcement Commission</i>
23. <i>Department of Mental Retardation</i>	52. <i>State Ethics Commission</i>
24. <i>Department of Motor Vehicles</i>	53. <i>State Library</i>
25. <i>Department of Public Health</i>	54. <i>Teachers Retirement Board</i>
26. <i>Department of Public Safety</i>	55. <i>University of Connecticut</i>
27. <i>Department of Public Works</i>	56. <i>University of Connecticut Health Center</i>
28. <i>Department of Revenue Services</i>	57. <i>Workers' Compensation Commission</i>
29. <i>Department of Social Services</i>	

Responding Agencies

Of the 57 agencies which received reminder packages from OPM, responses were ultimately received from 55 agencies.

Non-Respondents - Only two (2) agencies failed to respond; (1) Culture, Arts & Tourism, and (2) the Department of Public Health.

As previously noted, submission packages were sent to all agencies on June 9, 2006 with a response deadline of August 1, 2006. For those agencies which failed to respond by the deadline, a reminder memo was sent by OPM to each agency on August 16, 2006. In addition, each non-responding agency was provided with an email reminder from DPW dated August 21, 2006.

According to OPM records, Culture, Arts & Tourism has one (1) existing lease for approximately 21,115 square feet which will expire in 2016. OPM records also indicate that the Department of Public Health has one (1) existing lease for approximately 3,220 square feet which will expire in 2012.

Since these agencies failed to respond, this Plan does not include space requests for either agency. Should either of these agencies desire to enter into a lease agreement during the period covered by this Plan, they will first have to complete the *Interim Space Request* process as required by C.G.S. 4b-23(k).

No Space Requests Submitted – Of the 57 agencies receiving submission packages, seventeen (17) indicated that they did not have any existing leases or anticipate any future need for leased space.

Therefore, this Plan does not include any space requests or recommendations for the following agencies:

1. Board of Parole *	10. Department of Consumer Protection
2. Commission on Fire Prevention & Control	11. Economic & Community Development
3. CT Agricultural Experiment Station	12. Department of Public Safety
4. Department of Agriculture	13. Department of Public Works
5. Department of Transportation	14. Police Officer Standards and Training
6. Governor's Southwestern Office	15. State Elections Enforcement Commission
7. Committee on Legislative Management	16. State Ethics Commission
8. Office of Policy and Management	17. University of Connecticut Health Center
9. Office of the Child Advocate	* Requests for Board of Parole are included as part of the Department of Correction

Because these agencies are not included in this Plan, should any of these agencies desire to enter into a lease agreement during the period covered by this Plan, they will first have to complete the *Interim Space Request* process as required by C.G.S. 4b-23(k).

Space Requests Submitted To OPM – Of the 57 agencies which initially received submission packages from OPM, 38 agencies submitted space requests to be included as part of this Plan.

The 38 agencies responding and submitting space requests are as follows:

1. <i>Board of Education & Services for the Blind</i>	20. <i>Department of Veterans' Affairs</i>
2. <i>Board of Trustees of Community-Technical Colleges</i>	21. <i>Division of Criminal Justice</i>
3. <i>Charter Oak State College</i>	22. <i>Division of Special Revenue</i>
4. <i>Commission on Human Rights & Opportunities</i>	23. <i>Emergency Management & Homeland Security</i>
5. <i>Commission on the Deaf & Hearing Impaired</i>	24. <i>Insurance Department</i>
6. <i>Connecticut State University</i>	25. <i>Judicial Department</i>
7. <i>Department of Administrative Services</i>	26. <i>Military Department</i>
8. <i>Department of Banking</i>	27. <i>Office of the Governor</i>
9. <i>Department of Children and Families</i>	28. <i>Office of Protection & Advocacy</i>
10. <i>Department of Correction (includes requests for the Board of Parole)</i>	29. <i>Office of the Attorney General</i>
11. <i>Department of Education</i>	30. <i>Office of the State Comptroller</i>
12. <i>Department of Environmental Protection</i>	31. <i>Office of the State Treasurer</i>
13. <i>Department of Information & Technology</i>	32. <i>Office of Workforce Competitiveness</i>
14. <i>Department of Labor</i>	33. <i>Public Defender's Services Commission</i>
15. <i>Department of Mental Health & Addiction Services</i>	34. <i>Soldiers, Sailors & Marines Fund</i>
16. <i>Department of Mental Retardation</i>	35. <i>State Library</i>
17. <i>Department of Motor Vehicles</i>	36. <i>Teachers Retirement Board</i>
18. <i>Department of Revenue Services</i>	37. <i>University of Connecticut</i>
19. <i>Department of Social Services</i>	38. <i>Workers' Compensation Commission</i>

Space Request Approval Process

Each space requested submitted was reviewed and analyzed by OPM. Upon completing its analysis, OPM approved a specific square footage and cost estimate for each request.

It is these specific square footage and cost estimate approvals which are to guide the State leasing process during the time period covered by this Plan, and no State agency may enter into a lease unless a specific square footage and cost estimate has been approved, and is included as part of this Plan.

In addition, during the period of time covered by this Plan, any agency wishing to enter into a lease which is not approved in this Plan, or for which the square footage and/or cost estimate is more than 10% above their *State Facility Plan* approval level, the agency is first required to complete the *Interim Space Request* process in accordance with C.G.S. 4b-23(k).

REQUESTS & RECOMMENDATIONS SUMMARY

DATA NOTE: State Owned Space – C.G.S. 4b-30(a) empowers the Commissioner of the DPW to assign space and provide accommodations for state agencies in state-owned facilities, and therefore, agencies that currently occupy State owned space and anticipate remaining in State owned space are not included as part of this Plan.

DATA NOTE: Requests for Parking – Agency Parking requests and approvals can be found in Appendix C of this document.

DATA NOTE: Sectors of Government – In order to provide a framework for analysis and comparison and to achieve consistency with the State Budget document, each of the 38 agencies which submitted space requests to OPM have been placed into one of the following eight (8) “Government Sectors”:

1. **Conservation & Development** – *Department of Environmental Protection*
2. **Corrections** – *Department of Children and Families, Department of Correction*
3. **Education** – *Board of Education and Services for the Blind, Regional Community-Technical Colleges, Charter Oak State College, Commission on the Deaf and Hearing Impaired, Connecticut State University, Department of Education, Connecticut State Library, Teachers Retirement Board, University of Connecticut*
4. **General Government** – *Department of Administrative Services, Department of Information Technology, Department of Revenue Services, Department of Veterans’ Affairs, Division of Criminal Justice, Division of Special Revenue, Governor’s Office, Attorney General, State Comptroller, State Treasurer, Office of Workforce Competitiveness*
5. **Health and Hospital** – *Department of Mental Retardation, Department of Mental Health and Addiction Services*
6. **Human Services** – *Department of Social Services, Soldiers, Sailors and Marines Fund*
7. **Judicial** – *Judicial Branch, Public Defender Services Commission*
8. **Regulation and Protection** – *Commission on Human Rights and Opportunities, Department of Banking, Emergency Management and Homeland Security, Department of Labor, Department of Motor Vehicles, Insurance Department, Military Department, Office of Protection and Advocacy for Persons with Disabilities, Workers’ Compensation Commission.*

**Square Footage – Existing, Requested and Approved
All Government Sectors**

The State of Connecticut currently leases approximately 2.9 million square feet of space to house various agencies and their respective functions. The largest single sector of government for which space is leased is the Judicial sector which represents approximately 18% of all space currently being leased by the State.

In total, agencies have requested an additional 1.17 million square feet of space, or approximately 41% over existing levels. In order to meet their anticipated residential space needs, the Education sector has requested an increase of approximately 92% over their existing square footage levels.

For the period covered by this Plan, OPM has approved a total of 3.59 million square feet of leased space which represents an increase of approximately 25% over existing levels. The largest square footage increase approved was for the Education sector, for which OPM has approved an additional 374,216 square feet of space.

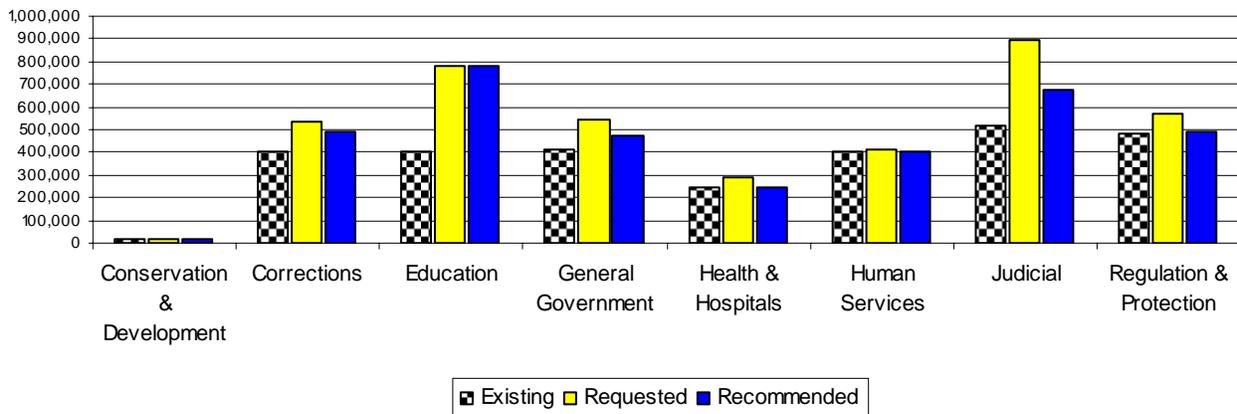
**Square Footage
Existing, Requested and Recommended**

Table 1

Sector	Existing Square Footage	Requested Square Footage	Recommended Square Footage	Approved Increase Over Existing Levels
<i>Conservation & Development</i>	14,000	14,508	14,508	3.63%
<i>Corrections</i>	401,459	538,912	490,939	22.29%
<i>Education</i>	405,709	780,144	779,925	92.24%
<i>General Government</i>	410,719	544,622	477,790	16.33%
<i>Health and Hospitals</i>	242,526	292,400	248,199	2.34%
<i>Human Services</i>	401,060	412,317	406,579	1.38%
<i>Judicial</i>	513,682	892,168	677,233	31.84%
<i>Regulation and Protection</i>	481,280	567,341	495,241	2.90%
TOTAL ALL SECTORS	2,870,435	4,042,412	3,590,414	25.08%

**Square Footage
Existing, Requested & Recommended**

Figure 1



**Annual Costs – Existing, Requested and Approved
All Government Sectors**

The State of Connecticut currently spends approximately \$43.5 million annually to lease approximately 2.87 million square feet of space. Almost 42% of these costs are directly attributable to the Judicial section and the General Government sector which represent approximately 22% and 20% respectively.

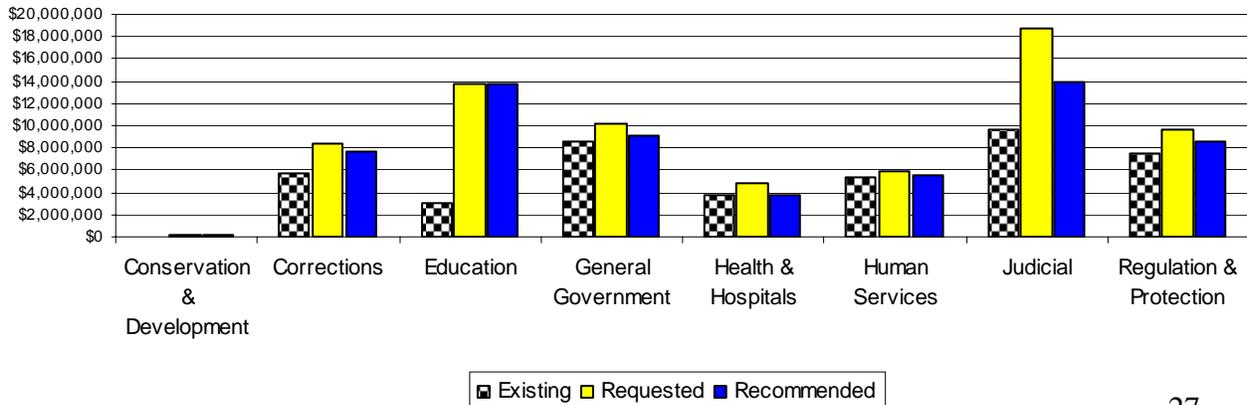
In total, agencies have requested an additional \$27.7 annually for leased space with the Education sector alone representing approximately 39% of the requested annual increase. It should be noted that all tenant fit-out projects undertaken in leased facilities are contracted and performed by the landlord and any costs are typically amortized over the initial term of the lease and are included as part of the State’s square footage cost.

For the period covered by this Plan, OPM has approved a total of \$62.4 million annually for leased space which represents an approximate increase of 43% over existing levels.

**Annual Costs
Existing, Requested and Recommended**
Table 2

Sector	Existing Annual Costs	Requested Annual Costs	Recommended Annual Costs	Approved Increase Over Existing Levels
<i>Conservation & Development</i>	\$81,900	\$91,977	\$91,977	12.30%
<i>Corrections</i>	\$5,711,926	\$8,313,153	\$7,630,307	33.59%
<i>Education</i>	\$3,076,677	\$13,837,714	\$13,792,455	348.29%
<i>General Government</i>	\$8,642,072	\$10,111,217	\$9,101,777	5.32%
<i>Health and Hospitals</i>	\$3,683,059	\$4,907,694	\$3,776,332	2.53%
<i>Human Services</i>	\$5,311,198	\$5,836,633	\$5,607,830	5.59%
<i>Judicial</i>	\$9,630,531	\$18,680,698	\$13,912,714	44.46%
<i>Regulation and Protection</i>	\$7,452,334	\$9,574,146	\$8,569,603	14.99%
TOTAL ALL SECTORS	\$43,589,696	\$71,353,232	\$62,482,995	43.34%

**Annual Costs
Existing, Requested & Recommended**
Figure 2



**Average Costs per Square Foot – Existing, Requested and Approved
All Government Sectors**

On average, the State of Connecticut currently pays approximately \$15.19 per square foot for its leased space with the General Government sector paying the highest average per square foot cost of \$21.04, while the Conservation and Development sector pays the lowest per square foot cost of approximately \$5.85.

On average, agencies have requested a 16% increase in the per square footage costs being paid by the State. Increases in the per square foot costs were requested across all sectors of government with the exception of the General Government sector which requested a decrease of approximately 12% in per square foot costs.

For the period covered by this Plan, OPM have approved a 14.5% increase in the per square footage cost. For the Education sector, OPM has approved a 133% increase in their per square footage costs.

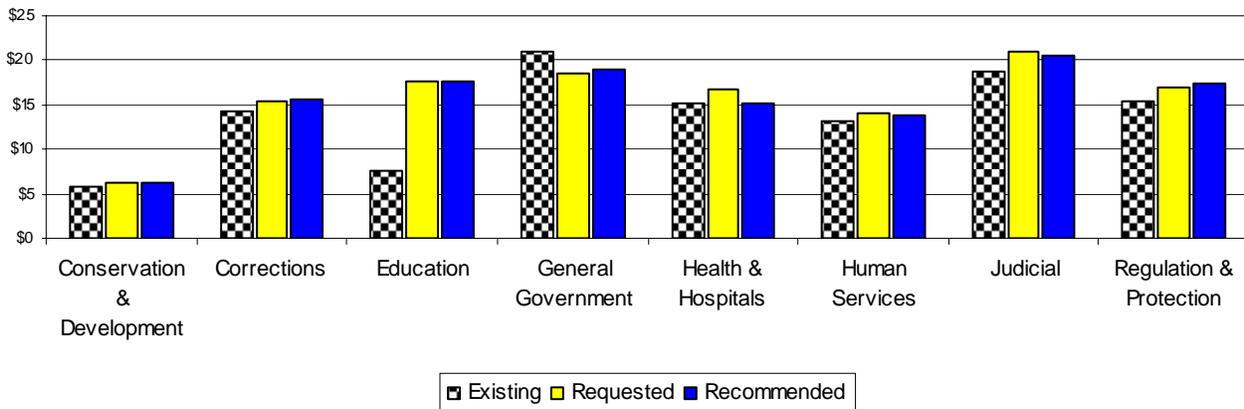
**Average Cost per Square Foot
Existing, Requested and Recommended**

Table 3

Sector	Existing Average \$ per S.F.	Requested Average \$ per S.F.	Recommended Average \$ per S.F.	Approved per S.F. Increase Over Existing
<i>Conservation & Development</i>	\$5.85	\$6.34	\$6.34	\$0.49
<i>Corrections</i>	\$14.23	\$15.43	\$15.54	\$1.31
<i>Education</i>	\$7.58	\$17.74	\$17.68	\$10.10
<i>General Government</i>	\$21.04	\$18.57	\$19.05	\$(1.99)
<i>Health and Hospitals</i>	\$15.19	\$16.78	\$15.21	\$0.02
<i>Human Services</i>	\$13.24	\$14.16	\$13.79	\$0.55
<i>Judicial</i>	\$18.75	\$20.94	\$20.54	\$1.79
<i>Regulation and Protection</i>	\$15.48	\$16.88	\$17.30	\$1.82
TOTAL ALL SECTORS	\$15.19	\$17.65	\$17.40	\$2.21

**Average Cost per Square Foot
Existing, Requested & Recommended**

Figure 3



**Type of Space Leased – Existing, Requested and Approved
All Government Sectors**

Of the space currently leased by the State of Connecticut almost 75% is leased for office and/or regional office use, while approximately 11% is leased for use as court space. The remaining space is used for combination of educational, residential and storage/warehouse functions.

In total, agencies have requested an additional 1.17 million square feet of space, of which approximately 65% has been requested for office and/or regional office use. Requests for space for residential use, currently 0.45% of all existing space, have increased by 327,000 square feet and account for approximately 8% of all space requested.

For the Period covered by this Plan, OPM has approved a 25% increase in the number of square feet when compared to existing levels. The office and/or regional office uses continue to represent the largest percentage of space to be leased with a combined total of approximately 67% of all approved square footage.

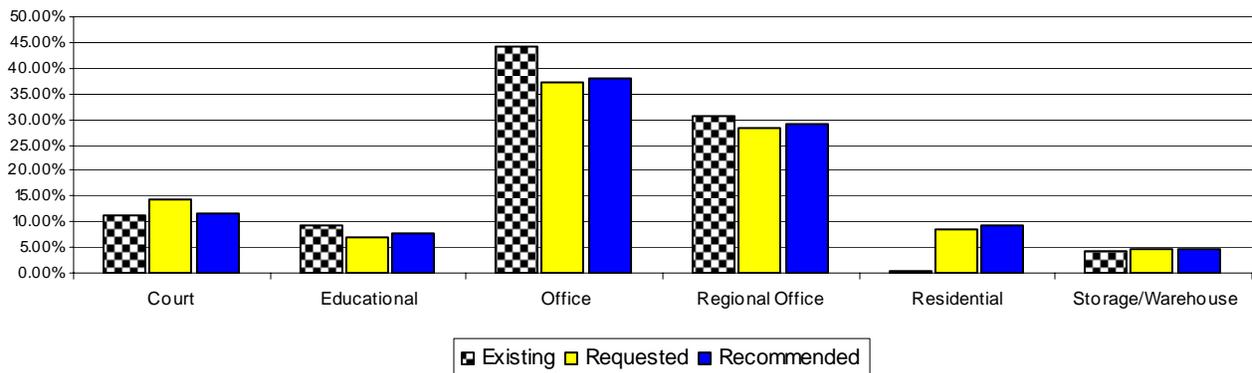
**Type of Space Leased
Existing, Requested and Recommended**

Table 4

Type of Space	Existing Square Feet and % of Total		Requested Square Feet and % of Total		Recommended Square Feet and % of Total	
<i>Court</i>	327,133	11.40%	585,119	14.47%	412,850	11.50%
<i>Educational</i>	263,482	9.18%	284,241	7.03%	279,741	7.79%
<i>Office</i>	1,267,490	44.16%	1,501,456	37.14%	1,357,136	37.80%
<i>Regional Office</i>	882,532	30.75%	1,140,413	28.21%	1,039,548	28.95%
<i>Residential</i>	12,852	0.45%	339,852	8.41%	339,852	9.47%
<i>Storage/Warehouse</i>	116,946	4.07%	191,331	4.73%	161,287	4.49%
TOTAL ALL TYPES	2,870,435	100%	4,042,412	100%	3,590,414	100%

**Type of Space Leased
Percentage of Total Space
Existing, Requested & Recommended**

Figure 4



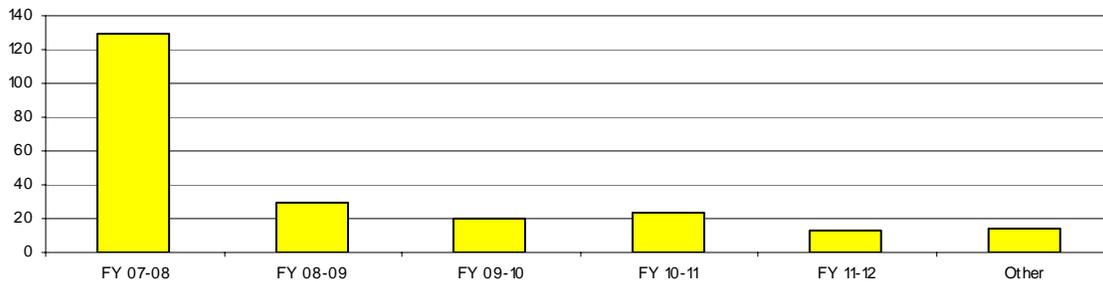
Requests by Fiscal Year
All Government Sectors

OPM has recommended approval of a total of 230 separate space requests totaling 3.59 million square feet at an approximate annual cost of \$62.4 million. Of these 230 approved requests, agencies have requested that almost 57% of them, representing approximately 54% of all square footage approved, be fulfilled during fiscal year 2007-2008.

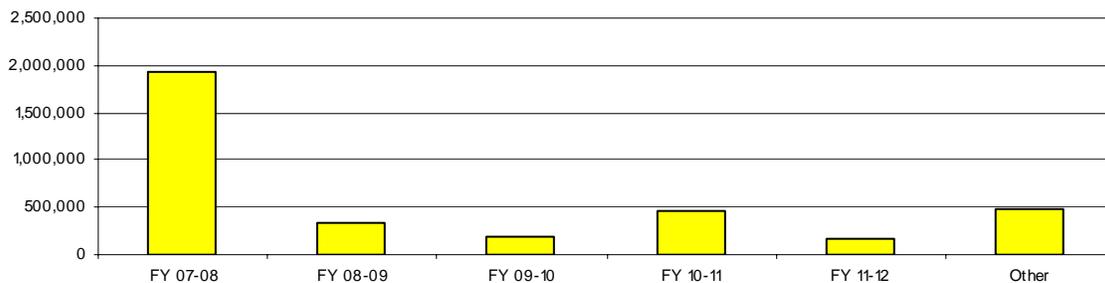
Requests by Fiscal Year
Table 5

Requested Fiscal Year	Number of Requests	Recommended Square Footage	Recommended Annual Costs
<i>2007-2008</i>	130	1,931,344	\$31,488,704
<i>2008-2009</i>	30	342,368	\$4,841,187
<i>2009-2010</i>	20	194,429	\$3,259,865
<i>2010-2011</i>	23	466,487	\$10,249,748
<i>2011-2012</i>	13	176,262	\$3,762,663
<i>Other</i>	14	479,524	\$8,880,824
TOTAL	230	3,590,414	\$62,482,991

Requests by Fiscal Year
Figure 5.1



Square Footage by Fiscal Year
Figure 5.2



Sector Summary: Conservation and Development

The *Conservation and Development* sector is comprised of the following: (1) Department of Environmental Protection.

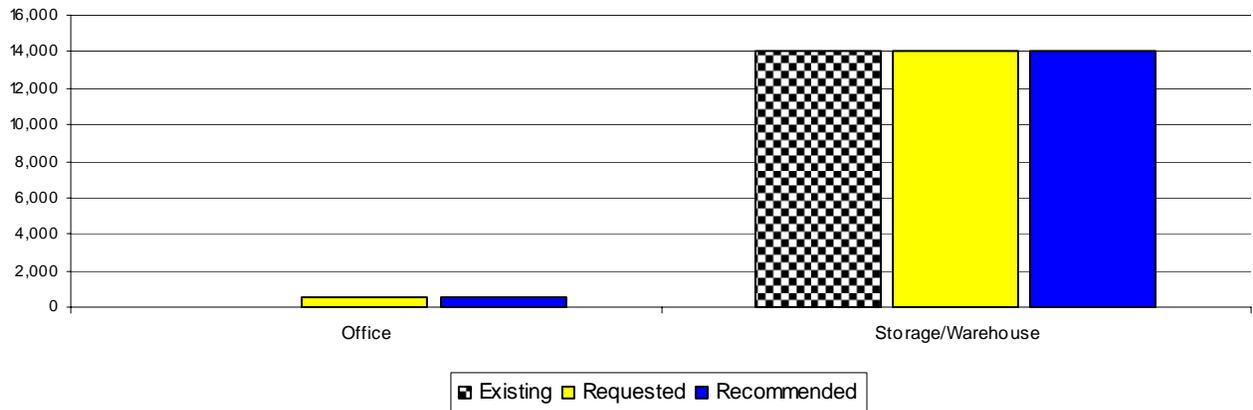
The *Conservation and Development* sector has submitted two (2) lease requests to OPM totaling 14,508 square feet of space, representing a 3.6% requested increase over existing levels. The State is currently paying \$81,900 annually for the *Conservation and Development* sector’s leased space, or an average of \$5.85 per square foot. Currently, 100% of the space leased for the *Conservation and Development* sector is for storage/warehouse use.

Under this Plan, OPM has recommended approval of a 3.6% increase in the number of square feet to be leased by the *Conservation and Development* sector. Of the approved increase, 100% is for use as office space. In total, OPM has approved \$91,977 in annual costs to lease 14,508 square feet of space, or approximately \$6.34 per square foot.

**Conservation and Development Sector
Type of Space Leased**
Table 6

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	0	\$0.00	\$0.00	508	\$7,620	\$15.00	508	\$7,620	\$15.00
<i>Storage/Warehouse</i>	14,000	\$81,900	\$5.85	14,000	\$84,357	\$6.03	14,000	\$84,357	\$6.03
TOTAL	14,000	\$81,900	\$5.85	14,508	\$91,977	\$6.34	14,508	\$91,977	\$6.34

**Conservation and Development Sector
Square Footage by Type of Space Leased**
Figure 6



Sector Summary: Conservation and Development

Office Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	<i>Environmental Protection</i>	0	\$0.00	\$0.00	508	\$7,620	\$15.00	508	\$7,620

Storage/Warehouse	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	<i>Environmental Protection</i>	14,000	\$81,900	\$5.85	14,000	\$84,357	\$6.03	14,000	\$84,357

Sector Summary: Corrections

The *Corrections* sector is comprised of the following: (1) Department of Children and Families, and (2) Department of Correction.

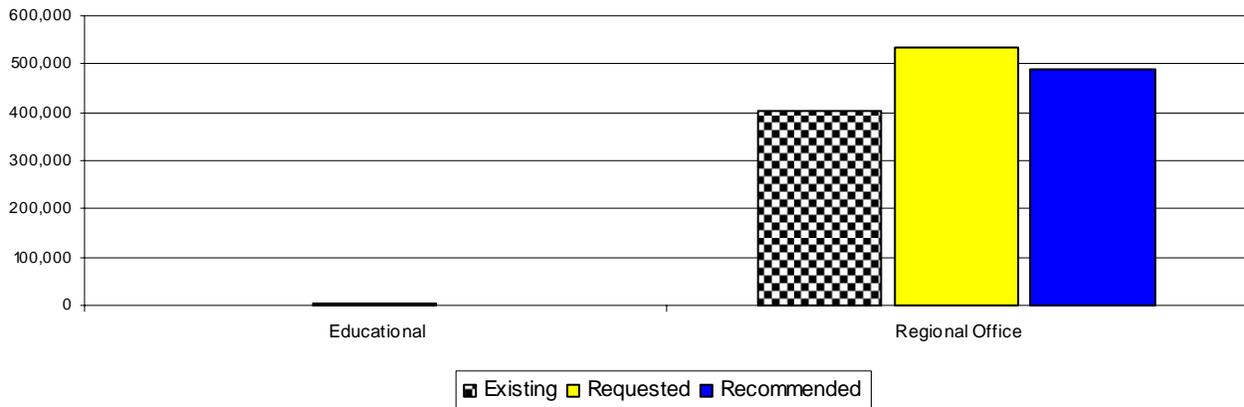
The *Corrections* sector has submitted twenty-four (24) lease requests to OPM totaling 538,912 square feet of space, representing a 34% requested increase over existing levels. The State is currently paying \$5,711,926 annually for the *Corrections* sector leased space, or an average of \$14.23 per square foot. Currently, 100% of the space leased for the *Corrections* sector is for regional office.

Under this Plan, OPM has recommended approval of a 22% increase in the number of square feet to be leased by the *Corrections* sector. Of the approved increase, 100% is for use as regional office space. In total, OPM has approved \$7,630,307 in annual costs to lease 490,939 square feet of space, or approximately \$15.54 per square foot.

**Corrections Sector
Type of Space Leased**
Table 7

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Educational</i>	0	\$0.00	\$0.00	4,500	\$67,500	\$15.00	0	\$0.00	\$0.00
<i>Regional Office</i>	401,459	\$5,711,926	\$14.23	534,412	\$8,245,653	\$15.43	490,939	\$7,630,307	\$15.54
TOTAL	401,459	\$5,711,926	\$14.23	538,912	\$8,313,153	\$15.43	490,939	\$7,630,307	\$15.54

**Corrections Sector
Square Footage by Type of Space Leased**
Figure 7



Sector Summary: Corrections

Educational	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	<i>Children and Families</i>	0	\$0.00	\$0.00	4,500	\$67,500	\$15.00	0	\$0.00

Regional Office	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	<i>Children and Families</i>	358,168	\$5,046,590	\$14.09	470,412	\$7,715,251	\$15.25	438,189	\$6,728,654
<i>Department of Correction</i>	43,291	\$665,336	\$15.37	64,000	\$1,070,403	\$16.73	52,750	\$901,653	\$17.09

Sector Summary: Education

The *Education* sector is comprised of the following: (1) Board of Education and Services for the Blind, (2) Regional Community-Technical Colleges, (3) Charter Oak State College, (4) Commission on the Deaf and Hearing Impaired, (5) Connecticut State University, (6) Department of Education, (7) Connecticut State Library, (8) Teachers Retirement Board, and (9) University of Connecticut.

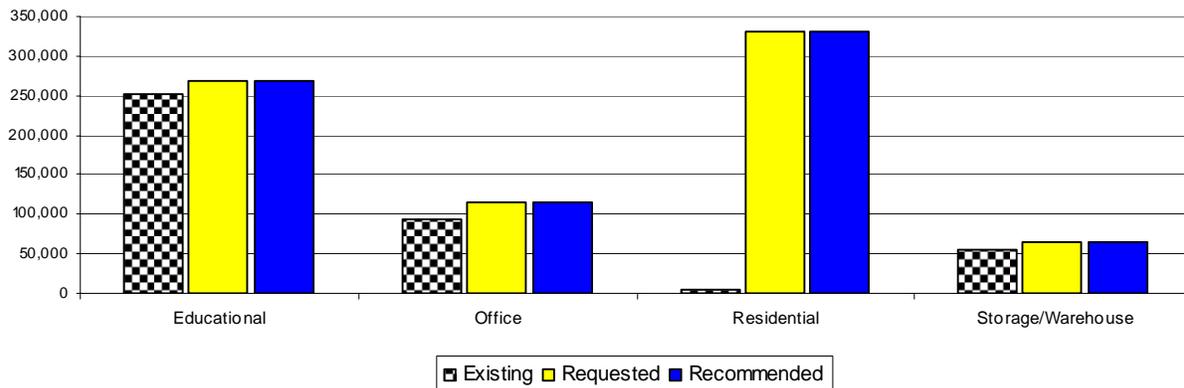
The *Education* sector has submitted twenty-five (25) lease requests to OPM totaling 780,144 square feet of space, representing a 92% requested increase over existing levels. The State is currently paying \$3,076,677 annually for the *Education* sector leased space, or an average of \$7.58 per square foot. Currently, the *Education* sector leases approximately 62% of its space for educational uses, 23% for office space, 1% for residential space and 13% for storage/warehouse space.

Under this Plan, OPM has recommended approval of a 92% increase in the number of square feet to be leased by the *Education* sector, of which 42% is for use as residential space. In total, OPM has approved \$13,792,455 in annual costs to lease 779,925 square feet of space, or approximately \$17.68 per square foot.

**Education Sector
Type of Space Leased**
Table 8

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Educational</i>	251,562	\$1,506,744	\$5.99	267,821	\$1,704,349	\$6.36	267,821	\$1,704,349	\$6.36
<i>Office</i>	94,624	\$1,066,703	\$11.27	115,256	\$1,404,319	\$12.18	115,081	\$1,389,017	\$12.07
<i>Residential</i>	4,500	\$27,000	\$6.00	331,500	\$10,137,360	\$30.58	331,500	\$10,137,360	\$30.58
<i>Storage/Warehouse</i>	55,023	\$476,229	\$8.66	65,567	\$591,686	\$9.02	65,523	\$561,729	\$8.57
TOTAL	405,709	\$3,076,677	\$7.58	780,144	\$13,837,714	\$17.74	779,925	\$13,792,455	\$17.68

**Education Sector
Square Footage by Type of Space Leased**
Figure 8



Sector Summary: Education

Office	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Services for the Blind</i>	40,340	\$403,399	\$10.00	40,340	\$403,399	\$10.00	40,340	\$403,399	\$10.00
<i>Charter Oak State College</i>	6,895	\$33,647	\$4.88	13,790	\$67,259	\$4.88	13,790	\$67,259	\$4.88
<i>Deaf & Hearing Impaired</i>	4,417	\$65,813	\$14.90	4,592	\$81,115	\$17.66	4,417	\$65,813	\$14.90
<i>Department of Education</i>	37,621	\$491,330	\$13.06	37,621	\$491,330	\$13.06	37,621	\$491,330	\$13.06
<i>Teachers Retirement Board</i>	0	\$0.00	\$0.00	13,562	\$280,000	\$20.65	13,562	\$280,000	\$20.65
<i>University of Connecticut</i>	5,351	\$72,514	\$13.55	5,351	\$81,216	\$15.18	5,351	\$81,216	\$15.18

Storage/Warehouse	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Connecticut State Library</i>	55,023	\$476,229	\$8.66	55,067	\$506,186	\$9.19	55,023	\$476,229	\$8.66
<i>Connecticut State University</i>	0	\$0.00	\$0.00	9,000	\$63,000	\$7.00	9,000	\$63,000	\$7.00
<i>Department of Education</i>	0	\$0.00	\$0.00	1,500	\$22,500	\$15.00	1,500	\$22,500	\$15.00

Educational	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Connecticut State University</i>	0	\$0.00	\$0.00	5,000	\$120,000	\$24.00	5,000	\$120,000	\$24.00
<i>Department of Education</i>	6,820	\$81,552	\$11.96	6,820	\$80,875	\$11.86	6,820	\$80,875	\$11.86
<i>Community Colleges</i>	244,742	\$1,425,192	\$5.82	256,001	\$1,503,474	\$5.87	256,001	\$1,503,474	\$5.87

Residential	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Connecticut State University</i>	0	\$0.00	\$0.00	327,000	\$10,110,000	\$30.92	327,000	\$10,110,000	\$30.92
<i>University of Connecticut</i>	4,500	\$27,000	\$6.00	4,500	\$27,360	\$6.08	4,500	\$27,360	\$6.08

Sector Summary: General Government

The *General Government* sector is comprised of the following: (1) Department of Administrative Services, (2) Department of Information Technology, (3) Department of Revenue Services, (4) Department of Veterans’ Affairs, (5) Division of Criminal Justice, (6) Division of Special Revenue, (7) Governor’s Office, (8) Attorney General, (9) State Comptroller, (10) State Treasurer, and (11) Office of Workforce Competitiveness.

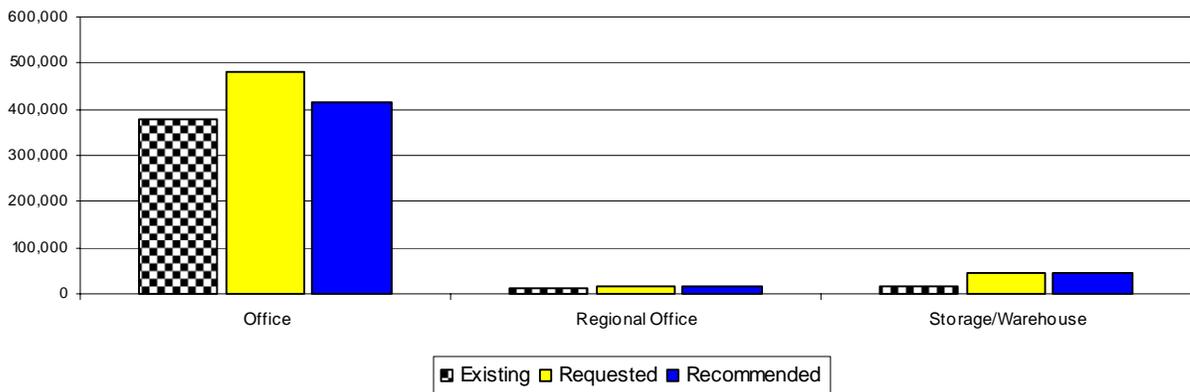
The *General Government* sector has submitted twenty-two (22) lease requests to OPM totaling 544,622 square feet of space, representing a 33% requested increase over existing levels. The State is currently paying \$8,642,072 annually for the *General Government* sector leased space, or an average of \$21.04 per square foot. Currently, the *General Government* sector leases approximately 92% of its space for office use, 3% for regional office use and 4% for storage/warehouse space.

Under this Plan, OPM has recommended approval of a 16% increase in the number of square feet to be leased by the *General Government* sector. Of the approved square footage increase, 87% is for use as office space. In total, OPM has approved \$9,101,777 in annual costs to lease 477,790 square feet of space, or approximately \$19.05 per square foot.

**General Government Sector
Type of Space Leased
Table 9**

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	379,219	\$8,352,519	\$22.03	482,135	\$9,542,793	\$19.79	415,303	\$8,743,353	\$21.05
<i>Regional Office</i>	13,934	\$186,731	\$13.40	15,513	\$249,378	\$16.08	15,513	\$249,378	\$16.08
<i>Storage/Warehouse</i>	17,566	\$102,822	\$5.85	46,974	\$319,046	\$6.79	46,974	\$109,046	\$2.32
TOTAL	410,719	\$8,642,072	\$21.04	544,622	\$10,111,217	\$18.57	477,790	\$9,101,777	\$19.05

**General Government
Square Footage by Type of Space Leased
Figure 9**



Requests & Recommendations – Summary by Government Sector

Sector Summary: General Government

Office Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	and Cost per Square Foot	Square Feet	Annual Cost	and Cost per Square Foot	Square Feet	Annual Cost	and Cost per Square Foot
<i>Attorney General</i>	100,342	\$1,714,893	\$17.09	133,573	\$2,171,323	\$16.26	133,573	\$2,171,323	\$16.26
<i>Information Technology</i>	124,747	\$4,027,700	\$32.29	184,172	\$4,487,075	\$24.36	127,700	\$3,956,500	\$30.98
<i>Revenue Services</i>	0	\$0.00	\$0.00	15,513	\$249,378	\$16.08	0	\$0.00	\$0.00
<i>Veterans' Affairs</i>	2,525	\$49,664	\$19.67	3,225	\$52,665	\$16.33	3,225	\$52,664	\$16.33
<i>Criminal Justice</i>	4,175	\$82,651	\$19.80	6,525	\$159,499	\$24.44	3,375	\$83,898	\$24.86
<i>Special Revenue</i>	0	\$0.00	\$0.00	4,500	\$135,000	\$30.00	0	\$0.00	\$0.00
<i>Governor's Office</i>	963	\$48,645	\$50.51	963	\$50,000	\$51.92	963	\$50,000	\$51.92
<i>Workforce Competitiveness</i>	3,290	\$70,735	\$21.50	6,000	\$129,000	\$21.50	3,290	\$70,735	\$21.50
<i>State Comptroller</i>	82,156	\$1,306,280	\$15.90	82,156	\$1,306,280	\$15.90	82,156	\$1,306,280	\$15.90
<i>State Treasurer</i>	61,021	\$1,051,951	\$17.24	61,021	\$1,051,951	\$17.24	61,021	\$1,051,951	\$17.24

Regional Office	Existing			Requested			Recommended		
	Square Feet	Annual Cost	and Cost per Square Foot	Square Feet	Annual Cost	and Cost per Square Foot	Square Feet	Annual Cost	and Cost per Square Foot
<i>Revenue Services</i>	13,934	\$186,731	\$13.40	15,513	\$249,378	\$16.08	15,513	\$249,378	\$16.08

Storage/Warehouse	Existing			Requested			Recommended		
	Square Feet	Annual Cost	and Cost per Square Foot	Square Feet	Annual Cost	and Cost per Square Foot	Square Feet	Annual Cost	and Cost per Square Foot
<i>Administrative Services</i>	0	\$0.00	\$0.00	29,408	\$210,000	\$7.14	29,408	\$0.00	\$0.00
<i>Criminal Justice</i>	7,496	\$52,472	\$7.00	7,496	\$54,046	\$7.21	7,496	\$54,046	\$7.21
<i>Special Revenue</i>	10,070	\$50,350	\$5.00	10,070	\$55,000	\$5.46	10,070	\$55,000	\$5.46

Sector Summary: Health and Hospitals

The *Health and Hospitals* sector is comprised of the following: (1) Department of Mental Retardation and (2) Department of Mental Health and Addiction Services.

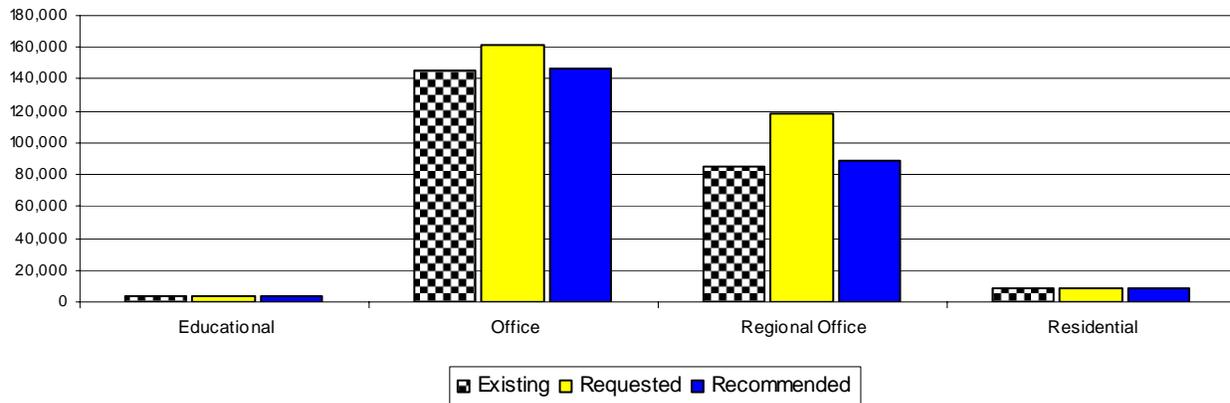
The *Health and Hospitals* sector has submitted twenty-two (22) lease requests to OPM totaling 292,400 square feet of space, representing a 20% requested increase over existing levels. The State is currently paying \$3,383,059 annually for the *Health and Hospitals* sector leased space, or an average of \$15.19 per square foot. Currently, the *Health and Hospitals* sector leases approximately 1% of its space for education uses, 60% of its space for office use, 35% of its space for regional office use and 3% of its space for residential use.

Under this Plan, OPM has recommended approval of a 2% increase in the number of square feet to be leased by the *Health and Hospitals* sector. Of the approved square footage increase, 59% is for use as office space. In total, OPM has approved \$3,776,332 in annual costs to lease 248,199 square feet of space, or approximately \$15.21 per square foot.

**Health and Hospitals Sector
Type of Space Leased
Table 10**

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Educational</i>	4,100	\$70,725	\$17.25	4,100	\$82,000	\$20.00	4,100	\$82,000	\$20.00
<i>Office</i>	145,205	\$2,309,989	\$15.91	161,924	\$2,602,638	\$16.07	146,415	\$2,045,116	\$13.97
<i>Regional Office</i>	84,869	\$1,206,345	\$14.21	118,024	\$2,104,056	\$17.83	89,332	\$1,530,216	\$17.13
<i>Residential</i>	8,352	\$96,000	\$11.49	8,352	\$119,000	\$14.25	8,352	\$119,000	\$14.25
TOTAL	242,526	\$3,683,059	\$15.19	292,400	\$4,907,694	\$16.78	248,199	\$3,776,332	\$15.21

**Health and Hospitals Sector
Square Footage by Type of Space Leased
Figure 10**



Requests & Recommendations – Summary by Government Sector

Sector Summary: Health and Hospitals

Office	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	<i>Mental Health & Addiction Services</i>	145,205	\$2,309,989	\$15.91	146,895	\$2,318,116	\$15.78	146,415	\$2,045,116
<i>Mental Retardation</i>	0	\$0.00	\$0.00	15,029	\$284,522	\$18.93	0	\$0.00	\$0.00

Educational	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	<i>Mental Retardation</i>	4,100	\$70,725	\$17.25	4,100	\$82,000	\$20.00	4,100	\$82,000

Regional Office	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	<i>Mental Retardation</i>	84,869	\$1,206,345	\$14.21	118,024	\$2,104,056	\$17.83	89,332	\$1,530,216

Residential	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	<i>Mental Retardation</i>	8,352	\$96,000	\$11.49	8,352	\$119,000	\$14.25	8,352	\$119,000

Sector Summary: Human Services

The *Human Services* sector is comprised of the following: (1) Department of Social Services and (2) Soldiers, Sailors and Marines Fund.

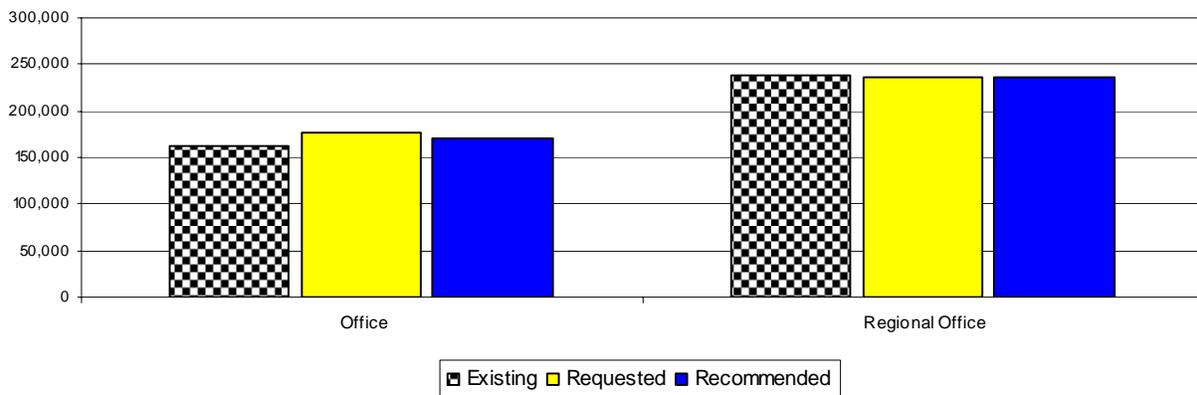
The *Human Services* sector has submitted twenty-four (24) lease requests to OPM totaling 412,317 square feet of space, representing a 3% requested increase over existing levels. The State is currently paying \$5,311,198 annually for the *Human Services* sector leased space, or an average of \$13.24 per square foot. Currently, the *Human Services* sector leases approximately 40% of its space for office space, and 60% of its space for regional office space.

Under this Plan, OPM has recommended approval of a 1% increase in the number of square feet to be leased by the *Human Services* sector. Of the approved square footage increase, 42% is for use as office space. In total, OPM has approved \$5,607,830 in annual costs to lease 406,579 square feet of space, or approximately \$13.79 per square foot.

**Human Services
Type of Space Leased
Table 11**

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	162,088	\$2,252,258	\$13.90	177,023	\$2,634,254	\$14.88	171,285	\$2,497,630	\$14.58
<i>Regional Office</i>	238,972	\$3,058,972	\$12.80	235,294	\$3,202,379	\$13.61	235,294	\$3,110,200	\$13.22
TOTAL	401,060	\$5,311,198	\$13.24	412,317	\$5,836,633	\$14.16	406,579	\$5,607,830	\$13.79

**Human Services Sector
Square Footage by Type of Space Leased
Figure 11**



Sector Summary: Human Services

Office	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Social Services</i>	159,106	\$2,217,360	\$13.94	173,441	\$2,589,471	\$14.93	170,925	\$2,492,230	\$14.58
<i>Soldiers, Sailors & Marines</i>	2,982	\$34,898	\$11.70	3,582	\$44,783	\$12.50	360	\$5,400	\$15.00

Regional Office	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Social Services</i>	238,972	\$3,058,940	\$12.80	235,294	\$3,202,379	\$13.61	235,294	\$3,110,200	\$13.22

Sector Summary: Judicial

The *Judicial* sector is comprised of the following: (1) Judicial Branch, and (2) Public Defender Services Commission.

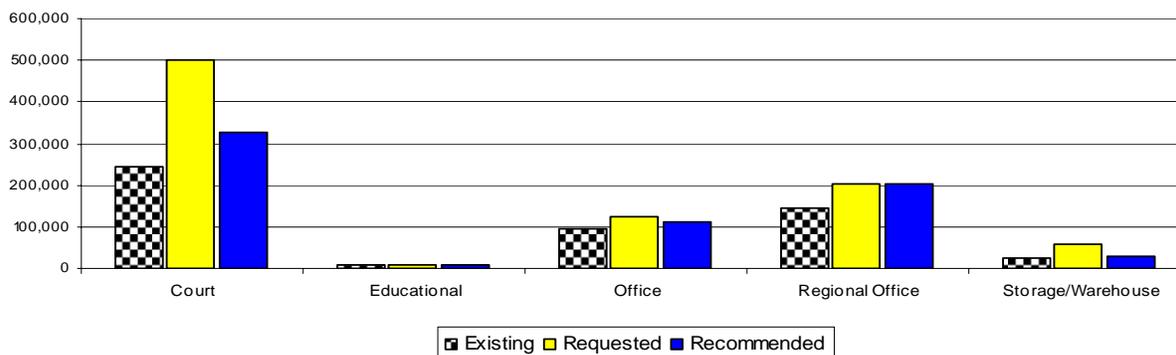
The *Judicial* sector has submitted sixty-six (66) lease requests to OPM totaling 892,168 square feet of space, representing a 15% requested increase over existing levels. The State is currently paying \$9,630,531 annually for the *Judicial* sector leased space, or an average of \$18.75 per square foot. Currently, the *Judicial* sector leases approximately 47% of its space for court, 1% of its space for educational purposes, 18% of its space for office, 28% of its space for regional office and 4% of its space for storage/warehouse.

Under this Plan, OPM has recommended approval of a 32% increase in the number of square feet to be leased by the *Judicial* sector. Of the approved square footage increase, 48% is for use as court space, 1% for use as educational space, 16% for use as office space, 30% for use as regional office space, and 4% for use as warehouse/storage space. In total, OPM has approved \$13,912,714 in annual costs to lease 677,233 square feet of space, or approximately \$10.54 per square foot.

**Judicial Sector
Type of Space Leased**
Table 12

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.
<i>Court</i>	244,264	\$4,860,595	\$19.90	500,650	\$11,600,856	\$23.17	328,381	\$7,549,015	\$22.99
<i>Educational</i>	7,820	\$213,178	\$27.26	7,820	\$198,078	\$25.33	7,820	\$198,078	\$25.33
<i>Office</i>	95,538	\$1,665,698	\$17.43	122,933	\$2,375,519	\$19.32	110,267	\$2,096,794	\$19.02
<i>Regional Office</i>	143,298	\$2,695,436	\$18.81	203,570	\$3,831,278	\$18.82	203,570	\$3,843,860	\$18.88
<i>Storage/Warehouse</i>	22,762	\$195,624	\$8.59	57,195	\$674,967	\$11.80	27,195	\$224,967	\$8.27
TOTAL	513,682	\$9,630,531	\$18.75	892,168	\$18,680,698	\$20.94	677,233	\$13,912,714	\$20.54

**Judicial Sector
Square Footage by Type of Space Leased**
Figure 12



Requests & Recommendations – Summary by Government Sector

Sector Summary: Judicial

Court	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
<i>Judicial Branch</i>	244,264	\$4,860,595	\$19.90	500,650	\$11,600,856	\$23.17	328,381	\$7,549,015	\$22.99

Educational	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
<i>Judicial Branch</i>	7,820	\$213,178	\$27.26	7,820	\$198,078	\$25.33	7,820	\$198,078	\$25.33

Office	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
<i>Judicial Branch</i>	80,807	\$1,430,686	\$17.70	102,805	\$2,023,519	\$19.68	95,536	\$1,841,794	\$19.28
<i>Public Defender Services Commission</i>	14,731	\$235,012	\$15.95	20,128	\$352,000	\$17.49	14,731	\$255,000	\$17.31

Regional Office	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
<i>Judicial Branch</i>	143,298	\$2,695,436	\$18.81	203,570	\$3,831,278	\$18.82	203,570	\$3,843,860	\$8.88

Storage/Warehouse	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
<i>Judicial Branch</i>	22,762	\$195,624	\$8.59	57,195	\$674,967	\$11.80	27,195	\$224,967	\$8.27

Sector Summary: Regulation and Protection

The *Regulation and Protection* sector is comprised of: (1) Commission of Human Rights and Opportunities, (2) Department of Banking, (3) Emergency Management and Homeland Security, (4) Department of Labor, (5) Department of Motor Vehicles, (6) Insurance Department, (7) Military Department, (8) Office of Protection and Advocacy for Persons with Disabilities, and (9) Workers’ Compensation Commission.

The *Regulation and Protection* sector has submitted forty-five (45) lease requests totaling 567,341 square feet of space, representing an 18% increase over existing levels. The State is currently paying \$7,452,334 annually for the *Regulation and Protection* sector or an average of \$15.48 per square foot. The *Regulation and Protection* sector leases approximately 81% of its space for office, 17% for court and 1% for storage/warehouse.

Under this Plan, OPM has recommended approval of a 3% increase in the number of square feet to be leased by the *Regulation and Protection* sector. Of the approved square footage increase, 80% is for use as office, 17% for use as court, 1% for use as regional office, and 1% for use as warehouse/storage space. In total, OPM has approved \$8,569,603 in annual costs for 495,241 square feet of space, or \$17.30 per square foot.

Regulation and Protection

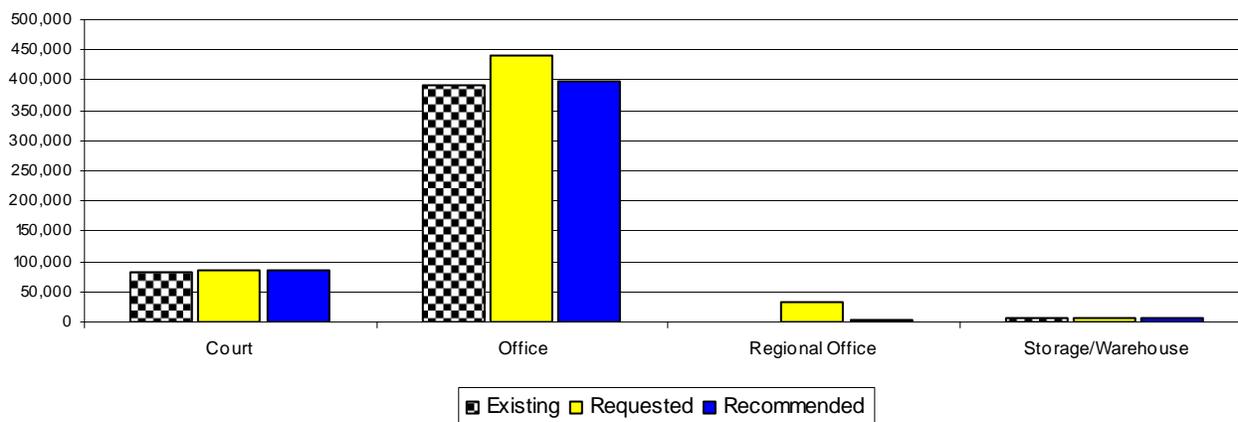
Type of Space Leased

Table 13

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Court</i>	82,869	\$1,527,962	\$18.44	84,469	\$1,752,158	\$20.74	84,469	\$1,752,158	\$20.74
<i>Office</i>	390,816	\$5,893,992	\$15.08	441,677	\$7,217,962	\$16.34	398,277	\$6,709,919	\$16.85
<i>Regional Office</i>	0	\$0	\$0.00	33,600	\$570,000	\$16.96	4,900	\$73,500	\$15.00
<i>Storage/Warehouse</i>	7,595	\$30,380	\$4.00	7,595	\$34,026	\$4.48	7,595	\$34,026	\$4.48
TOTAL	481,280	\$7,452,334	\$15.48	567,341	\$9,574,146	\$16.88	495,241	\$8,569,603	\$17.30

**Regulation & Protection Sector
Square Footage by Type of Space Leased**

Figure 13



Requests & Recommendations – Summary by Government Sector

Sector Summary: Regulation and Protection

Office	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
<i>Department of Banking</i>	30,000	\$716,952	\$23.90	34,500	\$814,500	\$23.61	34,500	\$814,500	\$23.61
<i>Department of Labor</i>	222,730	\$2,820,419	\$12.66	213,984	\$3,123,997	\$14.60	213,984	\$3,123,997	\$14.60
<i>Department of Motor Vehicles</i>	53,114	\$884,126	\$16.65	80,614	\$1,370,155	\$17.00	60,614	\$1,070,155	\$17.66
<i>Insurance Department</i>	42,000	\$1,167,123	\$27.79	42,000	\$1,342,191	\$31.96	42,000	\$1,342,191	\$31.96
<i>Military Department</i>	25,704	\$115,424	\$4.49	53,379	\$360,075	\$6.75	29,979	\$156,075	\$5.21
<i>Protection and Advocacy</i>	17,268	\$189,948	\$11.00	17,200	\$207,043	\$12.04	17,200	\$203,000	\$11.80

Regional Office	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
<i>Human Rights & Opportunities</i>	0	\$0.00	\$0.00	27,000	\$405,000	\$15.00	4,900	\$73,500	\$15.00
<i>Homeland Security</i>	0	\$0.00	\$0.00	6,600	\$165,000	\$25.00	0	\$0.00	\$0.00

Storage/Warehouse	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
<i>Department of Labor</i>	7,595	\$30,380	\$4.00	7,595	\$34,026	\$4.48	7,595	\$34,026	\$4.48

Court	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
<i>Workers Compensation Commission</i>	82,869	\$1,527,962	\$18.44	84,469	\$1,752,158	\$20.74	84,469	\$1,752,158	\$20.74

Requests and Recommendations – Summary By Agency

Agency Summary: Attorney General

The Attorney General has submitted three (3) space requests totaling 133,573 square feet of space which represents a 33.1% increase over to existing square footage levels.

Currently the State is paying \$1,714,893 annually to lease 100,342 square feet of space at an average of \$17.09 per square foot.

The existing space being leased for the Attorney General is used as follows:

- 100% - Office Space

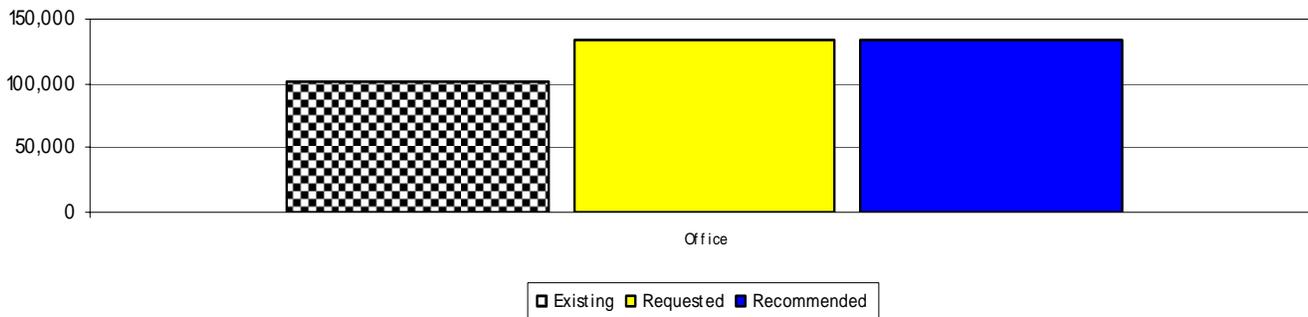
Under this Plan, OPM has recommended approval of a 33.1% increase in the number of square feet to be leased by the Attorney General.

In total OPM has approved \$2,171,323 in annual costs to lease 133,573 square feet of space, or approximately \$16.26 per square foot.

**Attorney General
Type of Space Leased**
Table 14

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.
<i>Office</i>	100,342	\$1,714,893	\$17.09	133,573	\$2,171,323	\$16.26	133,573	\$2,171,323	\$16.26
TOTAL	100,342	\$1,714,893	\$17.09	133,573	\$2,171,323	\$16.26	133,573	\$2,171,323	\$16.26

**Attorney General
Square Footage by Type of Space Leased**
Figure 14



Requests and Recommendations – Summary By Agency

Attorney General

OAG29000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
555	Hartford	Offices	Office	Other	97,194	\$1,675,543	97,194	\$1,675,543	97,194	\$1,675,543
12032004	Hartford	Offices	Office	FY 07-08	0	\$0	28,162	\$422,430	28,162	\$422,430
9999	Shelton	Offices	Office	FY 07-08	3,148	\$39,350	8,217	\$73,350	8,217	\$73,350
AGENCY TOTALS:					100,342	\$1,714,893	133,573	\$2,171,323	133,573	\$2,171,323

Agency Summary: Board of Education & Services for the Blind

The Board of Education and Services for the Blind has submitted one (1) space request totaling 40,340 square feet of space which represents a 0.0% change when compared to existing square footage levels.

Currently the State is paying \$403,399 annually to lease 40,340 square feet of space at an average of \$10.00 per square foot.

The existing space being leased for the Board of Education and Services for the Blind is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the Board of Education and Services for the Blind.

In total OPM has approved \$403,399 in annual costs to lease 40,340 square feet of space, or approximately \$10.00 per square foot.

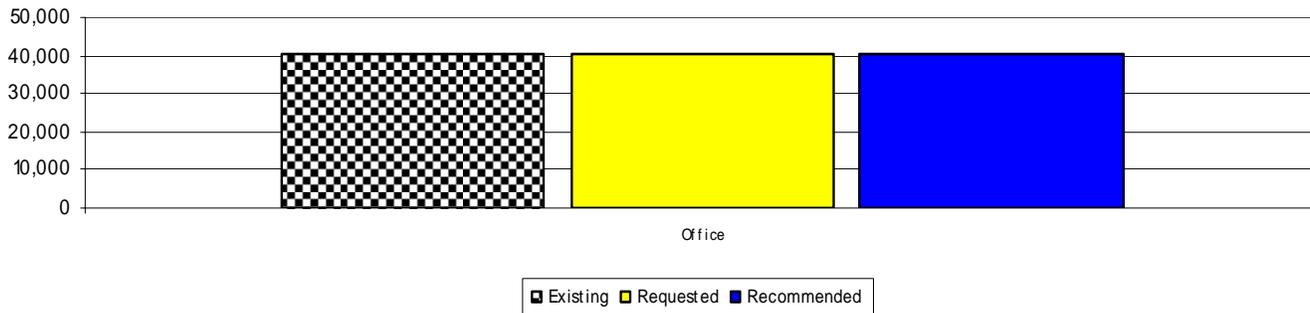
**Board of Education and Services for the Blind
Type of Space Leased**

Table 15

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	40,340	\$403,399	\$10.00	40,340	\$403,399	\$10.00	40,340	\$403,399	\$10.00
TOTAL	40,340	\$403,399	\$10.00	40,340	\$403,399	\$10.00	40,340	\$403,399	\$10.00

**Board of Education and Services for the Blind
Square Footage by Type of Space Leased**

Figure 15



Board of Education and Services for the Blind

ESB65000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Square Feet	Annual Cost	Requested Square Feet	Annual Cost	Approved Square Feet	Annual Cost
8809	Windsor	Offices	Office	FY 07-08	40,340	\$403,399	40,340	\$403,399	40,340	\$403,399
AGENCY TOTALS:					40,340	\$403,399	40,340	\$403,399	40,340	\$403,399

Agency Summary: Charter Oak State College

Charter Oak State College has submitted one (1) space request totaling 13,790 square feet of space representing a 100.0% increase over existing square footage levels.

Currently the State is paying \$33,647 annually to lease 6,895 square feet of space at an average of \$4.88 per square foot.

The existing space being leased for Charter Oak State College is used as follows:

- 100% - Office Space

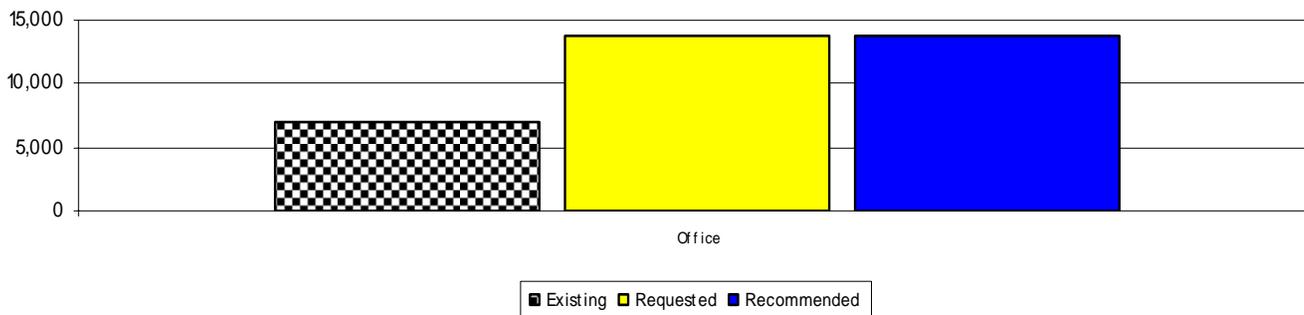
Under this Plan, OPM has recommended approval of a 100.0% increase in the number of square feet to be leased by Charter Oak State College.

In total OPM has approved \$67,259 in annual costs to lease 13,790 square feet of space, or approximately \$4.88 per square foot.

**Charter Oak State College
Type of Space Leased
Table 16**

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.
<i>Office</i>	6,895	\$33,647	\$4.88	13,790	\$67,259	\$4.88	13,790	\$67,259	\$4.88
TOTAL	6,895	\$33,647	\$4.88	13,790	\$67,259	\$4.88	13,790	\$67,259	\$4.88

**Charter Oak State College
Square Footage by Type of Space Leased
Figure 16**



Requests and Recommendations – Summary By Agency

Charter Oak State College

BAA77000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
835	Newington	Connecticut Distance Learning Consortium Technology Services	Office	Other	6,895	\$33,647	13,790	\$67,259	13,790	\$67,259
AGENCY TOTALS:					6,895	\$33,647	13,790	\$67,259	13,790	\$67,259

Requests and Recommendations – Summary By Agency

Agency Summary: Commission on Human Rights and Opportunities

The Commission on Human Rights and Opportunities has submitted one (1) space request totaling 27,000 square feet of space.

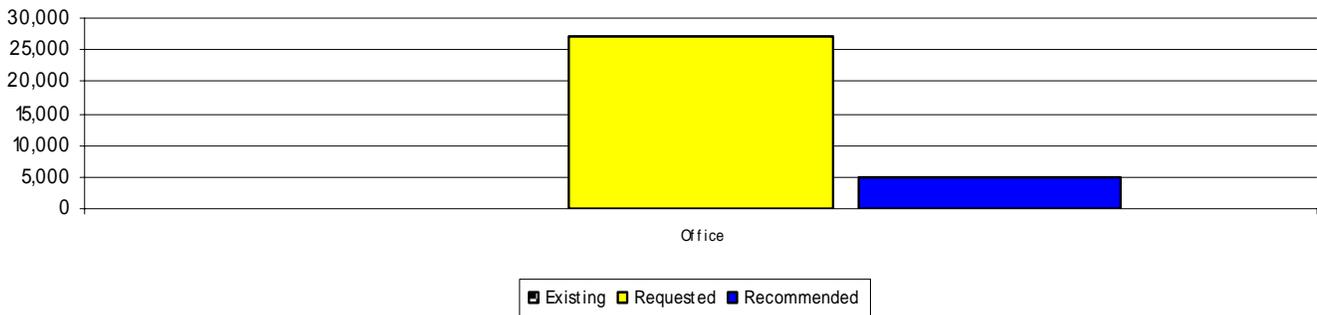
Currently the State does not lease space for the Commission on Human Rights and Opportunities.

In total OPM has approved \$73,500 in annual costs to lease 4,900 square feet of space, or approximately \$15.00 per square foot.

**Commission on Human Rights and Opportunities
Type of Space Leased
Table 17**

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft
<i>Regional Office</i>	0	\$0.00	\$0.00	27,000	\$405,000	\$15.00	4,900	\$73,500	\$15.00
TOTAL	0	\$0.00	\$0.00	27,000	\$405,000	\$15.00	4,900	\$73,500	\$15.00

**Commission on Human Rights and Opportunities
Square Footage by Type of Space Leased
Figure 17**



Requests and Recommendations – Summary By Agency

Commission on Human Rights and Opportunities

HRO41100

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
9999	Norwich	Regional Office - Norwich	Regional Office	FY 07-08	0	\$0	27,000	\$405,000	4,900	\$73,500
AGENCY TOTALS:					0	\$0	27,000	\$405,000	4,900	\$73,500

Agency Summary: Commission on the Deaf and Hearing Impaired

The Commission on the Deaf and Hearing Impaired has submitted one (1) space request totaling 4,592 square feet of space which represents 3.96% increase over existing square footage levels.

Currently the State is paying \$65,813 annually to lease 4,417 square feet of space at an average of \$14.90 per square foot.

The existing space being leased for the Commission on the Deaf and Hearing Impaired is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the Commission on the Deaf and Hearing Impaired.

In total OPM has approved \$65,813 in annual costs to lease 4,417 square feet of space, or approximately \$14.90 per square foot.

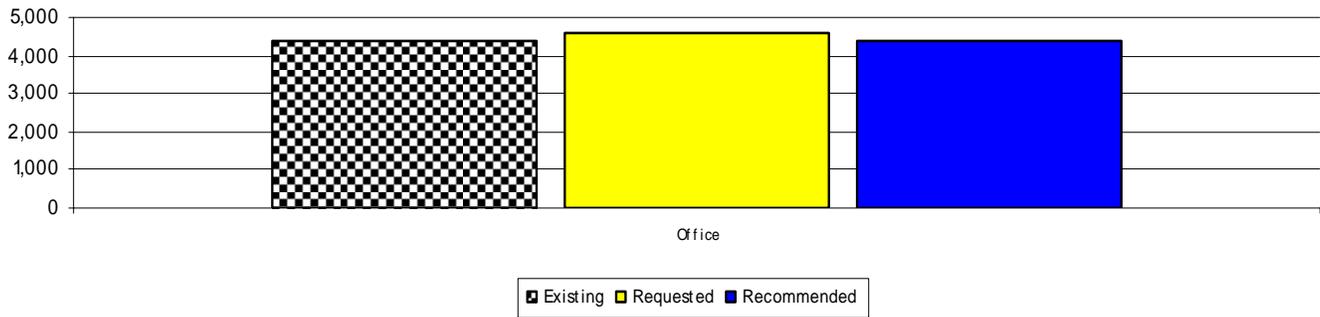
**Commission on the Deaf and Hearing Impaired
Type of Space Leased**

Table 18

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	4,417	\$65,813	\$14.90	4,592	\$81,115	\$17.66	4,417	\$65,813	\$14.90
TOTAL	4,417	\$65,813	\$14.90	4,592	\$81,115	\$17.66	4,417	\$65,813	\$14.90

**Commission on the Deaf and Hearing Impaired
Square Footage by Type of Space Leased**

Figure 18



Commission on the Deaf and Hearing Impaired

COD65500

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
869	West Hartford	Offices	Office	FY 07-08	4,417	\$65,813	4,592	\$81,115	4,417	\$65,813
AGENCY TOTALS:					4,417	\$65,813	4,592	\$81,115	4,417	\$65,813

Agency Summary: Connecticut State Library

The Connecticut State Library has submitted two (2) space requests totaling 55,067 square feet of space which represents a 0.08% increase over existing square footage levels.

Currently the State is paying \$476,229 annually to lease 55,023 square feet of space at an average of \$8.66 per square foot.

The existing space being leased for the Connecticut State Library is used as follows:

- 100% - Storage/Warehouse Space

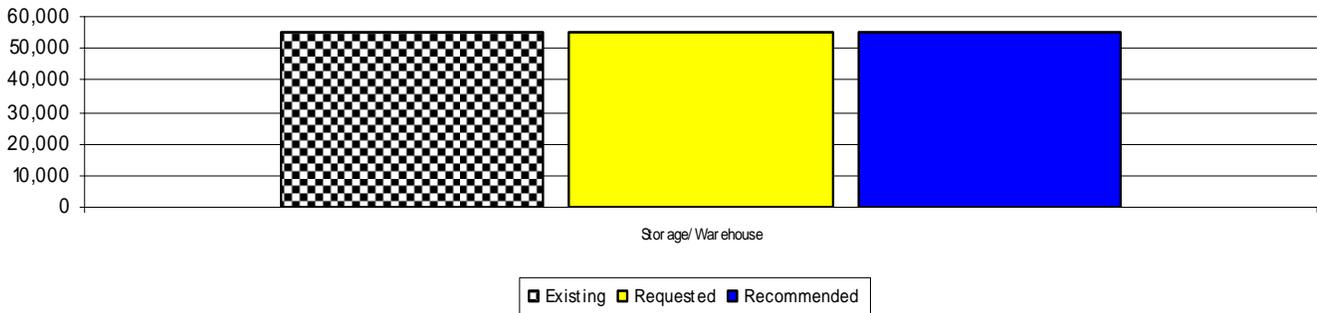
Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the Connecticut State Library.

In total OPM has approved \$476,229 in annual costs to lease 55,023 square feet of space, or approximately \$8.66 per square foot.

**Connecticut State Library
Type of Space Leased
Table 19**

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
Storage/Warehouse	55,023	\$476,229	\$8.66	55,067	\$506,186	\$9.19	55,023	\$476,229	\$8.66
TOTAL	55,023	\$476,229	\$8.66	55,067	\$506,186	\$9.19	55,023	\$476,229	\$8.66

**Connecticut State Library
Square Footage by Type of Space Leased
Figure 19**



Requests and Recommendations – Summary By Agency

Connecticut State Library

CSL66000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
810	Hartford	Historical Services Storage - Hartford	Storage/Warehouse	FY 07-08	44,956	\$327,729	45,000	\$337,561	44,956	\$327,729
8801	Willimantic	Library Services Center	Storage/Warehouse	FY 10-11	10,067	\$148,500	10,067	\$168,625	10,067	\$148,500
AGENCY TOTALS:					55,023	\$476,229	55,067	\$506,186	55,023	\$476,229

Requests and Recommendations – Summary By Agency

Agency Summary: Connecticut State University

Connecticut State University has submitted four (4) space requests totaling 341,000 square feet of space.

Currently the State does not lease space for Connecticut State University.

In total OPM has approved \$10,293,000 in annual costs to lease 341,000 square feet of space, or approximately \$30.18 per square foot.

**Connecticut State University
Type of Space Leased**
Table 20

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Educational</i>	0	\$0.00	\$0.00	5,000	\$120,000	\$24.00	5,000	\$120,000	\$24.00
<i>Residential</i>	0	\$0.00	\$0.00	327,000	\$10,110,000	\$30.92	327,000	\$10,110,000	\$30.92
<i>Storage/Warehouse</i>	0	\$0.00	\$0.00	9,000	\$63,000	\$7.00	9,000	\$63,000	\$7.00
TOTAL	0	\$0.00	\$0.00	341,000	\$10,293,000	\$30.18	341,000	\$10,293,000	\$30.18

**Connecticut State University
Square Footage by Type of Space Leased**
Figure 20



Requests and Recommendations – Summary By Agency

Connecticut State University

CSU83000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Square Feet	Existing Annual Cost	Requested Square Feet	Requested Annual Cost	Approved Square Feet	Approved Annual Cost
9999	Danbury	Western - Housing - 690 Students	Residential	FY 07-08	0	\$0	207,000	\$6,210,000	207,000	\$6,210,000
9999	Greater New London Area	Eastern - Continuing Education	Educational	FY 07-08	0	\$0	5,000	\$120,000	5,000	\$120,000
9999	New Britain	Central - Housing - 500 Students	Residential	FY 07-08	0	\$0	120,000	\$3,900,000	120,000	\$3,900,000
9999	Willimantic	Eastern - Facilities Management & Planning	Storage/Warehouse	FY 07-08	0	\$0	9,000	\$63,000	9,000	\$63,000
AGENCY TOTALS:					0	\$0	341,000	\$10,293,000	341,000	\$10,293,000

Agency Summary: Department of Administrative Services

The Department of Administrative Services has submitted one (1) space request totaling 29,408 square feet of space.

Currently the State does not lease space for the Department of Administrative Services.

In total OPM has approved \$0.00 in annual costs to lease 29,408 square feet of space. No General Fund dollars have been provided for this request and it is anticipated that any associated lease costs will be paid through the Department of Administrative Services Revolving Fund.

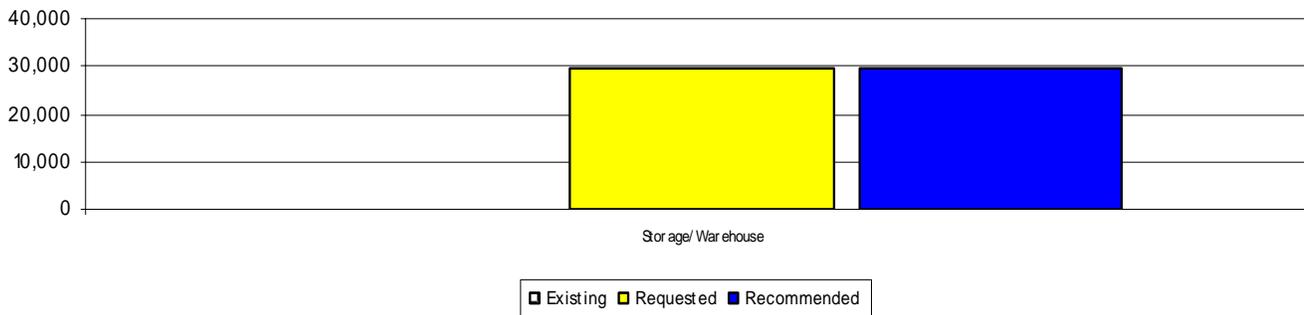
**Department of Administrative Services
Type of Space Leased**

Table 21

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Storage/Warehouse</i>	0	\$0.00	\$0.00	29,408	\$210,000	\$7.14	29,408	\$0.00	\$0.00
TOTAL	0	\$0.00	\$0.00	29,408	\$210,000	\$7.14	29,408	\$0.00	\$0.00

**Department of Administrative Services
Square Footage by Type of Space Leased**

Figure 21



Department of Administrative Services

DAS23000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
6226	Greater Hartford Area	Fleet Operations Repair Facility	Storage/Warehouse	FY 07-08	0	\$0	29,408	\$210,000	29,408	\$0
AGENCY TOTALS:					0	\$0	29,408	\$210,000	29,408	\$0

No General Fund dollars have been provided for this request and it is anticipated that any associated lease costs will be paid through the Department of Administrative Services Revolving Fund.

Agency Summary: Department of Banking

The Department of Banking has submitted one (1) space request totaling 34,500 square feet of space which represents a 15.0% increase over existing square footage levels.

Currently the State is paying \$716,952 annually to lease 30,000 square feet of space at an average of \$23.90 per square foot.

The existing space being leased for the Department of Banking is used as follows:

- 100% - Office Space

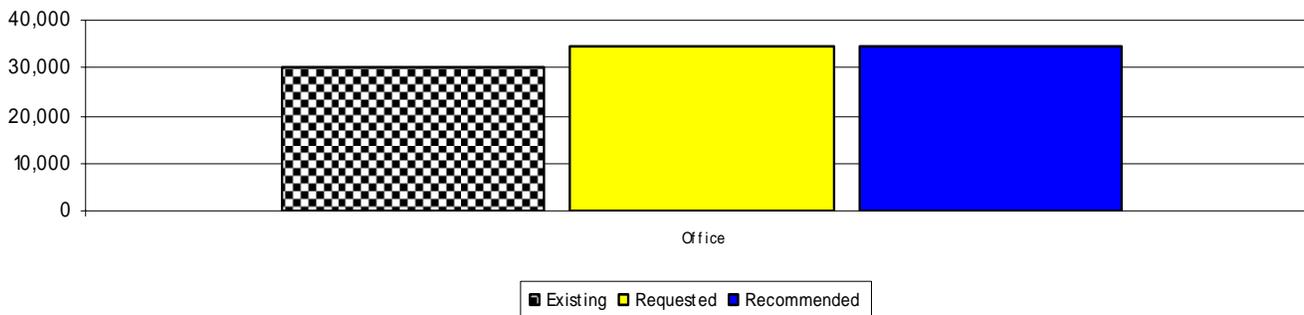
Under this Plan, OPM has recommended approval of a 15.0% increase in the number of square feet to be leased by the Department of Banking.

In total OPM has approved \$814,500 in annual costs to lease 34,500 square feet of space, or approximately \$23.61 per square foot.

**Department of Banking
Type of Space Leased**
Table 22

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	30,000	\$716,952	\$23.90	34,500	\$814,500	\$23.61	34,500	\$814,500	\$23.61
TOTAL	30,000	\$716,952	\$23.90	34,500	\$814,500	\$23.61	34,500	\$814,500	\$23.61

**Department of Banking
Square Footage by Type of Space Leased**
Figure 22



Requests and Recommendations – Summary By Agency

Department of Banking

DOB37000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
8802	Hartford	Offices	Office	FY 07-08	30,000	\$716,952	34,500	\$814,500	34,500	\$814,500
AGENCY TOTALS:					30,000	\$716,952	34,500	\$814,500	34,500	\$814,500

Agency Summary: Department of Children and Families

The Department of Children and Families has submitted eighteen (18) space requests totaling 474,912 square feet of space which represents a 32.5% increase over existing square footage levels.

Currently the State is paying \$5,046,590 annually to lease 358,168 square feet of space at an average of \$14.90 per square foot.

The existing space being leased for the Department of Children and Families is used as follows:

- 100% - Regional Office Space

Under this Plan, OPM has recommended approval of a 22.3% increase in the number of square feet to be leased by the Department of Children and Families.

In total OPM has approved \$6,728,654 in annual costs to lease 438,189 square feet of space, or approximately \$15.36 per square foot.

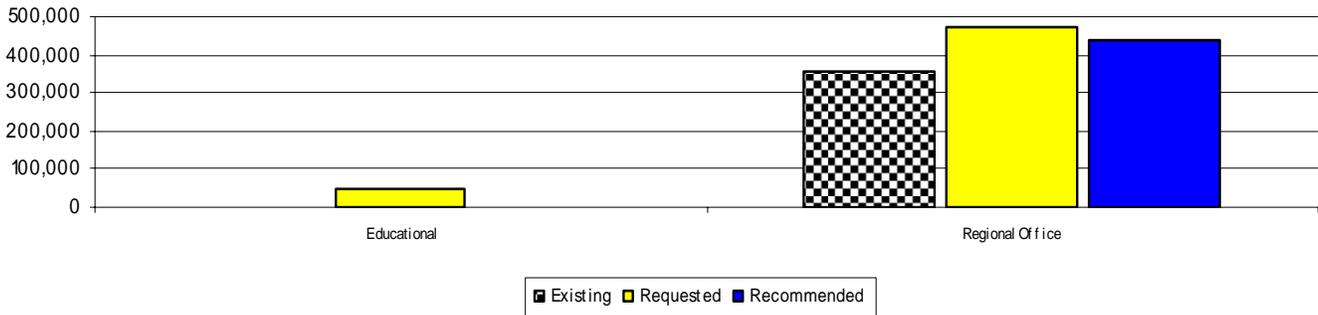
**Department of Children and Families
Type of Space Leased**

Table 23

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.
<i>Educational</i>	0	\$0.00	\$0.00	4,500	\$67,500	\$15.00	0	\$0.00	\$0.00
<i>Regional Office</i>	358,168	\$5,046,590	\$14.09	474,412	\$7,175,251	\$15.25	438,189	\$6,728,654	\$15.36
TOTAL	358,168	\$5,046,590	\$14.09	474,912	\$7,242,751	\$15.25	438,189	\$6,728,654	\$15.36

**Department of Children and Families
Square Footage by Type of Space Leased**

Figure 23



Requests and Recommendations – Summary By Agency

Department of Children and Families

DCF91000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
974	Bridgeport	Regional Office - Bridgeport	Regional Office	FY 10-11	40,000	\$620,000	40,000	\$694,400	40,000	\$694,400
975	Danbury	Regional Office - Danbury	Regional Office	FY 07-08	13,800	\$216,660	13,800	\$223,160	13,800	\$223,160
9999	Hamden	High Meadows Education Department	Educational	FY 07-08	0	\$0	4,500	\$67,500	0	\$0
976	Hartford	Regional Office - Hartford	Regional Office	FY 07-08	63,645	\$649,001	63,645	\$649,001	63,645	\$649,001
977	Manchester	Regional Office - Manchester	Regional Office	FY 07-08	25,906	\$304,395	36,544	\$313,527	36,544	\$313,526
259	Meriden	Regional Office - Meriden	Regional Office	FY 07-08	18,656	\$414,163	18,656	\$426,588	18,656	\$426,600
221	Meriden	Satellite Office - Meriden	Regional Office	FY 07-08	10,856	\$153,069	10,856	\$153,069	10,856	\$153,069
972	Middletown	Regional Office - Middletown	Regional Office	FY 07-08	10,000	\$113,740	12,000	\$150,000	12,000	\$150,000
71405	Milford	Regional Office - New Haven	Regional Office	FY 07-08	0	\$0	40,000	\$720,000	40,000	\$720,000
973	New Britain	Regional Office - New Britain	Regional Office	FY 07-08	28,172	\$427,650	28,172	\$679,896	28,172	\$679,896
978	New Haven	Regional Office - New Haven	Regional Office	FY 10-11	56,334	\$1,031,475	56,334	\$1,062,419	45,000	\$855,000
9999	Norwalk	Regional Office - Norwalk/Stamford	Regional Office	FY 08-09	0	\$0	21,375	\$384,750	22,000	\$384,750
257	Norwalk	Regional Office -	Regional Office	FY 07-08	12,514	\$65,000	12,514	\$68,900	0	\$0

Requests and Recommendations – Summary By Agency

Department of Children and Families (continued)

DCF91000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
965	Norwich	Regional Office - Norwich	Regional Office	FY 07-08	36,022	\$521,526	36,022	\$521,526	36,022	\$521,526
966	Stamford	Regional Office - Stamford	Regional Office	FY 07-08	9,000	\$160,650	9,000	\$170,289	0	\$0
967	Torrington	Regional Office - Torrington	Regional Office	FY 10-11	10,000	\$125,000	10,000	\$140,000	10,000	\$140,000
80504	Waterbury	Regional Office - Waterbury	Regional Office	FY 07-08	0	\$0	38,231	\$573,465	38,231	\$573,465
970	Willimantic	Regional Office - Willimantic	Regional Office	FY 10-11	23,263	\$244,261	23,263	\$244,261	23,263	\$244,261
AGENCY TOTALS:					358,168	\$5,046,590	474,912	\$7,242,751	438,189	\$6,728,654

Requests and Recommendations – Summary By Agency

Agency Summary: Department of Correction

The Department of Correction has submitted six (6) space requests totaling 64,000 square feet of space which represents a 47.8% increase over existing square footage levels.

Currently the State is paying \$665,336 annually to lease 43,291 square feet of space at an average of \$15.37 per square foot.

The existing space being leased for the Department of Correction is used as follows:

- 100% - Regional Office Space

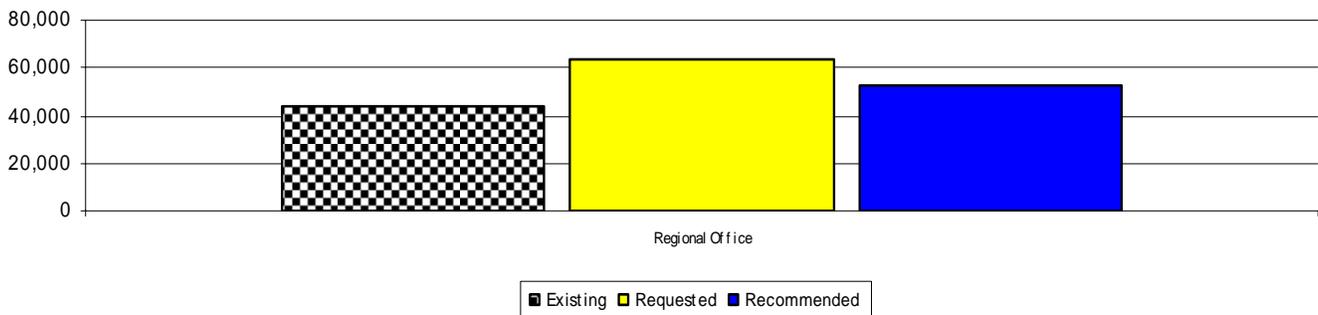
Under this Plan, OPM has recommended approval of a 21.8% increase in the number of square feet to be leased by the Department of Correction.

In total OPM has approved \$901,653 in annual costs to lease 52,750 square feet of space, or approximately \$17.09 per square foot.

**Department of Correction
Type of Space Leased
Table 24**

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Regional Office</i>	43,291	\$665,336	\$15.37	64,000	\$1,070,403	\$16.73	52,750	\$901,653	\$17.09
TOTAL	43,291	\$665,336	\$15.37	64,000	\$1,070,403	\$16.73	52,750	\$901,653	\$17.09

**Department of Correction
Square Footage by Type of Space Leased
Figure 24**



Requests and Recommendations – Summary By Agency

Department of Correction

DOC88000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
8814	Fairfield	Regional Office - Bridgeport - Parole & Community Services	Regional Office	FY 07-08	3,231	\$40,387	8,690	\$205,800	8,690	\$205,800
806	Hartford	Regional Office - Hartford - Parole & Community Services	Regional Office	FY 11-12	19,805	\$259,841	19,805	\$298,817	19,805	\$298,817
807	New Haven	Regional Office - New Haven - Community Services	Regional Office	FY 10-11	5,000	\$71,250	9,000	\$73,388	9,000	\$73,388
524043	Norwich	Parole & Community Enforcement	Regional Office	Other	3,855	\$95,258	3,855	\$95,258	3,855	\$95,258
803	Waterbury	Regional Office - Waterbury - Parole & Community Services	Regional Office	Other	11,400	\$198,600	11,400	\$228,390	11,400	\$228,390
9999	Wethersfield	Offices	Regional Office	FY 07-08	0	\$0	11,250	\$168,750	0	\$0
AGENCY TOTALS:					43,291	\$665,336	64,000	\$1,070,403	52,750	\$901,653

Agency Summary: Department of Education

The Department of Education has submitted four (4) space requests totaling 45,941 square feet of space which represents a 3.3% increase over existing square footage levels.

Currently the State is paying \$572,882 annually to lease 44,441 square feet of space at an average of \$12.89 per square foot.

The existing space being leased for the Department of Education is used as follows:

- 85% - Office Space
- 15% - Educational Space

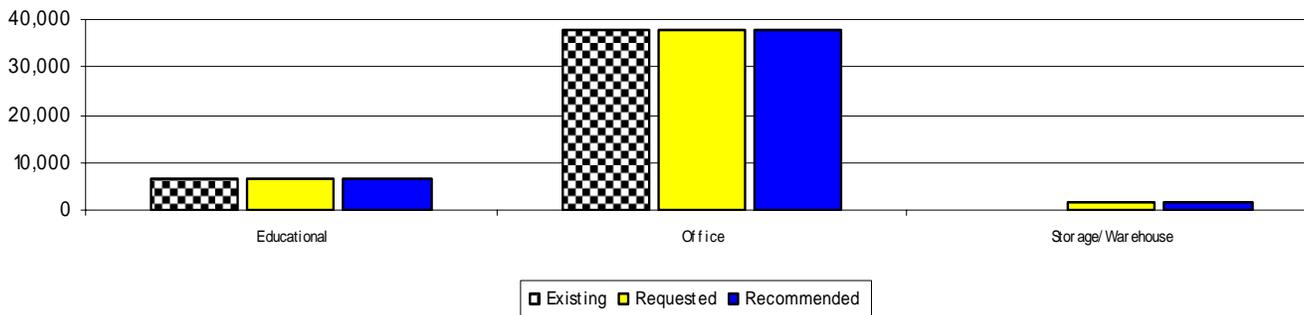
Under this Plan, OPM has recommended approval of a 3.3% increase in the number of square feet to be leased by the Department of Education.

In total OPM has approved \$594,705 in annual costs to lease 45,941 square feet of space, or approximately \$12.94 per square foot.

**Department of Education
Type of Space Leased
Table 25**

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Educational</i>	6,820	\$81,552	\$11.96	6,820	\$80,875	\$11.86	6,820	\$80,875	\$11.86
<i>Office</i>	37,621	\$491,330	\$13.06	37,621	\$491,330	\$13.06	37,621	\$491,330	\$13.06
<i>Storage/Warehouse</i>	0	\$0.00	\$0.00	1,500	\$22,500	\$15.00	1,500	\$22,500	\$15.00
TOTAL	44,441	\$572,882	\$12.89	45,941	\$594,705	\$12.94	45,941	\$594,705	\$12.94

**Department of Education
Square Footage by Type of Space Leased
Figure 25**



Requests and Recommendations – Summary By Agency

Department of Education

SDE64000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
8807	Danbury	Nurse Training Program -	Educational	FY 09-10	3,700	\$50,875	3,700	\$50,875	3,700	\$50,875
836	Hartford	Nurse Training Program - Hartford	Educational	FY 10-11	3,120	\$30,677	3,120	\$30,000	3,120	\$30,000
9999	Hartford	Warehouse	Storage/Warehouse	FY 07-08	0	\$0	1,500	\$22,500	1,500	\$22,500
8806	Middletown	Offices	Office	FY 08-09	37,621	\$491,330	37,621	\$491,330	37,621	\$491,330
AGENCY TOTALS:					44,441	\$572,882	45,941	\$594,705	45,941	\$594,705

Agency Summary: Department of Environmental Protection

The Department of Environmental Protection has submitted two (2) space requests totaling 14,508 square feet of space which represents a 3.6% increase over existing square footage levels.

Currently the State is paying \$81,900 annually to lease 14,000 square feet of space at an average of \$5.85 per square foot.

The existing space being leased for the Department of Environmental Protection is used as follows:

- 100% - Storage/Warehouse Space

Under this Plan, OPM has recommended approval of a 3.6% increase in the number of square feet to be leased by the Department of Environmental Protection.

In total OPM has approved \$91,977 in annual costs to lease 14,508 square feet of space, or approximately \$6.34 per square foot.

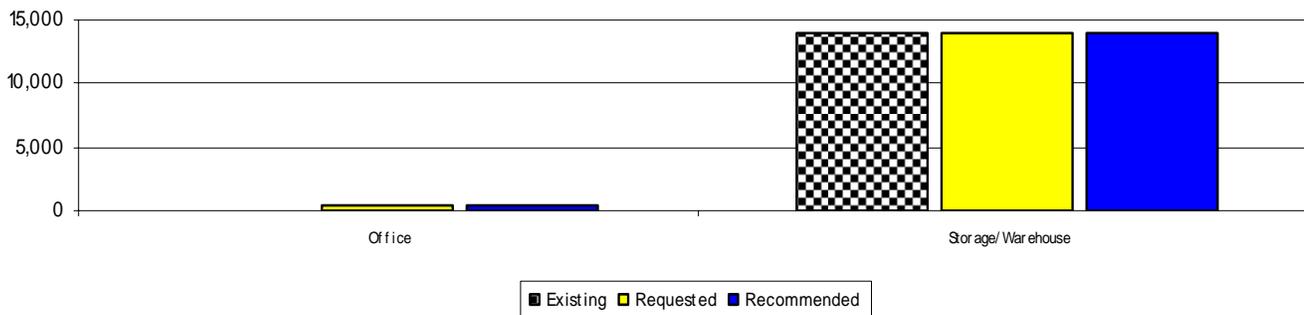
**Department of Environmental Protection
Type of Space Leased**

Table 26

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	0	\$0.00	\$0.00	508	\$7,620	\$15.00	508	\$7,620	\$15.00
<i>Storage/Warehouse</i>	14,000	\$81,900	\$5.85	14,000	\$84,357	\$6.03	14,000	\$84,357	\$6.03
TOTAL	14,000	\$81,900	\$5.85	14,508	\$91,977	\$6.34	14,508	\$91,997	\$6.34

**Department of Environmental Protection
Square Footage by Type of Space Leased**

Figure 26



Requests and Recommendations – Summary By Agency

Department of Environmental Protection

DEP43000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
8905	Vernon	Belding Wildlife Management Area	Office	FY 07-08	0	\$0	508	\$7,620	508	\$7,620
897	West Hartford	Warehouse	Storage/Warehouse	FY 07-08	14,000	\$81,900	14,000	\$84,357	14,000	\$84,357
AGENCY TOTALS:					14,000	\$81,900	14,508	\$91,977	14,508	\$91,977

Agency Summary: Department of Information Technology

The Department of Environmental Protection has submitted two (2) space requests totaling 184,172 square feet of space which represents a 47.6% increase over existing square footage levels.

Currently the State is paying \$4,027,700 annually to lease 124,747 square feet of space at an average of \$32.29 per square foot.

The existing space being leased for the Department of Information Technology is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 2.3% increase in the number of square feet to be leased by the Department of Information Technology.

In total OPM has approved \$3,956,500 in annual costs to lease 127,700 square feet of space, or approximately \$30.98 per square foot.

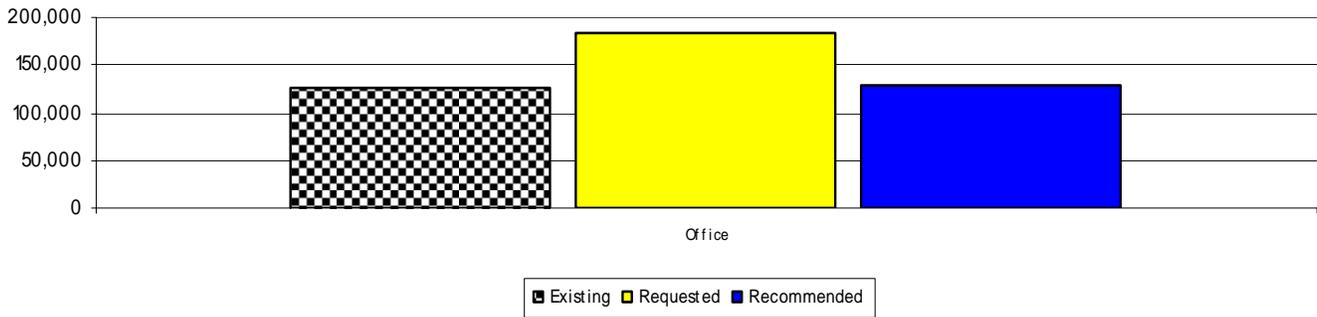
**Department of Information Technology
Type of Space Leased**

Table 27

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	124,747	\$4,027,700	\$32.29	184,172	\$4,487,075	\$24.36	127,700	\$3,956,500	\$30.98
TOTAL	124,747	\$4,027,700	\$32.29	184,172	\$4,487,075	\$24.36	127,700	\$3,956,500	\$30.98

**Department of Information Technology
Square Footage by Type of Space Leased**

Figure 27



Department of Information Technology

ITD25000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
8815	East Hartford	Offices & Data Center	Office	FY 10-11	124,747	\$4,027,700	153,547	\$4,027,700	127,700	\$3,956,500
9999	Greater Hartford Area	Data Center	Office	FY 10-11	0	\$0	30,625	\$459,375	0	\$0
AGENCY TOTALS:					124,747	\$4,027,700	184,172	\$4,487,075	127,700	\$3,956,500

Agency Summary: Department of Labor

The Department of Labor has submitted eighteen (18) space requests totaling 221,579 square feet of space which represents a 3.8% decrease when compared to existing square footage levels.

Currently the State is paying \$2,850,799 annually to lease 230,325 square feet of space at an average of \$12.38 per square foot.

The existing space being leased for the Department of Labor is used as follows:

- 97% - Office Space
- 3% - Storage/Warehouse Space

Under this Plan, OPM has recommended approval of a 3.8% decrease in the number of square feet to be leased by the Department of Labor.

In total OPM has approved \$3,158,023 in annual costs to lease 221,579 square feet of space, or approximately \$14.25 per square foot.

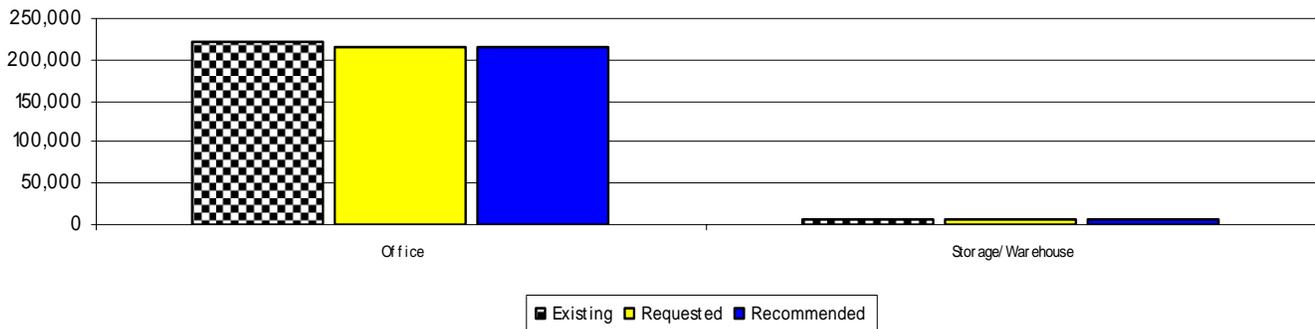
**Department of Labor
Type of Space Leased**

Table 28

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	222,730	\$2,820,419	\$12.66	213,984	\$3,123,997	\$14.60	213,984	\$3,123,997	\$14.60
<i>Storage/Warehouse</i>	7,595	\$30,380	\$4.00	7,595	\$34,026	\$4.48	7,595	\$34,026	\$4.48
TOTAL	230,325	\$2,850,799	\$12.38	221,579	\$3,158,023	\$14.25	221,579	\$3,158,023	\$14.25

**Department of Labor
Square Footage by Type of Space Leased**

Figure 28



Requests and Recommendations – Summary By Agency

Department of Labor

DOL40000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
902	Bridgeport	Employment Security	Office	FY 07-08	21,727	\$308,523	21,727	\$354,801	21,727	\$354,801
925	Danbury	Employment Security	Office	FY 07-08	10,900	\$192,537	11,885	\$221,417	11,885	\$221,417
979	Danielson	Employment Security	Office	FY 07-08	4,900	\$49,980	5,500	\$57,477	5,500	\$57,477
980	Enfield	Employment Security	Office	FY 07-08	11,700	\$153,270	5,500	\$176,261	5,500	\$176,261
982	Hamden	Employment Security	Office	FY 08-09	22,391	\$244,733	22,391	\$259,417	22,391	\$259,417
981	Hamden	Employment Security - Hamden Call Center	Office	FY 08-09	10,820	\$118,262	10,820	\$125,358	10,820	\$125,358
983	Hartford	Employment Security - Hartford Call Center	Office	FY 07-08	14,000	\$136,500	14,000	\$156,975	14,000	\$156,975
984	Hartford	Employment Security	Office	FY 09-10	28,268	\$289,747	28,268	\$316,884	28,268	\$316,884
986	Meriden	Employment Security	Office	FY 07-08	1,800	\$20,756	1,845	\$16,605	1,845	\$16,605
987	Middletown	Employment Security	Office	FY 07-08	15,000	\$135,000	15,000	\$139,050	15,000	\$139,050
988	New Britain	Employment Security	Office	FY 07-08	11,702	\$146,275	11,702	\$163,828	11,702	\$163,828
989	New London	Employment Security	Office	FY 09-10	13,912	\$225,374	13,912	\$245,658	13,912	\$245,658

Requests and Recommendations – Summary By Agency

Department of Labor (continued)

DOL40000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
990	Newington	Warehouse	Storage/Warehouse	FY 07-08	7,595	\$30,380	7,595	\$34,026	7,595	\$34,026
8817	Norwich	Norwich Field Audit Office	Office	FY 10-11	2,850	\$42,750	2,850	\$42,750	2,850	\$42,750
991	Norwich	Employment Security	Office	FY 10-11	9,848	\$197,720	9,848	\$221,446	9,848	\$221,446
994	Torrington	Employment Security	Office	FY 07-08	9,676	\$106,436	5,500	\$119,208	5,500	\$119,208
995	Waterbury	Employment Security	Office	FY 07-08	24,256	\$349,286	24,256	\$391,200	24,256	\$391,200
996	Willimantic	Employment Security	Office	FY 07-08	8,980	\$103,270	8,980	\$115,662	8,980	\$115,662
AGENCY TOTALS:					230,325	\$2,850,799	221,579	\$3,158,023	221,579	\$3,158,023

Agency Summary: Department of Mental Health & Addiction Services

The Department of Mental Health and Addiction Services has submitted twelve (12) space requests totaling 146,895 square feet of space which represents a 1.1% increase over existing square footage levels.

Currently the State is paying \$2,309,989 annually to lease 145,205 square feet of space at an average of \$15.91 per square foot.

The existing space being lease for the Department of Mental Health and Addiction Services is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 0.83% increase in the number of square feet to be leased by the Department of Mental Health and Addiction Services.

In total OPM has approved \$2,045,116 in annual costs to lease 146,415 square feet of space, or approximately \$13.97 per square foot.

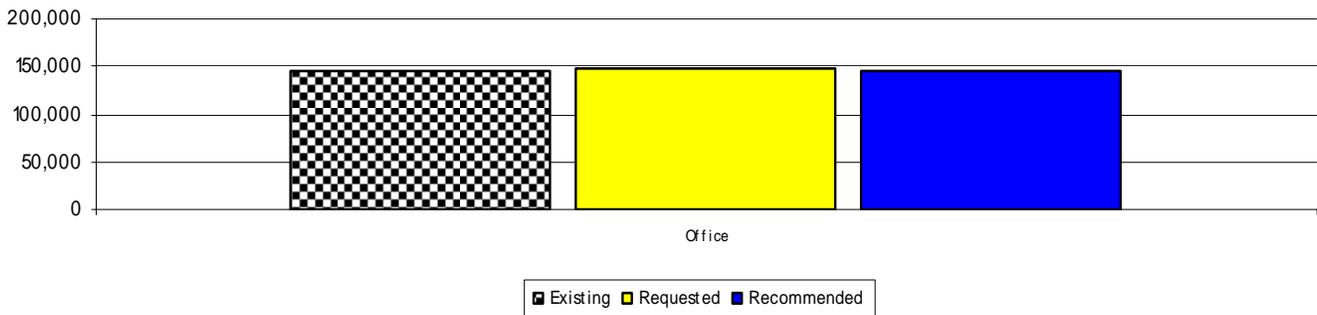
**Department of Mental Health and Addiction Services
Type of Space Leased**

Table 29

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.
<i>Office</i>	145,205	\$2,309,989	\$15.91	146,895	\$2,318,116	\$15.78	146,415	\$2,045,116	\$13.97
TOTAL	145,205	\$2,309,989	\$15.91	146,895	\$2,318,116	\$15.78	146,415	\$2,045,116	\$13.97

**Department of Mental Health & Addiction Services
Square Footage by Type of Space Leased**

Figure 29



Requests and Recommendations – Summary By Agency

Department of Mental Health and Addiction Services

MHA53000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
8819	Bridgeport	Offices	Office	Other	25,631	\$525,435	25,631	\$525,435	25,631	\$252,435
866	Bridgeport	Connecticut Mental Health Center - Greater Bridgeport - ACCESS Project/General Assistance Project - Forensic Division	Office	FY 09-10	4,931	\$54,240	4,931	\$62,377	4,931	\$62,377
844	Danbury	Local Mental Health Authority - Danbury	Office	FY 07-08	10,378	\$117,197	10,378	\$117,197	10,378	\$117,197
842	New Haven	Connecticut Mental Health Center - Consultation & Education Center	Office	Other	4,776	\$78,326	5,232	\$78,326	5,232	\$78,326
999	New Haven	Hispanic Clinic - New Haven	Office	FY 07-08	9,108	\$64,834	9,108	\$64,824	9,108	\$64,824
1001	New Haven	Alcohol & Drug Unit - Substance Abuse Treatment Unit - New Haven Office	Office	FY 07-08	7,600	\$92,340	8,354	\$92,340	8,354	\$92,340
867	Old Saybrook	River Valley Services - Lower County Clinical Team	Office	FY 07-08	1,854	\$25,956	1,854	\$25,956	1,854	\$25,956

Requests and Recommendations – Summary By Agency

Department of Mental Health and Addiction Services (continued)

MHA53000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
805	Stamford	Respite Care - Stamford Apartment	Office	FY 07-08	480	\$12,000	480	\$12,000	0	\$12,000
804	Stamford	F.S. Dubois Center	Office	FY 10-11	34,000	\$797,658	34,000	\$797,658	34,000	\$797,658
843	Torrington	Local Mental Health Authority - Torrington	Office	FY 07-08	19,320	\$155,455	19,320	\$155,455	19,320	\$155,455
865	Waterbury	Local Mental Health Authority - Waterbury	Office	FY 10-11	20,327	\$292,708	20,327	\$292,708	20,327	\$292,708
1000	West Haven	West Haven Mental Health Center	Office	FY 07-08	6,800	\$93,840	7,280	\$93,840	7,280	\$93,840
AGENCY TOTALS:					145,205	\$2,309,989	146,895	\$2,318,116	146,415	\$2,045,116

Agency Summary: Department of Mental Retardation

The Department of Mental Retardation has submitted ten (10) space requests totaling 145,505 square feet of space which represents a 49.5% increase over existing square footage levels.

Currently the State is paying \$1,373,070 annually to lease 97,321 square feet of space at an average of \$14.11 per square foot.

The existing space being leased for the Department of Mental Retardation is used as follows:

- 87% - Regional Office Space
- 9% - Residential Space
- 4% - Educational Space

Under this Plan, OPM has recommended approval of a 4.5% increase in the number of square feet to be leased by the Department of Mental Retardation.

In total OPM has approved \$1,731,216 in annual costs to lease 101,784 square feet of space, or approximately \$17.01 per square foot.

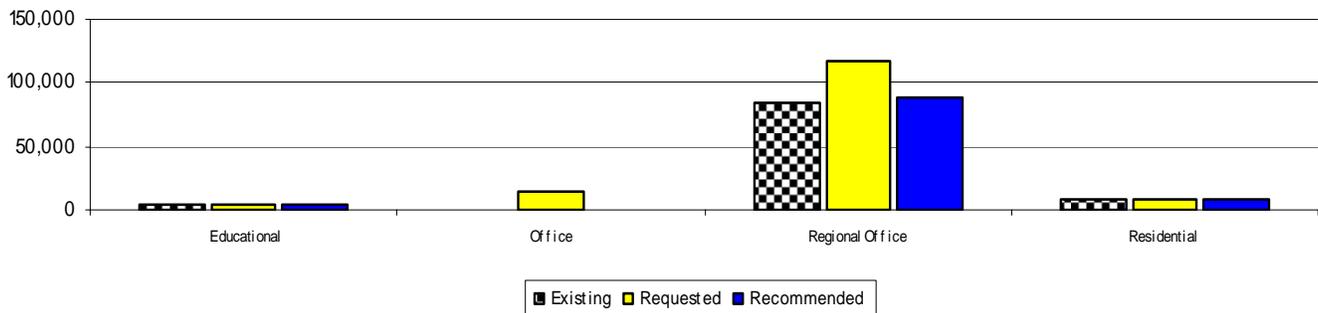
**Department of Mental Retardation
Type of Space Leased**

Table 30

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Educational</i>	4,100	\$70,725	\$17.25	4,100	\$82,000	\$20.00	4,100	\$82,000	\$20.00
<i>Office</i>	0	\$0.00	\$0.00	14,029	\$284,522	\$18.93	0	\$0.00	\$0.00
<i>Regional Office</i>	84,869	\$1,206,345	\$14.21	118,024	\$2,104,056	\$17.83	89,332	\$1,530,216	\$17.13
<i>Residential</i>	8,352	\$96,000	\$11.49	8,352	\$119,000	\$14.25	8,352	\$119,000	\$14.25
TOTAL	97,321	\$1,373,070	\$14.11	145,505	\$2,589,578	\$17.80	101,784	\$1,731,216	\$17.01

**Department of Mental Retardation
Square Footage by Type of Space Leased**

Figure 30



Requests and Recommendations – Summary By Agency

Department of Mental Retardation

DMR50000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
9999	Bridgeport	Offices	Office	FY 07-08	0	\$0	8,029	\$144,522	0	\$0
8824	East Hartford	Regional Office - North	Regional Office	FY 09-10	32,628	\$400,000	32,628	\$460,000	32,628	\$460,000
9999	Hartford	Offices	Office	FY 09-10	0	\$0	7,000	\$140,000	0	\$0
1026	Hartford	Apartments	Residential	FY 07-08	8,352	\$96,000	8,352	\$119,000	8,352	\$119,000
9999	Middletown	Regional Office - South	Regional Office	FY 09-10	0	\$0	28,692	\$573,840	0	\$0
1021	New Haven	Regional Office - South	Regional Office	FY 11-12	12,972	\$222,340	12,972	\$214,038	12,972	\$214,038
787	New London	Day Program - South Region	Educational	FY 07-08	4,100	\$70,725	4,100	\$82,000	4,100	\$82,000
1022	Wallingford	Regional Office - South	Regional Office	FY 07-08	25,232	\$397,404	25,232	\$504,640	25,232	\$504,640
783	Waterbury	Regional Office - West	Regional Office	FY 07-08	5,641	\$74,461	6,000	\$101,538	6,000	\$101,538
916	Willimantic	Regional Office - North	Regional Office	FY 07-08	8,396	\$112,140	12,500	\$250,000	12,500	\$250,000
AGENCY TOTALS:					97,321	\$1,373,070	145,505	\$2,589,578	101,784	\$1,731,216

Agency Summary: Department of Motor Vehicles

The Department of Motor Vehicles has submitted seven (7) space requests totaling 80,614 square feet of space which represents a 51.8% increase over existing square footage levels.

Currently the State is paying \$884,126 annually to lease 53,114 square feet of space at an average of \$16.65 per square foot.

The existing space being leased for the Department of Motor Vehicles is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 14.1% increase in the number of square feet to be leased by the Department of Motor Vehicles.

In total OPM has approved \$1,070,155 in annual costs to lease 60,614 square feet of space, or approximately \$17.66 per square foot.

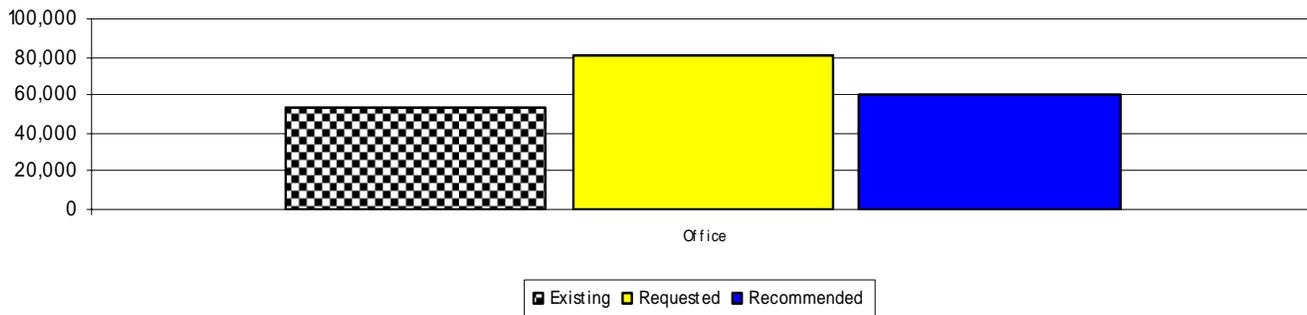
**Department of Motor Vehicles
Type of Space Leased**

Table 31

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	53,114	\$884,126	\$16.65	80,614	\$1,370,155	\$17.00	60,614	\$1,070,155	\$17.66
TOTAL	53,114	\$884,126	\$16.65	80,614	\$1,370,155	\$17.00	60,614	\$1,070,155	\$17.66

**Department of Motor Vehicles
Square Footage by Type of Space Leased**

Figure 31



Requests and Recommendations – Summary By Agency

Department of Motor Vehicles

DMV35000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
877	Bridgeport	Branch Office - Bridgeport	Office	Other	15,000	\$346,674	15,000	\$346,674	15,000	\$346,674
875	Danbury	Branch Office - Danbury	Office	FY 07-08	9,889	\$174,540	9,889	\$179,776	9,889	\$179,776
9999	Greater Norwich Area	Branch Office - Norwich	Office	FY 07-08	0	\$0	12,500	\$187,500	12,500	\$187,500
9999	Greater Wethersfield Area	Main Branch Office	Office	FY 07-08	0	\$0	20,000	\$300,000	0	\$0
878	New Britain	Branch Office - New Britain	Office	FY 08-09	11,500	\$170,487	11,500	\$180,716	11,500	\$180,716
873	Waterbury	Branch Office - Waterbury	Office	FY 07-08	7,725	\$100,425	7,725	\$115,489	7,725	\$115,489
876	Willimantic	Branch Office - Willimantic	Office	FY 07-08	9,000	\$92,000	4,000	\$60,000	4,000	\$60,000
AGENCY TOTALS:					53,114	\$884,126	80,614	\$1,370,155	60,614	\$1,070,155

Agency Summary: Department of Revenue Services

The Department of Revenue Services has submitted three (3) space requests totaling 15,513 square feet of space which represents an 11.3% increase over existing square footage levels.

Currently the State is paying \$186,731 annually to lease 13,934 square feet of space at an average of \$13.40 per square foot.

The existing space being leased for the Department of Revenue Services is used as follows:

- 100% - Regional Office Space

Under this Plan, OPM has recommended approval of an 11.3% increase in the number of square feet to be leased by the Department of Revenue Services.

In total OPM has approved \$249,378 in annual costs to lease 15,513 square feet of space, or approximately \$16.08 per square foot.

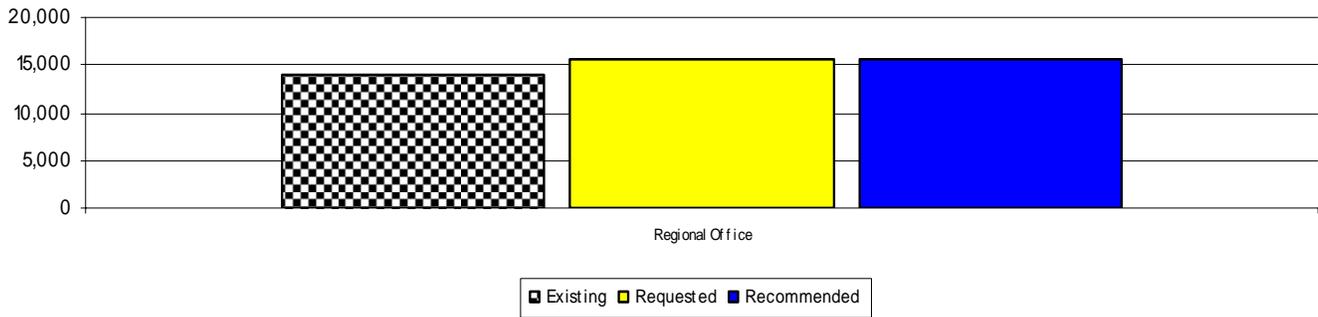
**Department of Revenue Services
Type of Space Leased**

Table 32

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Regional Office</i>	13,934	\$186,731	\$13.40	15,513	\$249,378	\$16.08	15,513	\$249,378	\$16.08
TOTAL	13,934	\$186,731	\$13.40	15,513	\$249,378	\$16.08	15,513	\$249,378	\$16.08

**Department of Revenue Services
Square Footage by Type of Space Leased**

Figure 32



Requests and Recommendations – Summary By Agency

Department of Revenue Services

DRS16000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
41405	Bridgeport	Regional Office - Bridgeport	Regional Office	FY 07-08	5,785	\$86,775	5,785	\$89,378	5,785	\$89,378
802	Hamden	Regional Office - Hamden	Regional Office	FY 08-09	3,500	\$43,750	5,079	\$99,000	5,079	\$99,000
11804	Norwich	Regional Office - Norwich	Regional Office	FY 07-08	4,649	\$56,206	4,649	\$61,000	4,649	\$61,000
AGENCY TOTALS:					13,934	\$186,731	15,513	\$249,378	15,513	\$249,378

Agency Summary: Department of Social Services

The Department of Social Services has submitted twenty-one (21) space requests totaling 408,735 square feet of space which represents a 2.68% increase over existing square footage levels.

Currently the State is paying \$5,276,300 annually to lease 398,078 square feet of space at an average of \$13.25 per square foot.

The existing space being leased for the Department of Social Services is used as follows:

- 60% - Regional Office Space
- 40% - Office Space

Under this Plan, OPM has recommended approval of a 2.0% increase in the number of square feet to be leased by the Department of Social Services.

In total OPM has approved \$5,602,430 in annual costs to lease 406,219 square feet of space, or approximately \$13.79 per square foot.

**Department of Social Services
Type of Space Leased**

Table 33

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	159,106	\$2,217,360	\$13.94	173,441	\$2,589,471	\$14.93	170,925	\$2,492,230	\$14.58
<i>Regional Office</i>	238,972	\$3,058,940	\$12.80	235,294	\$3,202,379	\$13.61	235,294	\$3,110,200	\$13.22
TOTAL	398,078	\$5,276,300	\$13.25	408,735	\$5,791,850	\$14.17	406,219	\$5,602,430	\$13.79

**Department of Social Services
Square Footage by Type of Space Leased**

Figure 33



Requests and Recommendations – Summary By Agency

Department of Social Services

DSS60000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
9999	Branford	Rehabilitation Office - Branford	Office	FY 07-08	0	\$0	1,025	\$20,500	750	\$10,875
852	Bridgeport	Rehabilitation Office - Bridgeport	Office	FY 07-08	6,080	\$82,080	6,080	\$86,186	6,080	\$86,186
1014	Bridgeport	Regional Office - Bridgeport	Regional Office	FY 08-09	57,430	\$746,590	57,430	\$746,590	57,430	\$746,590
855	Danbury	Regional Office - Danbury	Office	FY 07-08	14,643	\$237,948	14,643	\$249,845	14,643	\$249,845
9999	East Hartford	Rehabilitation Office - East Hartford	Office	FY 07-08	0	\$0	1,025	\$20,500	750	\$10,875
846	Enfield	Rehabilitation Office - Enfield	Office	FY 07-08	600	\$7,170	600	\$8,245	600	\$7,710
9999	Greater Ansonia Area	Rehabilitation Office - Ansonia Area	Office	FY 07-08	0	\$0	1,025	\$20,500	750	\$10,875
860	Hartford	Disability Determination Services	Office	FY 08-09	34,825	\$459,017	34,825	\$459,017	34,825	\$459,017
858	Hartford	Regional Office - Hartford	Regional Office	FY 07-08	73,399	\$710,336	73,399	\$816,000	73,399	\$763,610
880	Killingly	Rehabilitation Office - Killingly	Office	FY 07-08	528	\$6,732	528	\$7,741	528	\$7,240
851	Manchester	Regional Office - Manchester	Office	FY 07-08	25,370	\$339,957	25,370	\$356,954	25,370	\$356,954
859	Middletown	Regional Office - Middletown	Office	FY 07-08	24,000	\$309,600	26,500	\$378,000	26,500	\$367,490

Requests and Recommendations – Summary By Agency

Department of Social Services (continued)

DSS60000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
1016	New Britain	Regional Office - New Britain	Office	FY 07-08	23,942	\$335,187	26,103	\$386,000	26,103	\$386,000
1015	New Haven	Rehabilitation Office - New	Office	FY 09-10	5,000	\$80,000	5,000	\$80,000	5,000	\$80,000
857	New Haven	Regional Office - New Haven	Regional Office	FY 07-08	48,294	\$637,481	54,708	\$752,500	54,708	\$752,500
1017	New London	Rehabilitation Office - New London	Office	FY 09-10	707	\$23,218	707	\$23,218	707	\$23,218
736	Norwich	Rehabilitation Office - Norwich	Office	FY 07-08	3,127	\$46,905	3,127	\$46,905	3,127	\$46,905
847	Stamford	Regional Office - Stamford	Regional Office	FY 07-08	17,600	\$288,549	16,600	\$277,200	16,600	\$277,200
850	Torrington	Regional Office - Torrington	Office	FY 07-08	8,280	\$103,500	10,183	\$145,670	9,520	\$127,930
1018	Waterbury	Regional Office - Waterbury	Regional Office	FY 07-08	42,249	\$675,984	33,157	\$610,089	33,157	\$570,300
848	Willimantic	Regional Office - Willimantic	Office	FY 07-08	12,004	\$186,046	16,700	\$300,190	15,672	\$261,110
AGENCY TOTALS:					398,078	\$5,276,300	408,735	\$5,791,850	406,219	\$5,602,430

Agency Summary: Department of Veterans’ Affairs

The Department of Veterans’ Affairs has submitted three (3) space requests totaling 3,225 square feet of space which represents a 27.7% increase over existing square footage levels.

Currently the State is paying \$49,664 annually to lease 2,525 square feet of space at an average of \$19.67 per square foot.

The existing space being leased for the Department of Veterans’ Affairs is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 27.7% increase in the number of square feet to be leased by the Department of Veterans’ Affairs.

In total OPM has approved \$52,665 in annual costs to lease 3,225 square feet of space, or approximately \$16.33 per square foot.

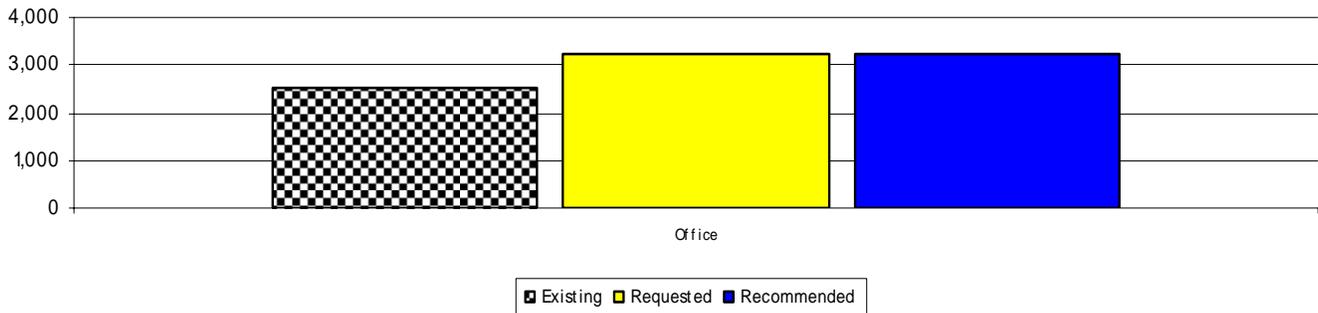
**Department of Veterans’ Affairs
Type of Space Leased**

Table 34

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	2,525	\$49,664	\$19.67	3,225	\$52,665	\$16.33	3,225	\$52,665	\$16.33
TOTAL	2,525	\$49,664	\$19.67	3,225	\$52,665	\$16.33	3,225	\$52,665	\$16.33

**Department of Veterans' Affairs
Square Footage by Type of Space Leased**

Figure 34



Requests and Recommendations – Summary By Agency

Department of Veterans' Affairs

DVA21000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
885	Bridgeport	Advocacy & Assistance Regional Office - Bridgeport	Office	FY 07-08	750	\$23,103	1,000	\$23,796	1,000	\$23,796
881	Norwich	Advocacy & Assistance Regional Office - Norwich	Office	FY 07-08	850	\$13,963	1,200	\$14,382	1,200	\$14,382
8810	West Haven	Advocacy & Assistance Regional Office - West Haven	Office	FY 07-08	925	\$12,598	1,025	\$14,487	1,025	\$14,487
AGENCY TOTALS:					2,525	\$49,664	3,225	\$52,665	3,225	\$52,665

Agency Summary: Division of Criminal Justice

The Division of Criminal Justice has submitted four (4) space requests totaling 14,021 square feet of space which represents a 20.1% increase over existing square footage levels.

Currently the State is paying \$135,123 annually to lease 11,671 square feet of space at an average of \$11.58 per square foot.

The existing space being leased for the Division of Criminal Justice is used as follows:

- 64% - Storage/Warehouse Space
- 36% - Office Space

Under this Plan, OPM has recommended approval of a 6.8% decrease in the number of square feet to be leased by the Division of Criminal Justice.

In total OPM has approved \$137,945 in annual costs to lease 10,871 square feet of space, or approximately \$12.69 per square foot.

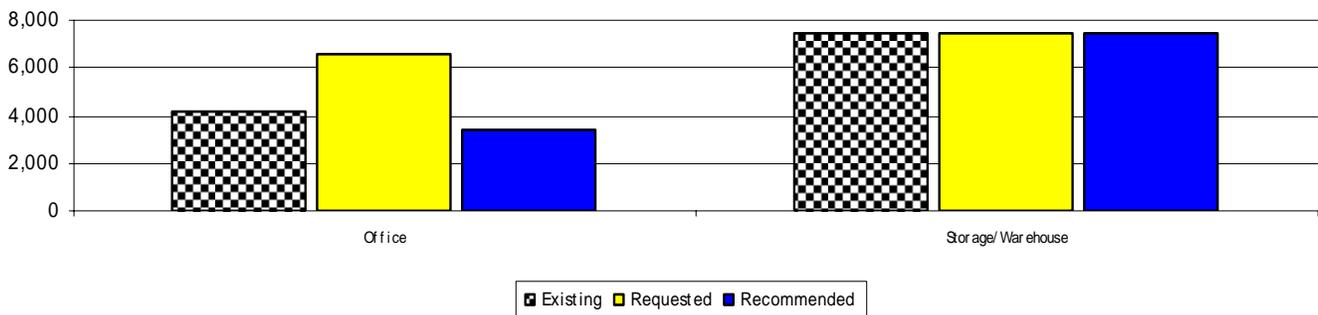
**Division of Criminal Justice
Type of Space Leased**

Table 35

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	4,175	\$82,651	\$19.80	6,525	\$159,499	\$24.44	3,375	\$83,899	\$24.86
<i>Storage/Warehouse</i>	7,496	\$52,472	\$7.00	7,496	\$54,046	\$7.21	7,496	\$54,046	\$7.21
TOTAL	11,671	\$135,123	\$11.58	14,021	\$213,545	\$15.23	10,871	\$137,945	\$12.69

**Division of Criminal Justice
Square Footage by Type of Space Leased**

Figure 35



Requests and Recommendations – Summary By Agency

Division of Criminal Justice

DCJ30000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
908	Litchfield	State's Attorney's Office - Judicial District of Litchfield	Office	FY 07-08	2,600	\$41,599	1,800	\$42,847	1,800	\$42,847
909	New Haven	State's Attorney's Office - Career Criminal Unit	Office	Other	1,575	\$41,052	1,575	\$41,052	1,575	\$41,052
9999	Rocky Hill	Offices	Office	FY 07-08	0	\$0	3,150	\$75,600	0	\$0
899	West Hartford	Warehouse	Storage/Warehouse	FY 08-09	7,496	\$52,472	7,496	\$54,046	7,496	\$54,046
AGENCY TOTALS:					11,671	\$135,123	14,021	\$213,545	10,871	\$137,945

Agency Summary: Division of Special Revenue

The Division of Special Revenue has submitted two (2) space requests totaling 14,570 square feet of space which represents a 44.6% increase over existing square footage levels.

Currently the State is paying \$50,350 annually to lease 10,070 square feet of space at an average of \$5.00 per square foot.

The existing space being leased for the Division of Special Revenue is used as follows:

- 100% - Storage/Warehouse Space

Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the Division of Special Revenue.

In total OPM has approved \$55,000 in annual costs to lease 10,070 square feet of space, or approximately \$5.46 per square foot.

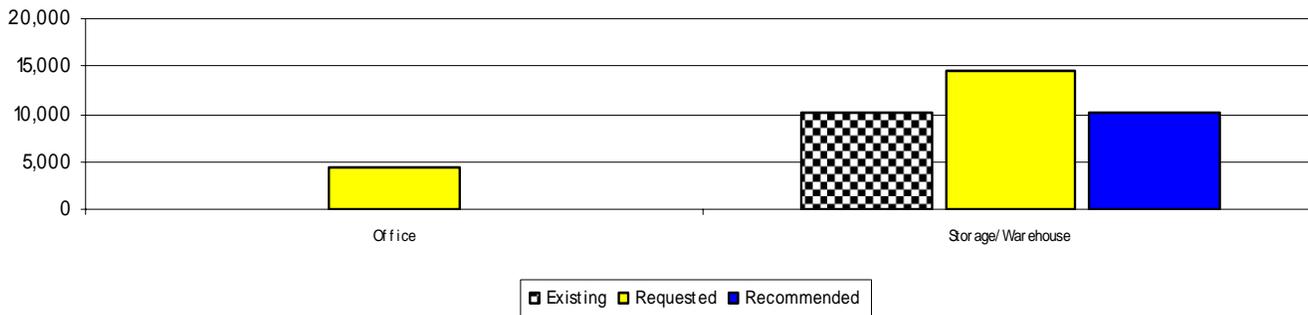
**Division of Special Revenue
Type of Space Leased**

Table 36

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	0	\$0.00	\$0.00	4,500	\$135,000	\$30.00	0	\$0.00	\$0.00
<i>Storage/Warehouse</i>	10,070	\$50,350	\$5.00	14,570	\$55,000	\$5.46	10,070	\$55,000	\$5.46
TOTAL	10,070	\$50,350	\$5.00	14,570	\$190,000	\$13.04	10,070	\$55,000	\$5.46

**Division of Special Revenue
Square Footage by Type of Space Leased**

Figure 36



Requests and Recommendations – Summary By Agency

Division of Special Revenue

DSR18000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
9999	Greater New Haven Area	Disaster Recovery Site	Office	FY 08-09	0	\$0	4,500	\$135,000	0	\$0
666	Newington	Warehouse	Storage/Warehouse	FY 08-09	10,070	\$50,350	10,070	\$55,000	10,070	\$55,000
AGENCY TOTALS:					10,070	\$50,350	14,570	\$190,000	10,070	\$55,000

Requests and Recommendations – Summary By Agency

Agency Summary: Emergency Management and Homeland Security

Emergency Management and Homeland Security submitted two (2) space requests totaling 6,600 square feet of space.

Currently the State does not lease space for Emergency Management and Homeland Security.

In total OPM has approved \$0.00 in annual costs to lease 0 square feet of space.

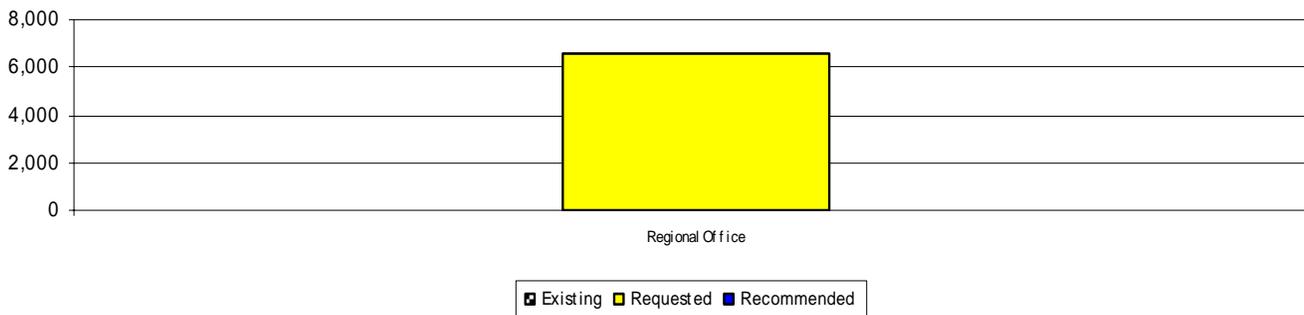
**Emergency Management and Homeland Security
Type of Space Leased**

Table 37

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft
<i>Regional Office</i>	0	\$0.00	\$0.00	6,600	\$165,000	\$25.00	0	\$0.00	\$0.00
TOTAL	0	\$0.00	\$0.00	6,600	\$165,000	\$25.00	0	\$0.00	\$0.00

**Emergency Management and Homeland Security
Square Footage by Type of Space Leased**

Figure 37



Emergency Management and Homeland Security

EHS99500

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
9999	Norwich	Regional Office - Norwich	Regional Office	FY 07-08	0	\$0	3,300	\$82,500	0	\$0
9999	Wallingford	Regional Office - Wallingford	Regional Office	FY 07-08	0	\$0	3,300	\$82,500	0	\$0
AGENCY TOTALS:					0	\$0	6,600	\$165,000	0	\$0

Requests and Recommendations – Summary By Agency

Agency Summary: Governor’s Office

The Governor’s Office has submitted one (1) space request totaling 963 square feet of space which represents a 0.0% change when compared to existing square footage levels.

Currently the State is paying \$48,645 annually to lease 963 square feet of space at an average of \$50.51 per square foot.

The existing space being leased for the Governor’s Office is used as follows:

- 100% - Office Space

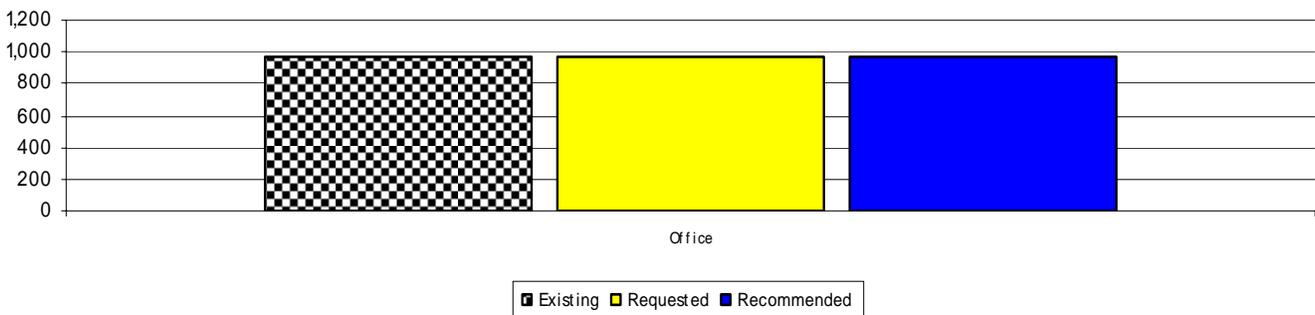
Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the Governor’s Office.

In total OPM has approved \$50,000 in annual costs to lease 963 square feet of space, or approximately \$51.92 per square foot.

**Governor’s Office
Type of Space Leased**
Table 38

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	963	\$48,645	\$50.51	963	\$50,000	\$51.92	963	\$50,000	\$51.92
TOTAL	963	\$48,645	\$50.51	963	\$50,000	\$51.92	963	\$50,000	\$51.92

**Governor's Office
Square Footage by Type of Space Leased**
Figure 38



Requests and Recommendations – Summary By Agency

Governor's Office

GOV12000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
8888	Washington, D.C.	Governor's Office - Washington D.C.	Office	FY 08-09	963	\$48,645	963	\$50,000	963	\$50,000
AGENCY TOTALS:					963	\$48,645	963	\$50,000	963	\$50,000

Agency Summary: Insurance Department

The Insurance Department has submitted one (1) space request totaling 42,000 square feet of space which represents a 0.0% change when compared to existing square footage levels.

Currently the State is paying \$1,167,123 annually to lease 42,000 square feet of space at an average of \$27.79 per square foot.

The existing space being leased for the Insurance Department is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the Insurance Department.

In total OPM has approved \$1,342,191 in annual costs to lease 42,000 square feet of space, or approximately \$31.96 per square foot.

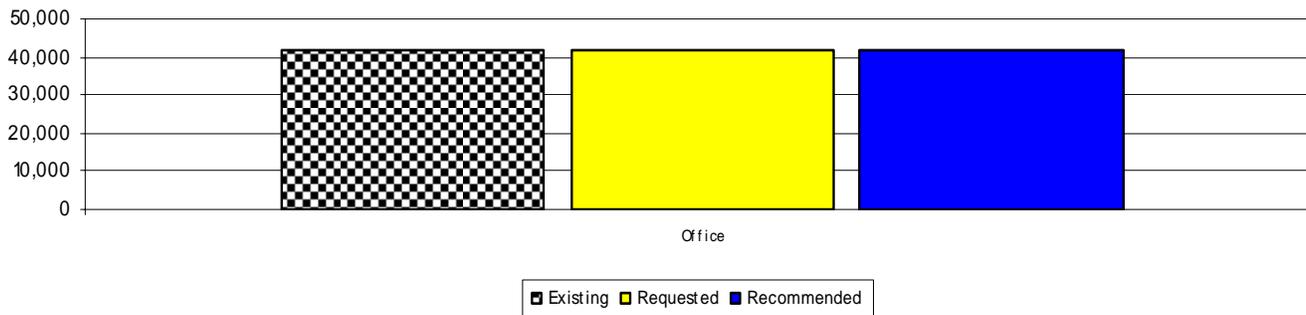
**Insurance Department
Type of Space Leased**

Table 39

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	42,000	\$1,167,123	\$27.79	42,000	\$1,342,191	\$31.96	42,000	\$1,342,191	\$31.96
TOTAL	42,000	\$1,167,123	\$27.79	42,000	\$1,342,191	\$31.96	42,000	\$1,342,191	\$31.96

**Insurance Department
Square Footage by Type of Space Leased**

Figure 39



Requests and Recommendations – Summary By Agency

Insurance Department

DOI37500

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
906	Hartford	Offices	Office	FY 11-12	42,000	\$1,167,123	42,000	\$1,342,191	42,000	\$1,342,191
AGENCY TOTALS:					42,000	\$1,167,123	42,000	\$1,342,191	42,000	\$1,342,191

Agency Summary: Judicial Branch

The Judicial Branch has submitted sixty (60) space requests totaling 872,040 square feet of space which represents a 74.7% increase over existing square footage levels.

Currently the State is paying \$9,395,519 annually to lease 498,951 square feet of space at an average of \$18.83 per square foot.

The existing space being leased for the Judicial Branch is as follows:

- 49% - Court Space
- 29% - Regional Office Space
- 16% - Office Space
- 5% - Storage/Warehouse Space
- 2% - Educational Space

Under this Plan, OPM has recommended approval of a 32.7% increase in the number of square feet to be leased by the Judicial Branch.

In total OPM has approved \$13,657,714 in annual costs to lease 662,502 square feet of space, or approximately \$20.62 per square foot.

**Judicial Branch
Type of Space Leased
Table 40**

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.
<i>Court</i>	244,264	\$4,860,595	\$19.90	500,650	\$11,600,856	\$23.17	328,381	\$7,549,015	\$22.99
<i>Educational</i>	7,820	\$213,178	\$27.26	7,820	\$198,078	\$25.33	7,820	\$198,078	\$25.33
<i>Office</i>	80,807	\$1,430,686	\$17.70	102,805	\$2,023,519	\$19.68	95,536	\$1,841,794	\$19.28
<i>Regional Office</i>	143,298	\$2,695,436	\$18.81	203,570	\$3,831,278	\$18.82	203,570	\$3,843,860	\$18.88
<i>Storage/Warehouse</i>	22,762	\$195,624	\$8.59	57,195	\$674,967	\$11.80	27,195	\$224,967	\$8.27
TOTAL	498,951	\$9,395,519	\$18.83	872,040	\$18,328,698	\$21.02	662,502	\$13,657,714	\$20.62

**Judicial Branch
Square Footage by Type of Space Leased
Figure 40**



Requests and Recommendations – Summary By Agency

Judicial Branch

JUD95000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
1023	Bridgeport	Adult Supervision - Support Enforcement Magistrates	Court	Other	33,367	\$831,289	33,367	\$831,288	33,367	\$831,288
1034	Bristol	Judicial District - GA #17 - Superior Court	Court	FY 07-08	22,581	\$146,777	22,581	\$146,777	22,581	\$146,777
1033	Bristol	Court Support Services Division - Adult Supervision	Regional Office	FY 10-11	5,204	\$85,557	5,204	\$80,662	5,204	\$85,557
9999	Danbury	Juvenile Probation Officers - 16 & 17 Year Olds	Court	FY 08-09	0	\$0	7,966	\$207,000	0	\$0
1035	Danbury	Court Support Services Division - Adult Supervision	Regional Office	FY 07-08	4,617	\$54,108	5,992	\$99,013	5,992	\$99,013
94	Danielson	Adult Probation	Regional Office	FY 07-08	1,557	\$24,133	5,500	\$137,500	5,500	\$137,500
9999	Derby	Court Support Services Division - Adult Supervision	Regional Office	FY 07-08	0	\$0	6,000	\$150,000	6,000	\$150,000
742	East Hartford	Training Academy	Educational	FY 10-11	5,330	\$142,540	5,330	\$156,794	5,330	\$156,794
1047	East Hartford	Statewide Bar Grievance Committee	Office	FY 08-09	8,712	\$132,786	8,712	\$149,610	8,712	\$149,610
1045	East Hartford	Judicial Information System - Data Center	Office	FY 10-11	31,271	\$665,128	46,000	\$964,496	46,000	\$964,496

Requests and Recommendations – Summary By Agency

Judicial Branch (continued)

JUD95000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
1048	Enfield	Court Support Services Division - Adult Supervision	Regional Office	FY 07-08	0	\$0	7,286	\$182,150	7,286	\$182,150
9999	Greater Hartford Area	Court Support Services Division - Judicial Administrative Management System	Court	FY 07-08	0	\$0	6,424	\$160,600	6,424	\$160,000
9999	Greater Hartford Area	Court Operations - Technology Support	Court	FY 07-08	0	\$0	6,880	\$172,000	0	\$0
9999	Greater Hartford Area	Support Enforcement - Administration	Office	FY 07-08	0	\$0	7,269	\$181,725	0	\$0
755	Hartford	Court Operations - Administration	Court	Other	79,097	\$1,924,448	79,097	\$1,924,447	79,097	\$1,924,447
9999	Hartford	Court Support Services Division - Judicial Administrative Management System	Court	FY 07-08	0	\$0	5,321	\$133,025	5,321	\$133,025
754	Hartford	Court Support Services Division - Adult Supervision	Regional Office	FY 08-09	20,118	\$579,310	23,000	\$375,764	23,000	\$375,764
759	Hartford	Support Enforcement	Regional Office	FY 09-10	10,939	\$167,721	10,939	\$162,060	10,939	\$167,721
761	Litchfield	GA #18 - Superior Court	Court	FY 07-08	13,720	\$181,516	13,720	\$181,516	13,720	\$181,516

Requests and Recommendations – Summary By Agency

Judicial Branch (continued)

JUD95000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Square Feet	Existing Annual Cost	Requested Square Feet	Requested Annual Cost	Approved Square Feet	Approved Annual Cost
760	Litchfield	Court Support Services Division - Adult Supervision - Intake, Assessment & Referral - Family Services	Regional Office	FY 07-08	2,400	\$74,229	2,400	\$81,652	2,400	\$81,652
765	Manchester	Court Support Services Division - Adult Supervision	Regional Office	FY 11-12	6,700	\$152,804	6,700	\$115,500	6,700	\$115,500
768	Meriden	GA #7 - Infractions Annex	Court	FY 07-08	5,724	\$51,516	6,043	\$72,516	6,043	\$72,516
766	Meriden	Judicial Information System - Training	Educational	FY 07-08	2,490	\$70,638	2,490	\$41,284	2,490	\$41,284
9999	Meriden	Court Support Services Division - Adult Supervision	Regional Office	FY 07-08	0	\$0	8,000	\$200,000	8,000	\$200,000
767	Meriden	Court Support Services Division - Adult Supervision	Regional Office	FY 07-08	0	\$0	8,000	\$200,000	8,000	\$200,000
9999	Middletown	Juvenile Probation Officers - 16 & 17 Year Olds	Court	FY 08-09	0	\$0	7,966	\$207,000	0	\$0
109	Middletown	Juvenile Matters - Superior Court	Court	FY 07-08	5,648	\$107,707	22,000	\$660,000	22,000	\$660,000
770	Middletown	Court Support Services Division - Adult Supervision	Regional Office	FY 11-12	5,950	\$86,294	5,950	\$95,795	5,950	\$95,795

Requests and Recommendations – Summary By Agency

Judicial Branch (continued)

JUD95000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Square Feet	Existing Annual Cost	Requested Square Feet	Requested Annual Cost	Approved Square Feet	Approved Annual Cost
772	Middletown	Support Enforcement	Regional Office	FY 11-12	3,214	\$46,613	3,214	\$51,745	3,214	\$51,745
773	Milford	Court Support Services Division - Adult Supervision	Regional Office	FY 10-11	4,797	\$114,858	8,600	\$180,600	8,600	\$180,600
927	New Haven	Support Enforcement	Regional Office	FY 10-11	16,316	\$378,250	16,316	\$267,256	16,316	\$267,256
778	New Haven	Court Support Services Division - Adult Supervision	Regional Office	FY 07-08	13,574	\$179,856	21,849	\$410,485	21,849	\$410,485
8823	New London	Court Support Services Division - Adult Supervision	Regional Office	FY 08-09	9,150	\$165,026	9,150	\$119,682	9,150	\$119,682
933	Norwalk	Juvenile Matters - Superior Court	Court	FY 09-10	10,235	\$194,465	27,945	\$782,460	27,945	\$782,460
9999	Norwalk	Juvenile Probation Officers - 16 & 17 Year Olds	Court	FY 08-09	0	\$0	7,966	\$207,000	0	\$0
932	Norwalk	Court Support Services Division - Adult Supervision	Regional Office	FY 07-08	4,442	\$86,619	4,442	\$95,281	4,442	\$95,281
10405	Norwich	Litigation & Family Court Complex	Court	FY 08-09	0	\$0	23,084	\$692,520	0	\$0
9999	Norwich	Juvenile Probation Officers - 16 & 17 Year Olds	Court	FY 08-09	0	\$0	7,966	\$207,000	0	\$0
937	Norwich	Support Enforcement	Regional Office	FY 08-09	5,038	\$80,608	7,055	\$155,210	7,055	\$155,210

Requests and Recommendations – Summary By Agency

Judicial Branch (continued)

JUD95000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
939	Putnam	Court Support Services Division - Adult Supervision - Intake, Assessment & Referral - Family Services	Regional Office	FY 09-10	4,563	\$66,163	4,563	\$72,780	4,563	\$72,780
940	Putnam	Support Enforcement	Regional Office	FY 07-08	2,721	\$45,750	2,721	\$50,325	2,721	\$50,325
945	Rocky Hill	Warehouse - Materials Management	Storage/Warehouse	FY 08-09	22,762	\$195,624	27,195	\$224,967	27,195	\$224,967
9999	To Be Determined	Annex Courtrooms - Municipal Space	Court	FY 08-09	0	\$0	75,000	\$1,500,000	0	\$0
9999	To Be Determined	Commission on Legal Publications	Storage/Warehouse	FY 09-10	0	\$0	30,000	\$450,000	0	\$0
950	Torrington	Juvenile Matters - Superior Court	Court	FY 08-09	4,877	\$73,155	4,877	\$80,471	4,877	\$80,471
9999	Various	Resident Judges Chambers	Court	FY 08-09	0	\$0	15,757	\$393,925	0	\$0
128	Vernon	Juvenile Matters - Superior Court	Court	FY 07-08	9,072	\$128,409	18,501	\$555,030	18,501	\$555,030
9999	Vernon	Superior Court - Annex	Court	FY 09-10	0	\$0	11,718	\$257,796	0	\$0
9999	Vernon	Juvenile Probation Officers - 16 & 17 Year Olds	Court	FY 08-09	0	\$0	7,966	\$207,000	0	\$0

Requests and Recommendations – Summary By Agency

Judicial Branch (continued)

JUD95000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Square Feet	Existing Annual Cost	Requested Square Feet	Requested Annual Cost	Approved Square Feet	Approved Annual Cost
953	Vernon	Court Support Services Division - Adult Supervision - Intake, Assessment & Referral - Family Services	Regional Office	FY 07-08	2,378	\$35,760	2,378	\$39,237	2,378	\$39,237
81	Vernon	Support Enforcement	Regional Office	FY 09-10	4,014	\$29,722	4,014	\$27,696	4,014	\$29,722
9999	Waterbury	Juvenile Probation Officers - 16 & 17 Year Olds	Court	FY 08-09	0	\$0	7,966	\$207,000	7,966	\$207,000
9555	Waterbury	Superior Court - Juvenile Annex	Court	FY 07-08	0	\$0	17,032	\$425,800	17,032	\$425,800
955	Waterbury	Court Support Services Division - Adult Supervision & Support Enforcement Office	Regional Office	FY 08-09	12,325	\$194,119	18,592	\$338,260	18,592	\$338,260
776	Waterford	Juvenile Matters - Superior Court	Court	FY 10-11	19,962	\$435,371	19,962	\$491,265	19,962	\$491,265
960	Wethersfield	Court Support Services Division - Administration	Court	FY 07-08	21,436	\$359,053	25,000	\$492,954	25,000	\$492,954
938	Wethersfield	Office of Victim Services	Office	Other	10,206	\$158,193	10,206	\$181,922	10,206	\$181,922

Requests and Recommendations – Summary By Agency

Judicial Branch (continued)

JUD95000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
959	Wethersfield	Centralized Infractions Bureau - Jury Administration - Superior Court Operation	Office	FY 11-12	30,618	\$474,579	30,618	\$545,766	30,618	\$545,766
962	Willimantic	Superior Court - Juvenile Matters	Court	FY 10-11	18,545	\$426,890	18,545	\$404,466	18,545	\$404,466
961	Willimantic	Court Support Services Division - Adult Supervision	Regional Office	FY 07-08	3,281	\$47,935	5,705	\$142,625	5,705	\$142,625
AGENCY TOTALS:					498,951	\$9,395,519	872,040	\$18,328,698	662,502	\$13,657,714

Agency Summary: Military Department

The Military Department has submitted six (6) space request totaling 53,379 square feet of space which represents a 107.6% increase over existing square footage levels.

Currently the State is paying \$115,424 annually to lease 25,704 square feet of space at an average of \$4.49 per square foot.

The existing space being leased for the Military Department is used as follows:

- 100% - Office Space

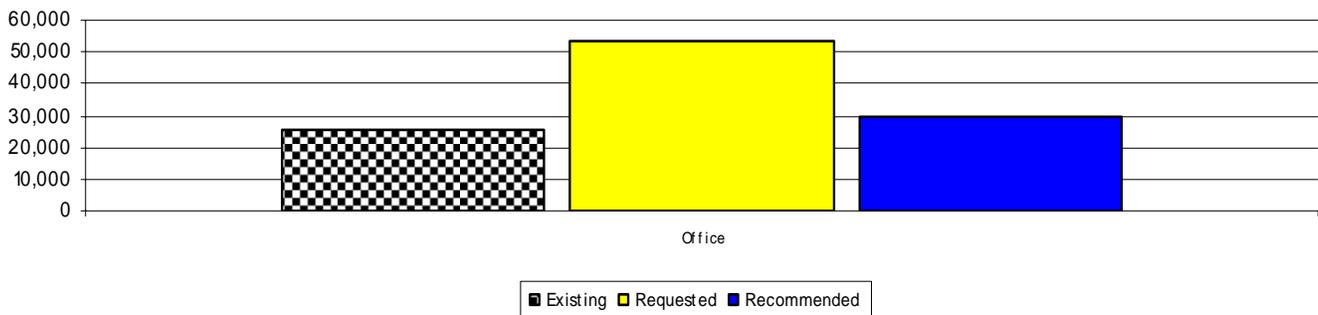
Under this Plan, OPM has recommended approval of a 16.6% increase in the number of square feet to be leased by the Military Department.

In total OPM has approved \$156,075 in annual costs to lease 29,979 square feet of space, or approximately \$5.21 per square foot.

**Military Department
Type of Space Leased**
Table 41

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	25,704	\$115,424	\$4.49	53,379	\$360,075	\$6.75	29,979	\$156,075	\$5.21
TOTAL	25,704	\$115,424	\$4.49	53,379	\$360,075	\$6.75	29,979	\$156,075	\$5.21

**Military Department
Square Footage by Type of Space Leased**
Figure 41



Requests and Recommendations – Summary By Agency

Military Department

MIL36000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
9999	Bridgeport	Store Front Recruiting Office - Bridgeport	Office	FY 07-08	0	\$0	1,575	\$3,600	1,575	\$3,600
9999	Enfield	Store Front Recruiting Office - Enfield	Office	FY 07-08	0	\$0	1,575	\$3,600	1,575	\$3,600
912	Hartford	Store Front Recruiting Office - Hartford	Office	FY 09-10	2,300	\$30,000	2,300	\$36,000	2,300	\$36,000
910	Hartford	Foot Guard - Hartford Armory	Office	FY 07-08	23,404	\$85,424	23,404	\$100,000	23,404	\$96,000
914	Middletown	Store Front Recruiting Office - Middletown	Office	FY 07-08	0	\$0	1,125	\$16,875	1,125	\$16,875
9999	New Haven	Foot Guard - Second Company	Office	FY 07-08	0	\$0	23,400	\$200,000	0	\$0
AGENCY TOTALS:					25,704	\$115,424	53,379	\$360,075	29,979	\$156,075

Agency Summary: Office of Protection and Advocacy

The Office of Protection and Advocacy for Persons with Disabilities has submitted one (1) space request totaling 17,200 square feet of space which represents a 0.39% decrease when compared to existing square footage levels.

Currently the State is paying \$189,948 annually to lease 17,268 square feet of space at an average of \$11.00 per square foot.

The existing space being leased for the Office of Protection and Advocacy for Persons with Disabilities is used as follows:

- 100% - Office Space

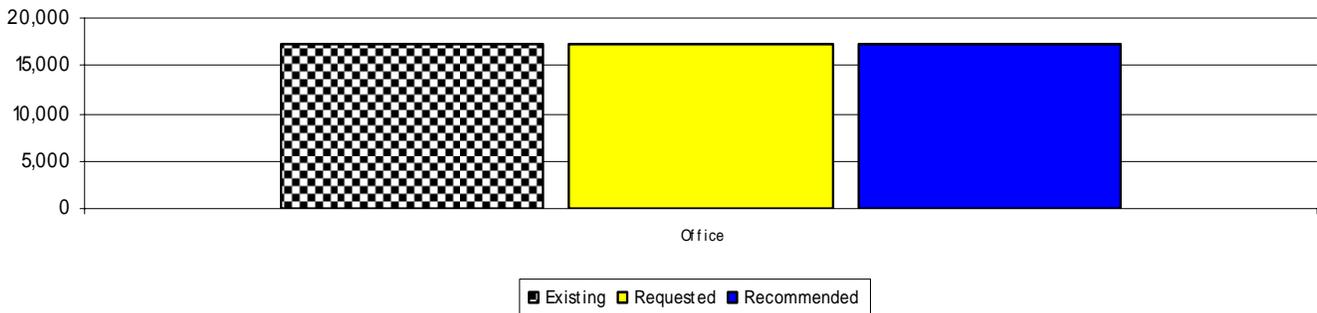
Under this Plan, OPM has recommended approval of a 0.39% decrease in the number of square feet to be leased by the Office of Protection and Advocacy for Persons with Disabilities.

In total OPM has approved \$203,000 in annual costs to lease 17,200 square feet of space, or approximately \$11.80 per square foot.

**Office of Protection and Advocacy for Persons with Disabilities
Type of Space Leased**
Table 42

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	17,268	\$189,948	\$11.00	17,200	\$207,043	\$12.04	17,200	\$203,000	\$11.80
TOTAL	17,268	\$189,948	\$11.00	17,200	\$207,043	\$12.04	17,200	\$203,000	\$11.80

**Office of Protection and Advocacy for Persons with Disabilities
Square Footage by Type of Space Leased**
Figure 42



Office of Protection and Advocacy for Persons with Disabilities

OPA41200

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
868	Hartford	Offices	Office	FY 09-10	17,268	\$189,948	17,200	\$207,043	17,200	\$203,000
AGENCY TOTALS:					17,268	\$189,948	17,200	\$207,043	17,200	\$203,000

Agency Summary: Office of Workforce Competitiveness

The Office of Workforce Competitiveness has submitted one (1) space request totaling 6,000 square feet of space which represents an 82.3% increase over existing square footage levels.

Currently the State is paying \$70,735 annually to lease 3,290 square foot at an average of \$21.50 per square foot.

The existing space being leased for the Office of Workforce Competitiveness is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the Office of Workforce Competitiveness.

In total OPM has approved \$70,735 in annual costs to lease 3,290 square feet of space, or approximately \$21.50 per square foot.

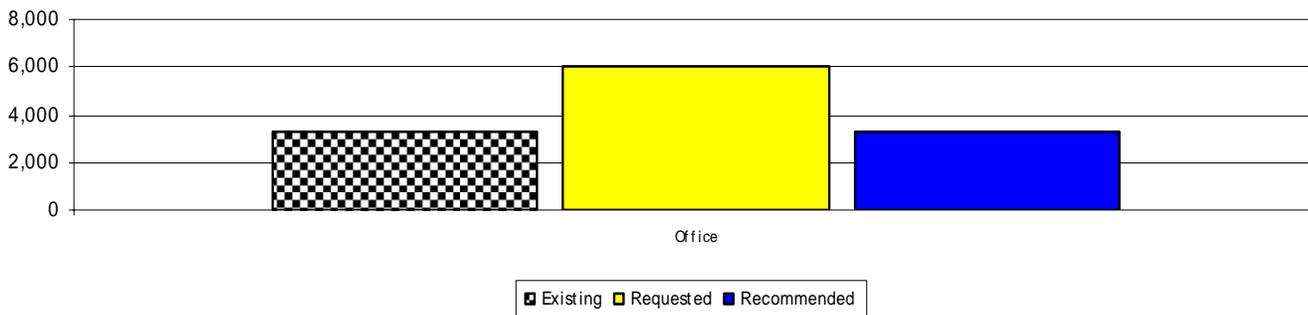
**Office of Workforce Competitiveness
Type of Space Leased**

Table 43

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	3,290	\$70,735	\$21.50	6,000	\$129,000	\$21.50	3,290	\$70,735	\$21.50
TOTAL	3,290	\$70,735	\$21.50	6,000	\$129,000	\$21.50	3,290	\$70,735	\$21.50

**Office of Workforce Competitiveness
Square Footage by Type of Space Leased**

Figure 43



Office of Workforce Competitiveness

OWC22000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
83005	Wethersfield	Offices	Office	FY 10-11	3,290	\$70,735	6,000	\$129,000	3,290	\$70,735
AGENCY TOTALS:					3,290	\$70,735	6,000	\$129,000	3,290	\$70,735

Agency Summary: Public Defender Services Commission

The Public Defender Services Commission has submitted six (6) space requests totaling 20,128 square feet of space which represents a 36.6% increase over existing square footage levels.

Currently the State is paying \$235,012 annually to lease 14,731 square feet of space at an average of \$15.95 per square foot.

The existing space being leased for the Public Defender Services Commission is being used as follows:

- 100% Office Space

Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the Public Defender Services Commission.

In total OPM has approved \$255,000 in annual costs to lease 14,731 square feet of space, or approximately \$17.31 per square foot.

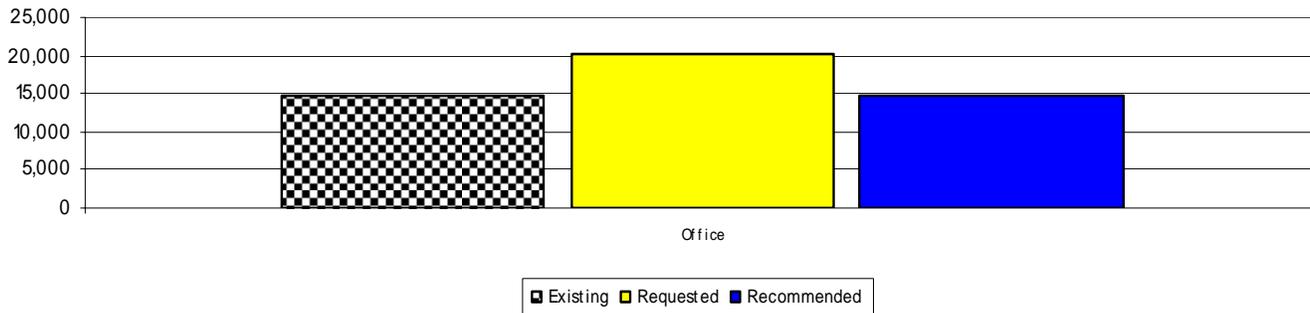
**Public Defender Services Commission
Type of Space Leased**

Table 44

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	14,731	\$235,012	\$15.95	20,128	\$352,000	\$17.49	14,731	\$255,000	\$17.31
TOTAL	14,731	\$235,012	\$15.95	20,128	\$352,000	\$17.49	14,731	\$255,000	\$17.31

**Public Defender Services Commission
Square Footage by Type of Space Leased**

Figure 44



Requests and Recommendations – Summary By Agency

Public Defender Services Commission

PDS98500

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
886	Hamden	Office of Chief Public Defender - Legal Services Unit	Office	FY 08-09	5,400	\$78,300	5,400	\$80,000	5,400	\$80,000
2907	Hartford	Commission of Child Protection	Office	FY 11-12	4,041	\$72,738	4,041	\$80,000	4,041	\$80,000
924	Hartford	Capital Post Conviction Unit	Office	FY 07-08	0	\$0	2,758	\$40,000	0	\$0
889	Litchfield	Office of Chief Public Defender - Litchfield	Office	FY 07-08	725	\$12,760	725	\$15,000	725	\$15,000
9999	Middletown	Juvenile Post Conviction & Reentry Unit	Office	FY 07-08	0	\$0	2,639	\$57,000	0	\$0
893	Rocky Hill	Office of Chief Public Defender - Habeas Corpus Unit	Office	FY 10-11	4,565	\$71,214	4,565	\$80,000	4,565	\$80,000
AGENCY TOTALS:					14,731	\$235,012	20,128	\$352,000	14,731	\$255,000

Agency Summary: Regional Community-Technical Colleges

The Regional Community-Technical Colleges have submitted eight (8) space requests totaling 256,001 square feet of space which represents a 4.6% increase over existing square footage levels.

Currently the State is paying \$1,425,192 annually to lease 244,742 square feet of space at an average of \$5.82 per square foot.

The existing space leased for the Regional Community-Technical Colleges is being used as follows:

- 100% - Educational Space

Under this Plan, OPM has recommended approval of a 4.6% increase in the number of square feet to be leased by the Regional Community-Technical Colleges.

In total OPM has approved \$1,503,474 in annual costs to lease 256,001 square feet of space, or approximately \$8.87 per square foot.

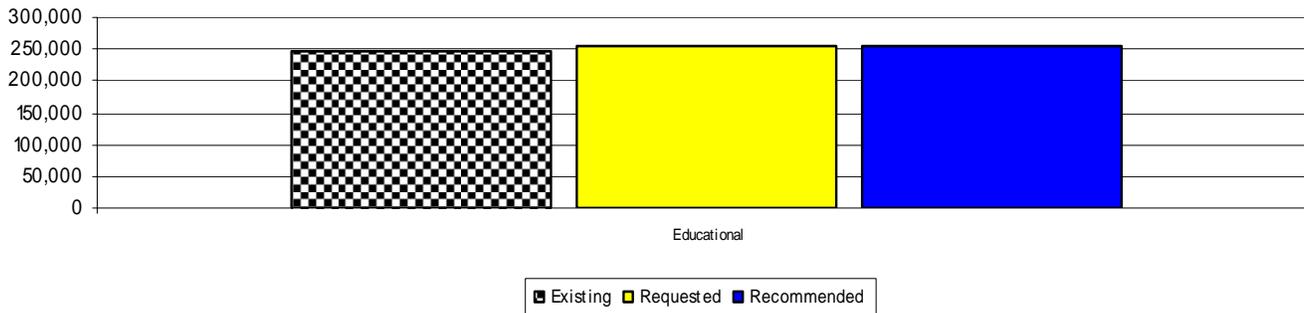
**Regional Community-Technical Colleges
Type of Space Leased**

Table 45

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Educational</i>	244,742	\$1,425,192	\$5.82	256,001	\$1,503,474	\$5.87	256,001	\$1,503,474	\$8.87
TOTAL	244,742	\$1,425,192	\$5.82	256,001	\$1,503,474	\$5.87	256,001	\$1,503,474	\$8.87

**Regional Community-Technical Colleges
Square Footage by Type of Space Leased**

Figure 45



Requests and Recommendations – Summary By Agency

Regional Community-Technical Colleges

CCC78000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
101405	Bristol	Tunxis Community College - Bristol Career Center	Educational	FY 07-08	0	\$124,047	8,003	\$132,050	8,003	\$132,050
8805	Danbury	Naugatuck Valley Community College	Educational	FY 07-08	2,337	\$27,960	2,337	\$37,260	2,337	\$37,260
8803	Enfield	Asnuntuck Community College - Former Kosciusko Junior High School	Educational	FY 07-08	166,636	\$32,556	166,636	\$0	166,636	\$0
120104	Hartford	Capital Community College - Classrooms & Office	Educational	Other	40,000	\$780,000	40,000	\$800,000	40,000	\$800,000
9999	Meriden	Middlesex Community College	Educational	FY 07-08	0	\$0	3,256	\$48,840	3,256	\$48,840
82905	Meriden	Middlesex Community College - Meriden Center	Educational	FY 11-12	12,950	\$189,065	12,950	\$202,268	12,950	\$202,268
1206	Watertown	Naugatuck Valley Community College - Off Campus Technical Library	Educational	FY 07-08	10,728	\$118,008	10,728	\$129,500	10,728	\$129,500

Requests and Recommendations – Summary By Agency

Regional Community-Technical Colleges (continued)

CCC78000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
825	Willimantic	Quinebaug Valley Community College	Educational	FY 09-10	12,091	\$153,556	12,091	\$153,556	12,091	\$153,556
AGENCY TOTALS:					244,742	\$1,425,192	256,001	\$1,503,474	256,001	\$1,503,474

Agency Summary: Soldiers, Sailors and Marines Fund

The Soldiers, Sailors and Marines Fund has submitted three (3) space requests totaling 3,582 square feet of space which represents a 20.1% increase over existing square footage levels.

Currently the State is paying \$34,898 annually to lease 2,982 square feet of space at an average of \$11.70 per square foot.

The existing space being leased for the Soldiers, Sailors and Marines Fund is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of an 87.9% decrease in the number of square feet to be leased by the Soldiers, Sailors and Marines Fund.

In total OPM has approved \$5,400 in annual costs to lease 360 square feet of space, or approximately \$15.00 per square foot.

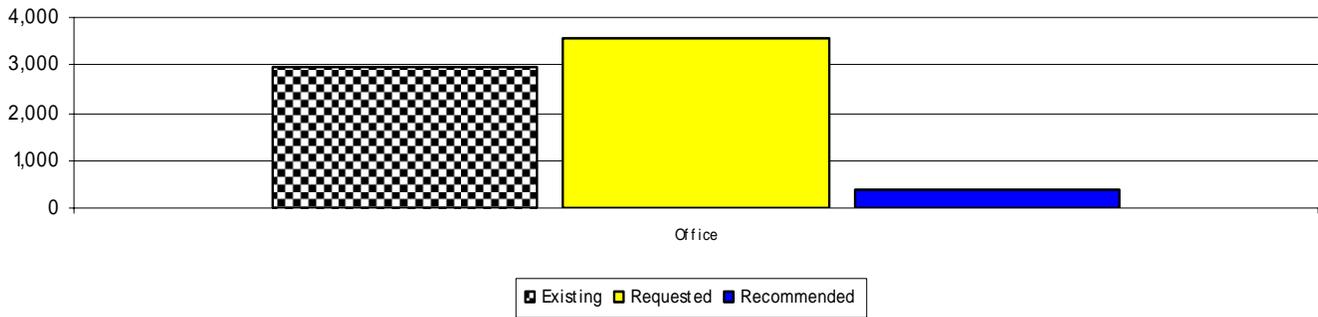
**Soldiers, Sailors and Marines Fund
Type of Space Leased**

Table 46

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	2,982	\$34,898	\$11.70	3,582	\$44,783	\$12.50	360	\$5,400	\$15.00
TOTAL	2,982	\$34,898	\$11.70	3,582	\$44,783	\$12.50	360	\$5,400	\$15.00

**Soldiers, Sailors and Marines Fund
Square Footage by Type of Space Leased**

Figure 46



Requests and Recommendations – Summary By Agency

Soldiers, Sailors and Marines Fund

SSM63000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
20906	Hartford	Offices	Office	FY 07-08	0	\$0	600	\$9,000	0	\$0
815	New Haven	Veterans Assistance Office - New Haven	Office	FY 07-08	360	\$5,400	360	\$5,400	360	\$5,400
813	West Hartford	Veterans Assistance Office - West Hartford	Office	FY 07-08	2,622	\$29,498	2,622	\$30,383	0	\$0
AGENCY TOTALS:					2,982	\$34,898	3,582	\$44,783	360	\$5,400

Agency Summary: State Comptroller

The State Comptroller has submitted one (1) space request totaling 82,156 square feet of space which represents a 0.0% change when compared to existing square footage levels.

Currently the State is paying \$1,306,280 annually to lease 82,156 square feet of space at an average of \$15.90 per square foot.

The existing space being leased for the State Comptroller is being used as follows:

- 100% - Office Space

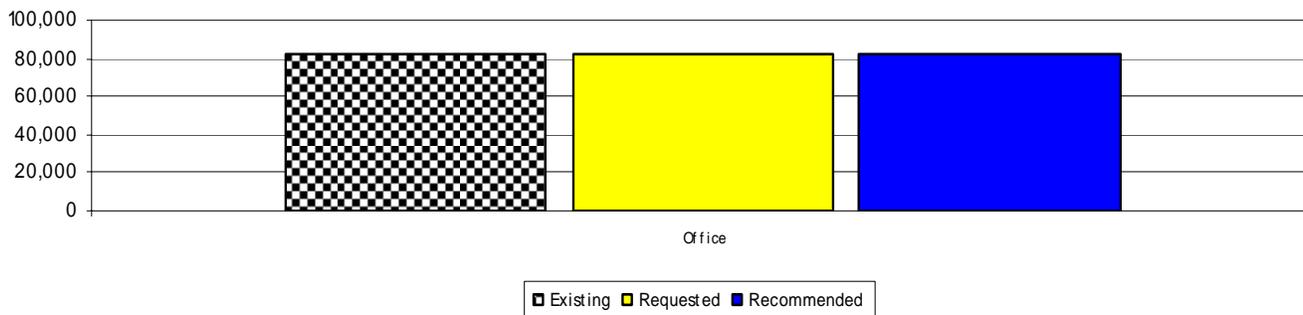
Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the State Comptroller.

In total OPM has approved \$1,306,280 in annual costs to lease 82,156 square feet of space, or approximately \$15.90 per square foot.

**State Comptroller
Type of Space Leased**
Table 47

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	82,156	\$1,306,280	\$15.90	82,156	\$1,306,280	\$15.90	82,156	\$1,306,280	\$15.90
TOTAL	82,156	\$1,306,280	\$15.90	82,156	\$1,306,280	\$15.90	82,156	\$1,306,280	\$15.90

**State Comptroller
Square Footage by Type of Space Leased**
Figure 47



Requests and Recommendations – Summary By Agency

State Comptroller

OSC15000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Square Feet	Existing Annual Cost	Requested Square Feet	Requested Annual Cost	Approved Square Feet	Approved Annual Cost
6666	Hartford	Offices	Office	Other	82,156	\$1,306,280	82,156	\$1,306,280	82,156	\$1,306,280
AGENCY TOTALS:					82,156	\$1,306,280	82,156	\$1,306,280	82,156	\$1,306,280

Requests and Recommendations – Summary By Agency

Agency Summary: State Treasurer

The State Treasurer has submitted one (1) space request totaling 61,021 square feet of space which represents a 0.0% change when compared to existing square footage levels.

Currently the State is paying \$1,051,951 annually to lease 61,021 square feet of space at an average of \$17.24 per square foot.

The existing space being leased for the State Treasurer is being used as follows:

- 100% - Office Space

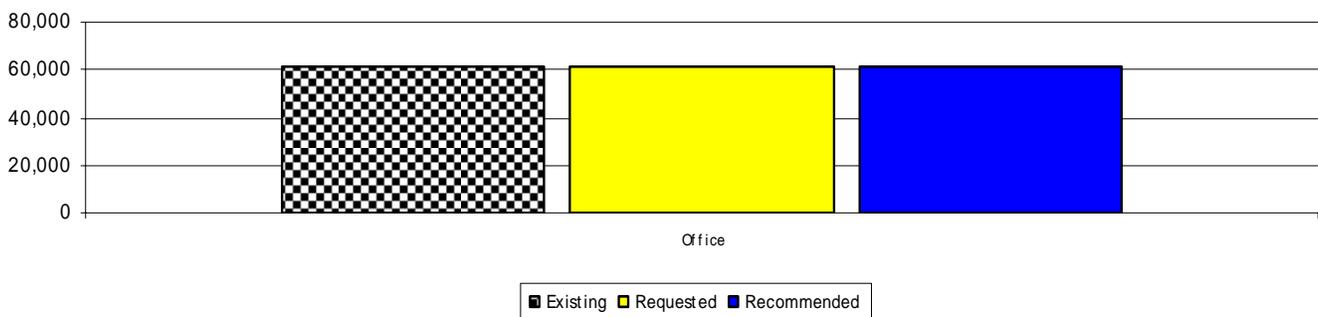
Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the State Treasurer.

In total OPM has approved \$1,051,951 in annual costs to lease 61,021 square feet of space, or approximately \$17.24 per square foot.

**State Treasurer
Type of Space Leased**
Table 48

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.
<i>Office</i>	61,021	\$1,051,951	\$17.24	61,021	\$1,051,951	\$17.24	61,021	\$1,051,951	\$17.24
TOTAL	61,021	\$1,051,951	\$17.24	61,021	\$1,051,951	\$17.24	61,021	\$1,051,951	\$17.24

**State Treasurer
Square Footage by Type of Space Leased**
Figure 48



Requests and Recommendations – Summary By Agency

State Treasurer

OTT14000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Square Feet	Existing Annual Cost	Requested Square Feet	Requested Annual Cost	Approved Square Feet	Approved Annual Cost
524044	Hartford	Offices	Office	Other	61,021	\$1,051,951	61,021	\$1,051,951	61,021	\$1,051,951
AGENCY TOTALS:					61,021	\$1,051,951	61,021	\$1,051,951	61,021	\$1,051,951

Requests and Recommendations – Summary By Agency

Agency Summary: Teacher’s Retirement Board

The Teacher’s Retirement Board has submitted one (1) space request totaling 13,562 square feet of space.

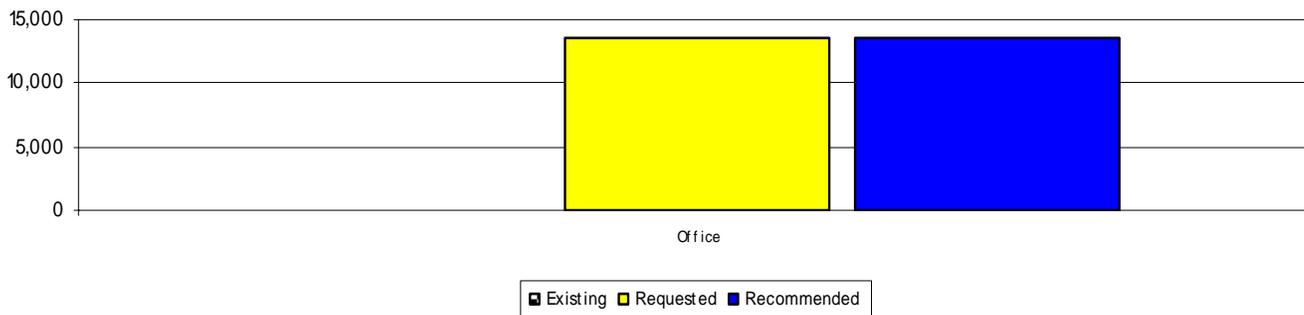
Currently the State does not lease space for the Teacher’s Retirement Board.

In total OPM has approved \$280,000 in annual costs to lease 13,562 square feet of space, or approximately 20.65 per square foot.

**Teacher’s Retirement Board
Type of Space Leased**
Table 49

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	0	\$0.00	\$0.00	13,562	\$280,000	\$20.65	13,562	\$280,000	\$20.65
TOTAL	0	\$0.00	\$0.00	13,562	\$280,000	\$20.65	13,562	\$280,000	\$20.65

**Teacher's Retirement Board
Square Footage by Type of Space Leased**
Figure 49



Requests and Recommendations – Summary By Agency

Teachers Retirement Board

TRB77500

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
3306	Greater Hartford Area	Offices	Office	FY 07-08	0	\$0	13,562	\$280,000	13,562	\$280,000
AGENCY TOTALS:					0	\$0	13,562	\$280,000	13,562	\$280,000

Agency Summary: University of Connecticut

The University of Connecticut has submitted three (3) space requests totaling 9,851 square feet of space which represents a 0.0% change when compared to existing square footage levels.

Currently the State is paying \$99,514 annually to lease 9,851 square feet of space at an average of \$10.10 per square foot.

The existing space being leased for the University of Connecticut is used as follows:

- 54% - Office Space
- 46% - Residential Space

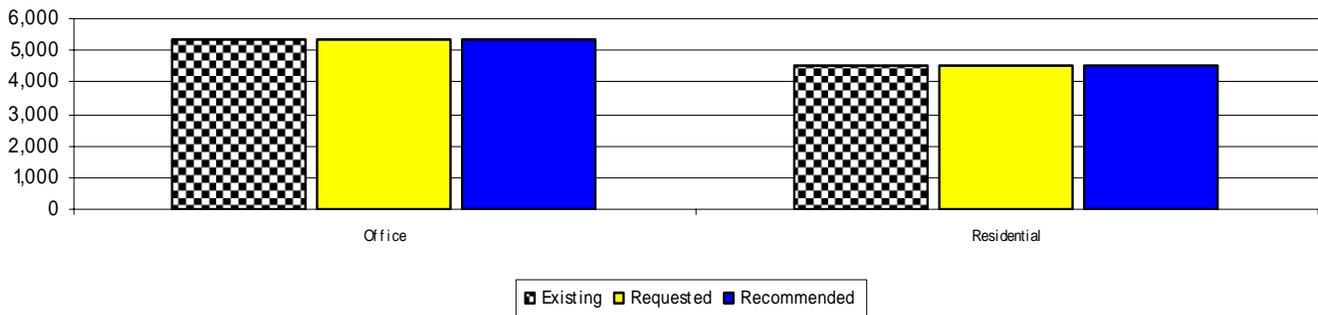
Under this Plan, OPM has recommended approval of a 0.0% increase in the number of square feet to be leased by the University of Connecticut.

In total OPM has approved \$108,576 in annual costs to lease 9,851 square feet of space, or approximately \$11.02 per square foot.

**University of Connecticut
Type of Space Leased
Table 50**

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	5,351	\$72,514	\$13.55	5,351	\$81,216	\$15.18	5,351	\$81,216	\$15.18
<i>Residential</i>	4,500	\$27,000	\$6.00	4,500	\$27,360	\$6.08	4,500	\$27,360	\$6.08
TOTAL	9,851	\$99,514	\$10.10	9,851	\$108,576	\$11.02	9,851	\$108,576	\$11.02

**University of Connecticut
Square Footage by Type of Space Leased
Figure 50**



Requests and Recommendations – Summary By Agency

University of Connecticut

UOC67000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
828	Bethel	Cooperative Extension - Bethel	Office	FY 10-11	3,500	\$46,400	3,500	\$51,968	3,500	\$51,968
832	Hartford	Apartments - Urban Semester	Residential	FY 07-08	4,500	\$27,000	4,500	\$27,360	4,500	\$27,360
829	Vernon	Cooperative Extension - Vernon	Office	FY 07-08	1,851	\$26,114	1,851	\$29,248	1,851	\$29,248
AGENCY TOTALS:					9,851	\$99,514	9,851	\$108,576	9,851	\$108,576

Agency Summary: Workers Compensation Commission

The Workers Compensation Commission has submitted eight (8) space requests totaling 84,469 square feet of space which represents a 1.9% increase over existing square footage levels.

Currently the State is paying \$1,527,962 annually to lease 82,869 square feet of space at an average of \$18.44 per square foot.

The existing space being leased for the Workers Compensation Commission is being used as follows:

- 100% - Court Space

Under this Plan, OPM has recommended approval of a 1.9% increase in the number of square feet to be leased by the Workers Compensation Commission.

In total OPM has approved \$1,752,158 in annual costs to lease 84,469 square feet of space, or approximately \$20.74 per square foot.

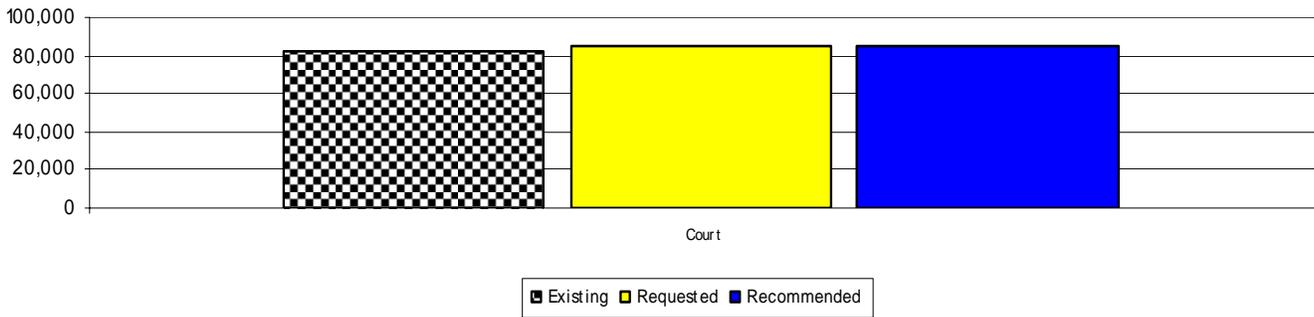
Workers Compensation Commission Type of Space Leased

Table 51

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Court</i>	82,869	\$1,527,962	\$18.44	84,469	\$1,752,158	\$20.74	84,469	\$1,752,158	\$20.74
TOTAL	82,869	\$1,527,962	\$18.44	84,469	\$1,752,158	\$20.74	84,469	\$1,752,158	\$20.74

Workers Compensation Commission Square Footage by Type of Space Leased

Figure 51



Workers' Compensation Commission

WCC42000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing		Requested		Approved	
					Square Feet	Annual Cost	Square Feet	Annual Cost	Square Feet	Annual Cost
887	Bridgeport	District Office - 4th District	Court	FY 09-10	9,131	\$126,646	9,131	\$136,965	9,131	\$136,965
864	Hartford	Offices	Court	FY 09-10	17,100	\$367,650	17,100	\$438,650	17,100	\$438,650
871	Hartford	District Office - 1st District	Court	FY 11-12	9,974	\$185,516	9,974	\$185,516	9,974	\$185,516
903	Middletown	District Office - 8th District	Court	FY 11-12	9,600	\$193,086	9,600	\$211,023	9,600	\$211,023
904	New Britain	District Office - 6th District	Court	FY 07-08	8,400	\$130,200	10,000	\$155,000	10,000	\$155,000
872	New Haven	District Office - 3rd District	Court	FY 11-12	8,800	\$172,039	8,800	\$193,512	8,800	\$193,512
863	Norwich	District Office - 2nd District	Court	FY 11-12	9,638	\$186,397	9,638	\$226,492	9,638	\$226,492
900	Stamford	District Office - 7th District	Court	FY 08-09	10,226	\$166,428	10,226	\$205,000	10,226	\$205,000
AGENCY TOTALS:					82,869	\$1,527,962	84,469	\$1,752,158	84,469	\$1,752,158

STATE FACILITY PLAN IMPLEMENTATION

C.G.S. 4b-23(e) makes the Commissioner of the DPW responsible for the implementation of the Plan and for conducting a study of each proposed facility in the Plan.

The results of the Commissioner's study, and all supportive materials, are to be sent to the SPRB, who upon receipt of the Commissioner's decision, must call a meeting within two (2) weeks and may meet as often as necessary to review the Commissioner's submission.

The Commissioner of the DPW is responsible for reviewing and approving each facility plan implementation action and submitting to the SPRB, a list of each such action approved and the method and plan by which it is to be accomplished (the Commissioner's proposed action).

The SPRB, at its discretion, may request that the Commissioner of the DPW, or any member of the Commissioner's staff, the head of the requesting agency, or any member of the requesting agency staff, appear before the SPRB for the purpose of supplying pertinent information.

Within 90 days of receiving the Commissioner's proposed action, the SPRB must either accept, reject or request modification of the Commissioner's proposed action, however, at the discretion of the SPRB, when more time is required, the SPRB may have a 90 day extension, provided that the SPRB advises the Commissioner of the DPW, in writing, as to the reasons for the extension.

If the Commissioner's proposed action is disapproved, the SPRB is to inform the Commissioner of such disapproval as well as the reasons for disapproval. The Commissioner is then to inform the head of the requesting agency and the Secretary of the OPM that the request has been rejected by the SPRB.

If the Commissioner's proposed action is approved, the SPRB is to inform the Commissioner of its approval and the Commissioner is to communicate his decision to the head of the requesting agency and to the Secretary of the OPM. The Commissioner of the DPW is then required to set forth the procedures necessary to accomplish the results of such decision.

All decisions made by the Commissioner, under C.G.S. 4b-23(e), require review by the SPRB and except as otherwise noted, with regard to the acquisition of any real estate by lease or otherwise, the approval of the SPRB is binding on the Commissioner of the DPW and the requesting agency. A majority vote of the SPRB is required to accept or reject a decision of the Commissioner of the DPW.

C.G.S. 4b-23(f) requires that within 45 days from the date of the SPRB's decision, the head of the requesting agency is to notify the Commissioner of the DPW:

1. That it accepts the Commissioner's proposed action, or
2. That it rejects the Commissioner's proposed action and withdraws its request, or
3. That it does not approve the Commissioner's proposed action and requests that all or part of the proposed action be modified by the Commissioner.

If the requesting agency requests modification of the Commissioner's proposed action, the Commissioner shall, within three (3) weeks from receipt of such request, consider and act upon the request for modification and submit his proposed action to the SPRB.

If the Commissioner and the SPRB fail to agree to such modification, in whole or in part, the requesting agency may, within ten days from the date of notification of such final decision, accept the Commissioner's final decision, reject the decision and withdraw its request, or appeal to the Governor.

If the requesting agency appeals to the Governor, the Commissioner of the DPW shall submit a report to the Governor stating the SPRB's conclusions and relevant, supporting material. In addition, the requesting agency shall submit a report to the Governor stating its objections to the Commissioner's proposed action along with its relevant, supporting material.

Within 30 days, the Governor shall make a decision which is binding upon the parties involved. In the absence of any such appeal or withdrawal of request, the decision of the Commissioner and the SPRB is final and binding upon the requesting agency.

It should be noted that C.G.S. 4b-23(h) states that SPRB approval is not required prior to State Bond Commission authorization of funds for planning costs and other preliminary expenses for any construction or acquisition project as defined by C.G.S. 4b-23(i).

However, any consultants selected by the Commissioner, and any contracts entered into by the Commissioner with any consultants for employment, on any project under the provisions of C.G.S. 4b-23(i), is subject to the approval of the SPRB prior to the employment of the consultants by the Commissioner.

C.G.S. 4b-23(e) makes the Commissioner of the DPW responsible for endeavoring to locate human service agencies in the same buildings as municipal and private agencies that provide human services.

Within 30 days the SPRB is to approve or disapprove the proposed acquisition by lease of any residential property by the Commissioner of the Department of Mental Retardation (DMR) pursuant to C.G.S. 4b-3(d). If the SPRB has not acted on the request within the 30 day period, the SPRB is deemed to have approved the request.

C.G.S. 4b 23(e) empowers the Commissioner of the DPW to determine which decisions may be made public, both to the time and manner of disclosure, but in no event shall such

period exceed one (1) year. The Commissioner shall, when he deems to be in the public interest, authorize the disclosure of such information; however, in the absence of such authorization, any unauthorized disclosure shall be subject to the criminal provisions of C.G.S. 4b-27.

Assignment of Space

Under C.G.S. 4b-30(a) the Commissioner of the DPW is responsible for assigning office space and for providing necessary accommodations in state-owned facilities for state agencies with the exception of institutions, the Legislative Department and the Judicial Department.

In those instances where an agency's space need is to be met via a lease, C.G.S. 4b-30(a) empowers the Commissioner with the responsibility for executing all leases for offices or any other type of space or facility necessary to meet the needs of all state agencies, the Judicial Department, the Division of Criminal Justice, the Public Defender Services Commission and state institutions. C.G.S. 4b-30(a) states that the Commissioner of the DPW is to be the sole authority for negotiating such leases.

The State Leasing Process

When no State owned space is available to meet the needs of a state agency, non-state owned space may be utilized by a state agency to meet their space needs. In such instances a formal lease agreement is required. These formal lease documents include provisions which delineate what space is to be leased; the cost to the state of leasing the space; the duration of the lease; what utilities are included in the lease; what construction, renovation and/or tenant fit-out projects are to be made to the leased space to accommodate the agency; etc.,

Typically, for most state agencies, these formal lease agreements are entered into by the DPW on behalf of the State and requesting agency. Within DPW, the Leasing and Property Transfer Division (DPW Leasing) is responsible for carrying out the leasing process.

The objective of DPW Leasing is to lease property on behalf of state agencies, in accordance with established State statutes, policies and guidelines, at the most economically advantageous terms and conditions. This is accomplished by assisting agencies in determining their space requirements, conducting advertisements, searching for suitable space, reviewing prospective sites with agencies, conducting negotiations with the property owner/landlord (landlord), performing on-site inspections to ensure that any renovations made on behalf of the agency are performed in accordance with approved plans and specifications and conducting lease compliance reviews on an annual basis, etc.,

DPW Leasing is also responsible for preparing all necessary lease documents and soliciting approval of the landlord, requesting agency, DPW, SPRB, OPM and the Office

of the Attorney General (AG), each of which is required before the state can enter into a lease.

Typically, there are two (2) leasing scenarios; (1) agencies which occupy existing leases, and (2) agencies seeking leased space for the first time.

For agencies in existing leases, DPW Leasing contacts the agency approximately 18 months prior to the expiration of their existing lease. The agency is typically asked if they wish to remain in their existing location, relocate to another location or if the leased space is no longer required and if the lease can be cancelled. For those instances where the lease is no longer required, the lease is allowed to expire, and upon expiration of the lease all State personnel and equipment are removed from the leased space.

In those instances where the agency anticipates a continued need for leased space or where a new lease is being entered into, the agency is required to submit a Request for Space (RFS) form to DPW Facilities Planning.

These RFS forms provide DPW with the information necessary to determine the true space needs of the agency such as information regarding the number of personnel to be located in the leased space, the number of parking spaces required, any special requirements an agency has such as hearing rooms, conference rooms, etc.,

In addition, DPW determines if the requesting agency is approved for the space under the Plan. If the agency is not approved for the necessary square footage under the Plan, or if the agency's project space needs exceed their *State Facility Plan* approval level by more than 10%, the requesting agency first must seek approval of an *Interim Space Request* (Interim Requests) before DPW can continue with the leased space acquisition process.

Upon successful completion of the RFS process, and approval of any necessary Interim Requests, DPW Leasing initiates the process for leased space acquisition. In accordance with State statute and DPW policy, any necessary advertisements are placed and prospective landlords are typically allowed thirty (30) days to respond.

DPW Leasing reviews all responses and determines which proposed sites will receive an on-site inspection by DPW Leasing and the requesting agency with the objective of narrowing down the proposed sites to two (2) or three (3) preferred sites which are generally suitable to the requesting agency.

Negotiations are then held between the landlord and DPW Leasing with the intent of obtaining the space on behalf of the requesting agency at terms and conditions that are in the best interests of the State of Connecticut. Negotiations continue until an agreement is reached, or until DPW Leasing determines that no agreement is possible, at which point negotiations terminate and DPW Leasing begins new negotiations with a different landlord for other space.

Upon completion of successful negotiations, DPW Leasing prepares all necessary documents and submits them to the landlord for approval. Once the landlord has signed all the necessary documents, they are circulated for all necessary State approvals (i.e. the requesting agency, DPW, OPM, SPRB and the AG). Once the lease has been fully executed and pending completion of any necessary renovations to the space by the landlord, the agency is then able to move into the space.

The process to obtain leased space via this process typically takes 18-24 months and it should be noted that although the leased space is being acquired for the requesting agency, C.G.S. 4b-30(a) makes the Commissioner of the DPW the sole authority for negotiating leases and C.G.S. 4b-27 makes it a Class A misdemeanor for any individual to disclose an agency's real estate needs or interests without the authorization of the Commissioner of the DPW.

The DPW has created a *State Standard Lease* (Standard Lease) which was developed for use by State agencies in most office space lease situations. This Standard Lease is provided to prospective landlords who are advised that the State of Connecticut will only enter into leases utilizing the Standard Lease and that changes or alterations to the Standard Lease are not possible.

Interim Space Requests

C.G.S. 4b-23(k) outlines the process by which an agency may request approval for those space requests which are not included in the Plan because they were not submitted for approval or for those which were submitted but were not approved.

Each agency seeking such an Interim Request approval may submit a request to the Secretary of the OPM which provides the following information:

1. Justification for the interim request, and
2. In the case of a request not previously submitted to the Secretary, the reasons why it was not so submitted, and
3. In the case of a request which had previously been submitted to the Secretary but where the request was not approved, the agency must provide sufficient new information to warrant reconsideration, and
4. If the Secretary requires, agencies must also submit capital development impact statements and/or colocation statements in accordance with C.G.S. 4-66b and C.G.S. 4b-31(e) respectively.

Any such interim requests for additional facilities which are determined by the Secretary of the OPM to be of emergency nature or the lack of which may seriously hinder the efficient operation of the state, may, according to C.G.S. 4b-23(k), be approved by the

Secretary of the OPM and the SPRB and are known as an interim approval (interim requests) made during the interim between *State Facility Plans*.

C.G.S. 4b-23(k) specifically states “*No action may be taken by the state to lease or construct such additional facilities unless the secretary makes such a determination.*” Traditionally, in addition to those requests which either were not submitted by agencies or those requests which were submitted but not approved, such interim requests are required by the Secretary of the OPM whenever an agency is seeking space which is in excess of their approved *State Facility Plan* levels by more than 10%.

In addition, interim requests submitted to OPM are required to be accompanied by a DPW RFS analysis. The RFS performed by the DPW constitutes an in-depth space needs analysis which determines the appropriate square footage level which is required by the requesting agency as well as a recommendation from the Commissioner of the DPW as to the appropriate square footage which the Secretary of the OPM should approve for the requesting agency. This process helps to ensure that the State does not lease more space than is required for the requesting agency to adequately carry out its functions.

It should be noted that it is not uncommon for a period of 12-18 months to elapse between the time an interim request is approved and the time DPW is able to secure a lease on behalf of the requesting agency. If the publication of a new Plan occurs during that 12-18 month period, then any interim requests approved by OPM prior to the publication of the Plan technically, expire and agencies need to resubmit their interim requests.

However, in an effort to reduce the number of interim requests which are necessary, as well as reducing the time necessary for DPW to secure a lease on behalf of the requesting agency, the OPM and the DPW have jointly agreed that interim requests approved by the OPM will be considered valid for a period of 18 months from the date of OPM approval.

New/Expanded Space Request Form

Prior to DPW and the requesting agency undertaking the *Interim Space Requests* process, the requesting agency is required to submit a “*New/Expanded Space Request*” form to OPM which provides basic information about the proposed *Interim Space Request* including; program description, square feet being requested, cost estimate, available funds, type of space, staff levels, etc.

Utilizing the information provided on the “*New/Expanded Space Request*” form, OPM then makes a determination as to whether or not it is appropriate that requesting agency and DPW proceed with the *Interim Space Request* process.

Lacking OPM approval of the requesting agency’s “*New/Expanded Space Request*” form, DPW will not undertake the *Interim Space Request* process. However, it should be noted that OPM approval of a “*New/Expanded Space Request*” form does not preclude OPM

from disapproving any *Interim Space Request* or lease request which is subsequently submitted.

Lease Compliance

C.G.S. 4b-30(b) empowers the Commissioner of the DPW with the primary responsibility for ensuring that the landlords of the offices, spaces or other facilities which are leased to the State comply with the provisions and terms of the lease. The statute requires the Commissioner to inspect such offices, spaces and other facilities at least once annually.

In addition, C.G.S. 4b-26(b) makes the AG responsible for determining the legal sufficiency of all leases, both as to substance and to form, and the AG is empowered to enforce all terms of such agreements, including the obligations of all landlords to meet the terms of leases.

BUREAU OF REAL PROPERTY MANAGEMENT

In addition to the space management policies set forth in this document, and in order to achieve a higher level of efficiency C.G.S. 4-67g established the Bureau of Real Property Management (the Bureau) within the OPM.

C.G.S. 4-67g makes the Bureau responsible for:

1. Long-range planning with regard to the use of all state real property, and
2. Determining the level of efficiency of each and every state agency's use of any and all real property under its control, and
3. Reviewing the inventory of state property maintained by the Commissioner of Public Works pursuant C.G.S. 4b-1(a)(6) to determine the appropriate use of such properties.

In order to meet its statutory mandate for “*Long-range planning with regard to the use of all state real property*” the Bureau has undertaken a series of on-going, long term planning and planning related activities:

- *State Facility Plan* – The Bureau is primarily responsible for the coordination and development of the *State Facility Plan* which is required by C.G.S. 4b-23.
- *Surplus State Property* – With regards to the process by which the State divests itself of surplus real property, the Bureau is responsible for carrying out OPM’s responsibilities under C.G.S. 4b-21 as well as OPM’s responsibilities outlined in a *June 1998 Memorandum of Understanding* between the OPM and the DPW specifically related to the surplus property disposition process.
- *Property Transactions* – A significant number of State owned properties are sold or leased by the state to non-state entities for private, municipal and commercial uses. Where required by statute or existing administrative processes, the Bureau is responsible for reviewing and approving all such transactions to ensure that the proposed transaction is in the best interests of the State and that no state owned property is being leased or sold which could be potentially be utilized by another state agency.
- *In-House Consultant* - Through the development of accurate, timely and unbiased research-based facility plans which are both economically responsible and logistically practicable the Bureau acts as an “in-house” consultant, assisting agencies with facility planning, development of budget estimates, development of project implementation timelines, cost vs. benefit analysis, etc., for difficult facility, procedural and implementation issues.

In order to meet its statutory mandate for “*Determining the level of efficiency of each and every state agency's use of any and all real property under its control*” the Bureau has undertaken the following:

- *Lease Proposals* – The Bureau reviews each lease request submitted to OPM in order to determine its compliance with the *State Facility Plan* as well as comparing the request against the State’s building inventory system and the inventory of surplus property to determine if the needs outlined in the lease request could be satisfied through the utilization of existing state owned space.
- *Interim Space Requests* – The Bureau reviews each interim space request submitted to OPM under C.G.S. 4b-23(k) in order to determine its compliance, if any, with the *State Facility Plan* as well as comparing the request against the State’s building inventory system and the inventory of surplus property to determine if the needs outlined in the interim space request could be satisfied through the utilization of existing state owned space.
- *State Building Inventory (JESTIR)* – In 2001 the OPM, the DPW and the Office of the State Comptroller (OSC) undertook a mutual effort to combine each agency’s existing building inventory system into a single system. This single system, is known as the *Joint Effort for State Inventory Reporting (JESTIR)* and is maintained and administered by the Bureau. The JESTIR system collects state owned building inventory information from all state agencies and on a quarterly basis, the Bureau provides copies of the database to the DPW, the SPRB, the OSC and the State Insurance and Risk Management Board.

C.G.S. 4-67g makes the Bureau responsible for “*Reviewing the inventory of state property maintained by the Commissioner of Public Works pursuant C.G.S. 4b-1(a)(6) to determine the appropriate use of such properties*”. C.G.S. 4b-1(a)(6) requires the Commissioner of the DPW to “*Maintain a complete and current inventory of all state-owned or leased property and premises, including space-utilization data.*”.

- *State Owned Property Space Utilization* – Since JESTIR is maintained and administered by the Bureau on behalf of the DPW and the OSC, there is effectively no DPW maintained inventory of state owned buildings and space-utilization data for the Bureau to review. However, the JESTIR system does provide space utilization data in the form of a “*Utilization Rate*” which is calculated for each state owned structure in the JESTIR system as well as capturing each state owned structure’s “*Occupancy Status*”.
- *Appropriate Use of State Owned Property* – Through the JESTIR system, the Bureau has access to data concerning the use of each state owned structures via the “*Structure Classification*” category which places each state owned structure into 1 of 26 possible classification categories such as office space, warehouse space, hospital space, classroom space, courtroom space, etc.. In

addition, JESTIR collects information regarding each building's construction, current condition, the number of square feet being utilized, the number of square feet not being utilized as well as a listing of all tenants (State and non-state) making use of each state owned building and for what purposes each tenant is using the space.

- *Leased Property Space Utilization* - The leased space inventory provided by the DPW to the Bureau does not contain space utilization data and therefore, the Bureau is unable to review it as required under C.G.S. 4-67g. However, each lease submitted by the DPW is accompanied by a RFS analysis which determines the appropriate amount of space required and C.G.S. 4b-30(b) requires the Commissioner of the DPW to inspect each leased facility at least once annually. Based on these factors, the Bureau is confident that DPW is adequately ensuring that the space being leased by the State is being utilized to its maximum efficiency.
- *Appropriate Use of Leased Property* – Since Commissioner of the DPW is responsible inspecting each leased facility at least once annually and since the Bureau is responsible for reviewing and approving all lease requests submitted to the OPM, and since each such request is also subject to the approval of the requesting agency, the DPW, the SPRB and the AG, the Bureau is confident that all space being leased by the State of Connecticut is being utilized in an appropriate and necessary manner.

Future Anticipated Actions

In addition to the existing duties undertaken by the Bureau in support of its statutory mandates, the Bureau anticipates undertaking the following new initiatives between July 2007 and June 2009, the period of time covered by this Plan:

- *Study Regarding The Demolition of Deteriorated Structures* – The Bureau anticipates conducting a cost vs. benefit analysis to determine the potential costs savings which may be achieved by demolishing those State owned structures which have deteriorated beyond the point of being economically salvageable. The Bureau anticipates that quantifiable, on-going cost savings can be achieved through the elimination of PILOT payments, maintenance costs, utility costs, administrative overhead, etc,
- *Agency Portfolio Review* – The Bureau anticipates conducting an on-going series of “Portfolio Reviews” for each agency’s real property holdings (i.e. owned buildings and lands and leased space). The purpose of these Portfolio Reviews will be to identify all real property under the control of each agency, determine the level of efficiency of each property, to assist agencies with long-range planning for their property (where necessary) and the identification of properties which are no longer needed which could either be utilized by another state agency or demolished. The Bureau anticipates conducting a

Portfolio Review of each agency's holdings every five (5) years.

The results of each of these anticipated future efforts will be documented as part of the next *State Facility Plan* which is scheduled to go into effect on July 1, 2009.

Appendix

- Appendix A – Buildings Proposed for Abandonment and/or Demolition
- Appendix B – Text of C.G.S. 4b-23 – State Facility Plan
- Appendix C – Agency Parking Requests and Approvals
- Appendix D – Transmittal Letter from OPM to SPRB
- Appendix E – SPRB Recommendations
- Appendix F – Transmittal Letter from OPM to General Assembly

APPENDIX – A

BUILDINGS PROPOSED FOR ABANDONMENT/DEMOLITION - C.G.S. 4b-23(a) requires that agencies report to OPM “*Facilities proposed for demolition or abandonment which have potential for other uses.*” The following buildings were identified by agencies as potentially being abandoned and/or demolished during the period covered by this *State Facility Plan*:

AGENCY	BUILDING NAME	BUILDING ADDRESS	BUILDING TOWN	GROSS SQUARE FEET	BUILDING CONDITION
Community-Technical Colleges	Building A – Classrooms	60 Bidwell Street	Manchester	5,890	Fair
Community-Technical Colleges	Building B - Classrooms	60 Bidwell Street	Manchester	4,120	Fair
Community-Technical Colleges	Building C - Classrooms	60 Bidwell Street	Manchester	8,106	Fair
Community-Technical Colleges	Building D - Classrooms	60 Bidwell Street	Manchester	12,607	Fair
Community-Technical Colleges	Building E - Emeriti Hall	60 Bidwell Street	Manchester	13,180	Fair
Community-Technical Colleges	Building F - Founders Hall	60 Bidwell Street	Manchester	8,850	Fair
Community-Technical Colleges	Building G - Faculty East	60 Bidwell Street	Manchester	6,750	Fair
Community-Technical Colleges	Building H - Faculty West	60 Bidwell Street	Manchester	6,750	Fair
Community-Technical Colleges	Building I - Music/Fitness Center	60 Bidwell Street	Manchester	2,751	Fair
Community-Technical Colleges	Building J - Alumni Auditorium	60 Bidwell Street	Manchester	4,539	Good
Community-Technical Colleges	Building K - Maintenance Building	60 Bidwell Street	Manchester	3,020	Fair
Community-Technical Colleges	Building M - Athletic Offices	60 Bidwell Street	Manchester	4,030	Fair
Community-Technical Colleges	Building N - Locker Rooms	60 Bidwell Street	Manchester	3,020	Fair
Community-Technical Colleges	Music Practice Building	60 Bidwell Street	Manchester	<i>Not Reported</i>	<i>Not Reported</i>

AGENCY	BUILDING NAME	BUILDING ADDRESS	BUILDING TOWN	GROSS SQUARE FEET	BUILDING CONDITION
Community-Technical Colleges	Athletic Trailer	60 Bidwell Street	Manchester	<i>Not Reported</i>	<i>Not Reported</i>
Community-Technical Colleges	Music Trailer	60 Bidwell Street	Manchester	<i>Not Reported</i>	<i>Not Reported</i>

Department of Correction	Food Service Building (Old)	Shaker Road	Enfield	14,280	Excellent
--------------------------	-----------------------------	-------------	---------	--------	-----------

Mental Health & Addiction Services	Woodward Hall (Old)	Harvey Drive	Middletown	102,530	Deteriorated
Mental Health & Addiction Services	Weeks Hall (Old)	Frank Drive	Middletown	120,948	Deteriorated

Department of Mental Retardation	Cottage 23	Colony Court Circle	Southbury	7,035	Fair
Department of Mental Retardation	Abattoir	Cassidy Road	Southbury	705	Deteriorated
Department of Mental Retardation	Staff House Apartment 80/81/82	Purchase Brook Road	Southbury	1,156	Deteriorated
Department of Mental Retardation	Piggery	Cassidy Road	Southbury	4,296	Deteriorated
Department of Mental Retardation	Personnel Village 25	25 Village Road	Southbury	2,400	Fair
Department of Mental Retardation	Personnel Village 14	14 Village Road	Southbury	2,028	Deteriorated
Department of Mental Retardation	Cow and Hay Barn	Spruce Brook Road	Southbury	13,810	Poor

Connecticut State University	University Student Center	501 Crescent Street	New Haven	38,000	Good
Connecticut State University	Temporary Office	501 Crescent Street	New Haven	4,300	Fair
Connecticut State University	Temporary Classroom	501 Crescent Street	New Haven	4,300	Good
Connecticut State University	Seabury Hall	501 Crescent Street	New Haven	22,400	Deteriorated

AGENCY	BUILDING NAME	BUILDING ADDRESS	BUILDING TOWN	GROSS SQUARE FEET	BUILDING CONDITION
Connecticut State University	Campus Police	264 High Street	Willimantic	3,577	Excellent

APPENDIX – B

TEXT OF C.G.S. 4b-23

Sec. 4b-23. (Formerly Sec. 4-26b). State facility plan. Implementation. Responsibilities of Secretary of the Office of Policy and Management, Commissioner of Public Works and Properties Review Board. Regulations.

(a) As used in this section, "facility" means buildings and real property owned or leased by the state. The Secretary of the Office of Policy and Management shall establish guidelines which further define such term. All agencies and departments of the state shall notify the Secretary of the Office of Policy and Management of their facility needs including, but not limited to, the types of such facilities and the municipalities or general location for the facilities. Each agency and department shall continue long-range planning for facility needs, establish a plan for its long-range facility needs and submit such plan and related facility project requests to the Secretary of the Office of Policy and Management, and a copy thereof to the Commissioner of Public Works, on or before September first of each even-numbered year. Each such request shall be accompanied by a capital development impact statement, as required by section 4-66b, and a colocation statement, as required by section 4b-31, if the secretary so requires. Each agency and department shall base its long-term planning for facility needs on a program plan. The secretary shall establish a content guide and schedule for such plans. Each agency and department shall prepare its program plan in accordance with such guide and file it with the secretary pursuant to such schedule. Facility plans shall include, but not be limited to: Identification of (1) long-term and short-term facility needs, (2) opportunities for the substitution of state-owned space for leased space, (3) facilities proposed for demolition or abandonment which have potential for other uses and (4) space modifications or relocations that could result in cost or energy savings. Each agency or department program plan and facility plan and its facility project requests shall cover a period of at least five years. The secretary shall provide agencies and departments with instructions for preparing program plans, long-term facility plans and facility project requests and shall provide appropriate programmatic planning assistance. The Commissioner of Public Works shall assist agencies and departments with long-term facilities planning and the preparation of cost estimates for such plans and requests. The Secretary of the Office of Policy and Management shall review such plans and prepare an integrated state facility plan which meets the aggregate facility needs of the state. The secretary shall review the cost effective retrofit measures recommended to him by the Commissioner of Public Works under subsection (b) of section 16a-38a and include in the plan those measures which would best attain the energy performance standards established under subdivision (1) of subsection (b) of section 16a-38.

(b) On or before December first of each even-numbered year, the Commissioner of Public Works shall provide the Secretary of the Office of Policy and Management with a review of the plans and requests submitted pursuant to subsection (a) for consistency with realistic cost factors, space requirements, space standards, implementation schedules, priority needs, objectives of the Commissioner of Public Works in carrying out his

responsibilities under section 4b-30 and the need for the maintenance, improvement and replacement of state facilities.

(c) The Secretary of the Office of Policy and Management shall present a proposed state facility plan to the Properties Review Board on or before February fifteenth of each odd-numbered year. Such plan shall be known as the recommended state facility plan and shall include all leases and capital projects and a statement of the degree to which it promotes the colocation goals addressed in subsection (e) of section 4b-31. The secretary shall establish guidelines defining "capital projects". The Properties Review Board shall submit its recommendations to the secretary on or before March first of each odd-numbered year. The Properties Review Board recommendations shall address the goals described in subsection (e) of section 4b-31. The secretary shall present the recommended state facility plan to the General Assembly on or before March fifteenth of each odd-numbered year.

(d) Upon the approval by the General Assembly of the operating and capital budget appropriations, the Secretary of the Office of Policy and Management shall update and modify the recommended state facility plan, which shall then be known as the state facility plan. The state facility plan shall be used as an advisory document for the leasing of property for use by state agencies and departments and for related capital projects.

(e) Implementation of the state facility plan shall be the responsibility of the Commissioner of Public Works. He shall conduct a study of each proposed facility in the plan to determine: (1) The method of choice for satisfying each such facility need, (2) the geographical areas best suited to such need, (3) the feasibility and cost of such acquisition using a life-cycle cost analysis as established by subdivision (2) of subsection (b) of section 16a-38, (4) the degree to which the plan promotes the goals addressed in subsection (e) of section 4b-31 and (5) any other relevant factors. Said commissioner shall review and approve each facility plan implementation action and shall submit to the Properties Review Board a list of each such action approved and the method and plan by which it shall be accomplished. Said commissioner shall endeavor to locate human services agencies in the same buildings as municipal and private agencies that provide human services. The results of said commissioner's study along with all supportive materials shall be immediately sent to the Properties Review Board. The board shall meet to review the decision of the commissioner and may request the commissioner or any member of his department, and the head of the requesting agency or any of his employees to appear for the purpose of supplying pertinent information. Said board shall call a meeting within two weeks of the receipt of the commissioner's decision, and may meet as often as necessary, to review said decision. The board, within ninety days after the receipt of the decision of the Commissioner of Public Works, shall either accept, reject or request modification of such decision, except that when more time is required, the board may have a ninety-day extension of time, provided the board shall advise the Commissioner of Public Works in writing as to the reasons for such extension of time. If such decision is disapproved by the board, it shall so inform the commissioner along with its reasons therefor, and the commissioner shall inform the head of the requesting agency and the Secretary of the Office of Policy and Management that its request has been rejected. If such decision is approved by the board it shall inform the commissioner of such approval

and the commissioner shall immediately communicate his decision to the head or acting head of such governmental unit and to the Secretary of the Office of Policy and Management and shall set forth the procedures to be taken to accomplish the results of such decision. The decision to make public such decision shall rest solely with the commissioner both as to time and manner of disclosure, but in no event shall such period exceed one year. The commissioner shall, when he deems it to be in the public interest, authorize the disclosure of such information; however, in the absence of such authorization, any unauthorized disclosure shall be subject to the criminal provisions of section 4b-27. All decisions made by the commissioner under the provisions of this section shall require review by the board. Except as otherwise hereinafter provided, the approval or disapproval of the Properties Review Board shall be binding on the commissioner and the requesting agency with regard to the acquisition of any real estate by lease or otherwise, notwithstanding any other statute or special act to the contrary. A majority vote of the board shall be required to accept or reject a decision of the commissioner.

(f) Within forty-five days from the date of the board's decision regarding the request of a governmental unit, the head or acting head of such unit shall notify the commissioner (1) that it accepts his decision, (2) that it rejects his decision and withdraws its request, or (3) that it does not approve such decision and requests that all or part of such decision be modified by the commissioner. When such modification is requested, the commissioner shall, within three weeks from receipt of such request, consider and act upon such request for modification and submit his decision to the Properties Review Board. If the commissioner and the board fail to agree to such modification in whole or in part, the governmental unit may, within ten days from the date of notification of such final decision, accept the commissioner's final decision, reject such decision and withdraw its request, or appeal to the Governor. Upon such appeal, the commissioner shall submit a report to the Governor stating the board's conclusions and supporting material therefor and the governmental agency shall submit a report to the Governor stating its objections to such decision and its supporting material therefor. The Governor shall, within thirty days of the receipt of such reports, make a decision which shall be binding on the parties involved. In the absence of any such appeal or withdrawal of request, the decision of the commissioner and the board shall be final and binding upon the governmental unit.

(g) After final action is taken approving any request or modification thereof, condemnation procedures shall continue to be prosecuted in the same manner as they were on July 1, 1975, by the agency involved, where such procedures are applicable and authorized by statute.

(h) Approval by the Properties Review Board shall not be required prior to State Bond Commission authorization of funds (1) for planning costs and other preliminary expenses for any construction or acquisition project, or (2) for any construction or acquisition project for which an architect was selected prior to July 1, 1975.

(i) As used in this subsection, (1) "project" means any state program, except the downtown Hartford higher education center project, as defined in subsection (1) of section 4b-55, requiring consultant services if (A) the cost of such services is estimated to

exceed fifty thousand dollars or, in the case of a constituent unit of the state system of higher education, the cost of such services is estimated to exceed three hundred thousand dollars, or (B) (i) the construction costs in connection with such program are estimated to exceed five hundred thousand dollars or, in the case of a constituent unit of the state system of higher education, other than The University of Connecticut, the construction costs in connection with such program are estimated to exceed two million dollars, and (ii) the cost of a consultant services contract for such program exceeds twenty thousand dollars or the cost of an amendment to a consultant services contract makes the total cost of the amendment, all previous amendments to such contract and the contract exceed twenty thousand dollars for the first time; (2) "consultant" means "consultant" as defined in section 4b-55; and (3) "consultant services" means "consultant services" as defined in section 4b-55. Any consultant selected by the commissioner, and any contracts entered into by the commissioner with any consultants for employment, on any project under the provisions of this section, shall be subject to the approval of the Properties Review Board prior to the employment of said consultant or consultants by the commissioner. The Properties Review Board shall, within thirty days, approve or disapprove the selection of or contract with any consultant made by the Commissioner of Public Works pursuant to sections 4b-1 and 4b-55 to 4b-59, inclusive. If upon the expiration of the thirty-day period a decision has not been made, the Properties Review Board shall be deemed to have approved such selection or contract.

(j) The Properties Review Board shall, within thirty days, approve or disapprove the proposed acquisition by lease of any residential property by the Commissioner of Mental Retardation pursuant to subsection (d) of section 4b-3. If upon the expiration of such thirty-day period a decision has not been made, the Properties Review Board shall be deemed to have approved such lease.

(k) Any agency or department of state government requiring additional facilities not included in the state facility plan may submit a request to the Secretary of the Office of Policy and Management outlining the justification for its request. The agency or department shall also provide (1) in the case of a request not previously submitted to the secretary pursuant to subsection (a) of this section, the reasons why it was not so submitted, and (2) in the case of a request so submitted, sufficient new information to warrant reconsideration. Such request shall include a statement of the degree to which the proposed state facility plan promotes the goals addressed in subsection (e) of section 4b-31, if the secretary so requires. Such request shall also be accompanied by a capital development impact statement as required under section 4-66b, if the secretary so requires. Subsections (b) to (d), inclusive, of this section shall not apply to the review of such requests. Any such request for additional facilities which are determined by the Secretary of the Office of Policy and Management to be of emergency nature or the lack of which may seriously hinder the efficient operation of the state, may be approved by the Properties Review Board and the Secretary of the Office of Policy and Management and shall be known as an approval made during the interim between state facility plans. No action may be taken by the state to lease or construct such additional facilities unless the secretary makes such a determination.

(l) The Commissioner of Public Works shall monitor the amount of leased space being requested and the costs of all proposed and approved facility project actions and shall advise the Secretary of the Office of Policy and Management and the Governor when the space to be leased or the forecast costs to complete the project exceed the square footage amount or the cost levels in the approved state facility plan by ten per cent or more. Approval of the Secretary of the Office of Policy and Management, the Properties Review Board, the State Bond Commission and the Governor shall be required to continue the project.

(m) (1) Plans to construct, renovate or modify state-owned or occupied buildings shall provide for a portion of the total planned floor area of newly constructed state buildings or buildings constructed specifically for use by the state to be served by renewable sources of energy, including solar, wind, water and biomass sources, for use in space heating and cooling, domestic hot water and other applications. For the plan due December 1, 1979, the portion to be served by renewable energy sources shall be not less than five per cent of total planned new floor area. For each succeeding state facilities plan submitted after December 1, 1979, the portion of the total planned floor area of any additional newly constructed state buildings or buildings constructed specifically for use by the state to be served by renewable energy sources shall be increased by at least five per cent per year until a goal of fifty per cent of total planned floor area of any additional newly constructed state buildings or buildings constructed specifically for use by the state is reached. For any facility served by renewable energy sources in accordance with this subsection, not less than thirty per cent of the total energy requirements of any specific energy application, including, but not limited to, space heating or cooling and providing domestic hot water, shall be provided by renewable energy sources. The installation in newly constructed state buildings or buildings constructed specifically for use by the state of systems using renewable energy sources in accordance with this subsection, shall be subject to the life-cycle cost analysis provided for in section 16a-38. (2) The state shall fulfill the obligations imposed by subdivision (1) of this section unless such action would cause an undue economic hardship to the state.

(n) The recommended state facility plan shall include policies for:

(1) The encouragement of the acquisition, transfer and utilization of space in suitable buildings of historic, architectural or cultural significance, unless use of such space would not prove feasible and prudent compared with available alternatives;

(2) The encouragement of the location of commercial, cultural, educational and recreational facilities and activities within public buildings;

(3) The provision and maintenance of space, facilities and activities to the extent practicable, which encourage public access to and stimulate public pedestrian traffic around, into and through public buildings, permitting cooperative improvements to and uses of the areas between the building and the street, so that such activities complement and supplement commercial, cultural, educational and recreational resources in the neighborhood of public buildings;

(4) The encouragement of the public use of public buildings for cultural, educational and recreational activities;

(5) The encouragement of the ownership or leasing of modern buildings to replace obsolete facilities, achieve cost and energy efficiencies, maximize delivery of services to the public, preserve existing infrastructure and provide a comfortable and space-efficient work environment; and

(6) The encouragement of the establishment of child day care facilities and child development centers including provisions for (A) full-day and year-round programs for children of working parents, (B) opportunities for parents to choose among accredited public or private programs, (C) open enrollment for children in child day care and school readiness programs, and (D) incentives for the colocation and service integration of child day care programs and school readiness programs pursuant to section 4b-31.

(o) Not later than January 1, 1988, the Commissioner of Public Works shall adopt regulations, in consultation with the Secretary of the Office of Policy and Management and the State Properties Review Board, and in accordance with the provisions of chapter 54, setting forth the procedures which the Department of Public Works and such office and board shall follow in carrying out their responsibilities concerning state leasing of offices, space or other facilities. Such regulations shall specify, for each step in the leasing process at which an approval is needed in order to proceed to the next step, what information shall be required, who shall provide the information and the criteria for granting the approval. Notwithstanding any other provision of the general statutes, such regulations shall provide that: (1) The Commissioner of Public Works shall (A) review all lease requests included in, and scheduled to begin during, the first year of each approved state-wide facility and capital plan and (B) provide the Secretary of the Office of Policy and Management with an estimate of the gross cost and total square footage need for each lease, (2) the secretary shall approve a gross cost and a total square footage for each such lease and transmit each decision to the requesting agency, the commissioner and the State Properties Review Board, (3) the commissioner shall submit to the secretary, for approval, only negotiated lease requests which exceed such approved cost, or which exceed such approved square footage by at least ten per cent, and (4) the secretary shall approve or disapprove any such lease request not more than ten working days after he receives the request. If the secretary fails to act on the request during such period, the request shall be deemed to have been approved and shall be forwarded to the board.

APPENDIX C

PARKING REQUESTS

The State of Connecticut currently leases approximately 1,652 parking spaces at a total annual cost of \$1,078,893 or approximately \$54.42 per parking space per month.

In total, agencies have requested an 18.6% increase in the number of parking spaces to be leased. Agencies have requested a total of 1,960 parking spaces at a projected total annual cost of \$1,347,518 or approximately \$57.29 per parking space per month.

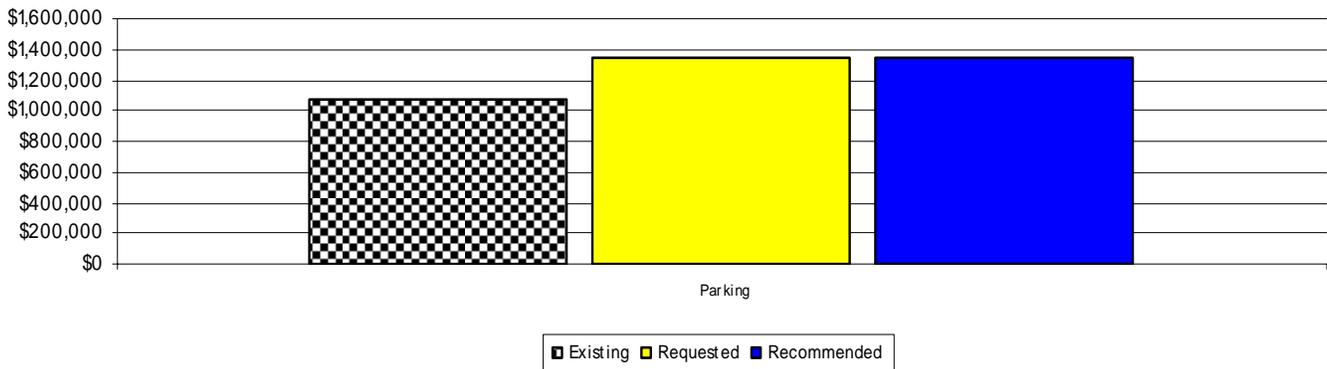
For the period covered by this Plan, OPM has approved a total of \$1,336,958 annually to meet the parking needs of State agencies. This represents a 23.9% increase over existing annual parking costs.

NOTE: For parking requests, OPM only approves the total annual cost and does not approve the actual number of parking spaces.

Parking Requests

Agency	Existing			Requested			Approved Annual Cost
	# of Spaces	Annual Cost	Monthly Cost per Space	# of Spaces	Annual Cost	Monthly Cost per Space	
<i>Department of Administrative Services</i>	73	\$58,473	\$66.75	73	\$58,473	\$66.75	\$58,473
<i>Department of Children and Families</i>	138	\$56,280	\$33.99	138	\$56,280	\$33.99	\$56,280
<i>Department of Mental Health and Addiction Services</i>	353	\$311,700	\$73.58	353	\$317,484	\$74.95	\$317,484
<i>Judicial Branch</i>	1,088	\$652,440	\$49.97	1,396	\$915,281	\$54.64	\$904,721
TOTAL	1,652	\$1,347,518	\$54.42	1,960	\$1,347,518	\$57.29	\$1,336,958

Parking Requests Annual Costs



Department of Administrative Services

DAS23000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Number of	Annual Cost	Requested Number of	Annual Cost	Approved Annual Cost
1020	Hartford	Parking	Parking	FY 07-08	73	\$58,473	73	\$58,473	\$58,473
AGENCY TOTALS:					73	\$58,473	73	\$58,473	\$58,473

Department of Children and Families

DCF91000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Number of	Annual Cost	Requested Number of	Annual Cost	Approved Annual Cost
1053	Hartford	Parking	Parking	FY 07-08	83	\$29,880	83	\$29,880	\$29,880
110403	New Britain	Parking	Parking	FY 07-08	55	\$26,400	55	\$26,400	\$26,400
AGENCY TOTALS:					138	\$56,280	138	\$56,280	\$56,280

Department of Mental Health and Addiction Services

MHA53000

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Number of	Annual Cost	Requested Number of	Annual Cost	Approved Annual Cost
8820	Danbury	Parking	Parking	FY 07-08	20	\$1,200	20	\$1,200	\$1,200
8821	New Haven	Parking	Parking	FY 09-10	60	\$72,900	60	\$78,684	\$78,684
8822	New Haven	Parking	Parking	FY 07-08	273	\$237,600	273	\$237,600	\$237,600
AGENCY TOTALS:					353	\$311,700	353	\$317,484	\$317,484

Judicial Branch**JUD95000**

ID #	Town	Description	Type of Space	Fiscal Year Requested	Existing Number of	Annual Cost	Requested Number of	Annual Cost	Approved Annual Cost
1029	Bridgeport	Parking	Parking	FY 07-08	94	\$42,240	94	\$68,244	\$68,244
1031	Bridgeport	Parking	Parking	FY 07-08	70	\$42,000	140	\$92,400	\$92,400
1037	Danbury	Parking	Parking	FY 07-08	12	\$7,920	12	\$8,712	\$8,712
1036	Danbury	Parking	Parking	FY 07-08	50	\$33,000	50	\$33,000	\$33,000
1040	Danielson	Parking	Parking	FY 09-10	50	\$9,000	50	\$9,900	\$9,900
1043	Derby	Parking	Parking	FY 07-08	90	\$21,600	87	\$52,200	\$52,200
750	Hartford	Parking	Parking	FY 07-08	60	\$25,200	60	\$50,400	\$50,400
9999	Meriden	Parking	Parking	FY 07-08	0	\$0	43	\$10,560	\$0
777	New Britain	Parking	Parking	FY 07-08	125	\$82,500	225	\$175,500	\$175,500
926	New Haven	Parking	Parking	Other	155	\$139,500	155	\$139,500	\$139,500
780	New Haven	Parking	Parking	FY 07-08	105	\$133,980	203	\$133,980	\$133,980
931	New London	Parking	Parking	FY 07-08	25	\$9,300	25	\$12,000	\$12,000
936	Norwich	Parking	Parking	Other	85	\$6,000	85	\$6,000	\$6,000
957	Waterbury	Parking	Parking	FY 07-08	167	\$100,200	167	\$122,885	\$122,885
AGENCY TOTALS:					1,088	\$652,440	1,396	\$915,281	\$904,721

APPENDIX D

STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT
BUREAU OF ASSETS MANAGEMENT



February 15, 2007

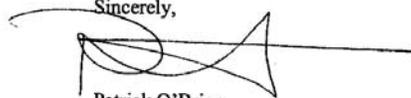
Stanley Babiarz
State Properties Review Board
165 Capitol Avenue
Hartford, CT 06106

Dear Stan,

Enclosed please find eight (8) copies of the *Proposed State Facility Plan 2007-2012* for review and comment by the State Properties Review Board.

Please feel free to contact me with any comments, questions or concerns.

Sincerely,



Patrick O'Brien
Planning Specialist

PATRICK O'BRIEN, PLANNING SPECIALIST

450 CAPITOL AVENUE -- MS#52ASP HARTFORD, CT 06106-1379

VOICE 860.418.6353 FAX 860.418.6495 E-MAIL PATRICK.OBRIEN@PO.STATE.CT.US

APPENDIX E



STATE OF CONNECTICUT PROPERTIES REVIEW BOARD

PASQUALE A. PEPE, CHAIRMAN
LISA A. MUSUMECI, VICE CHAIRMAN
EDWIN S. GREENBERG, SECRETARY
PAUL F. CRAMER, JR.
BENNETT MILLSTEIN
BRUCE JOSEPHY

February 22, 2007

165 CAPITOL AVENUE, RM# 123
HARTFORD, CONNECTICUT 06106
TELEPHONE: (860) 713-6400
FAX: (860) 713-7391

STAN T. BABIARZ
EXECUTIVE DIRECTOR

The Honorable Robert Genuario
Secretary, Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106-1308

RE: State of Connecticut
Proposed State Facility Plan
2007 - 2012

Dear Secretary Genuario:

Connecticut General Statutes (C.G.S.), Section 4b-23 requires the State Properties Review Board to submit its recommendations concerning the proposed State Facility Plan on or before March 1st of each odd numbered year and such recommendations must address the collocation and integration of human services agencies described in subsection (e) of Section 4b-31.

Section 4b-31(e) mandates that human services shall be provided, wherever feasible, through collocated sites which are: (1) accessible to consumers of human services who rely on public transportation; (2) provide opportunities for collocation of human service agencies with each other and with federal, municipal and private agencies providing human services; (3) able to offer opportunities for integration of services for multi-problem consumers; and (4) supply services that are cost effective.

With reference to the above, the Properties Review Board finds the proposed State Facility Plan, to the extent attainable, incorporates and defines statewide policy guidelines for the promotion and administration of the collocation objectives promulgated in C.G.S. 4b-31(e).

The Board also would like to acknowledge that the proposed State Facility Plan for 2007 – 2012 is the most comprehensive biennial facilities plan it has had the opportunity to review.

Sincerely,

A handwritten signature in cursive script that reads "Pasquale A. Pepe".

Pasquale A. Pepe, Esq.
Chairman

cc: Richard J. Nuclio, Director
Patrick M. O'Brien, Planning Specialist ✓

APPENDIX F



STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT

March 8, 2007

Government Administration & Elections Committee
Senator Gayle S. Slossberg, Co-Chair
Representative Christopher Caruso, Co-Chair
Room 2200, Legislative Office Building
Hartford, CT 06106

Dear Senator Slossberg and Representative Caruso,

In accordance with C.G.S. 4b-23(c) I am forwarding to you fifteen (15) copies of the
"Recommended State Facility Plan 2007-2012".

If you have any questions concerning this matter, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Genuario".

Robert L. Genuario
Secretary

