



STATE OF CONNECTICUT
STATE PROPERTIES REVIEW BOARD
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Hartford, Connecticut 06103



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ERIC COLEMAN, MEMBER
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September 30, 2025

Honorable Ned Lamont, Governor
State of Connecticut
210 Capitol Avenue
Hartford, CT 06106

Dear Governor Lamont:

I am pleased to deliver the State Properties Review Board's Annual Report for Fiscal Year 2025, as required by C.G.S. §4b-2(1).

Sincerely,

Bruce R. Josephy
Chairman

Attachment

cc: Hon. Susan Bysiewicz, Lieutenant Governor
Sen. Martin M. Looney, President Pro Tempore of the Senate
Rep. Matthew D. Ritter, Speaker of the House
Sen. Bob Duff, Senate Majority Leader
Rep. Jason Rojas, House Majority Leader
Sen. Stephen Harding, Senate Minority Leader
Rep. Vincent Candelora, House Minority Leader
Sen. Catherine A. Osten, Co-Chair, Appropriations Committee
Rep. Toni E. Walker, Co-Chair, Appropriations Committee
Sen. Heather S. Somers, Ranking Member, Appropriations Committee
Rep. Tammy Nuccio, Ranking Member, Appropriations Committee
Sen. John W. Fonfara, Co-Chair, Finance, Revenue & Bonding Committee
Rep. Maria P. Horn, Co-Chair, Finance, Revenue & Bonding Committee
Sen. Ryan Fazio, Ranking Member, Finance, Revenue & Bonding Committee
Rep. Joe Polletta, Ranking Member, Finance, Revenue & Bonding Committee
Sen. Mae Flexer, Co-Chair, Government Administration & Elections Committee
Rep. Matt Blumenthal, Co-Chair, Government Administration & Elections Committee
Sen. Rob Sampson, Ranking Member, Government Administration & Elections Committee
Rep. Gale L. Mastrofrancesco, Ranking Member, Government Administration & Elections Committee
Ms. Michelle Gilman, Commissioner, Department of Administrative Services
Mr. Jeffrey Beckham, Secretary, Office of Policy and Management
Collection Management Unit, Connecticut State Library
Senate Clerk's Office
House Clerk's Office
Office of Legislative Research

STATE PROPERTIES REVIEW BOARD

ANNUAL REPORT TO THE GOVERNOR AND THE GENERAL ASSEMBLY



Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
Mark A. Shiffrin, Secretary
Eric Coleman, Member
Russell Morin, Member
Thomas Lombardo, Member

July 1, 2024 – June 30, 2025

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Executive Summary

The legislature established the State Properties Review Board (hereinafter the “Board”) in 1975 under Public Act 75-425 as a watchdog entity to ensure that the State’s real estate acquisitions, leases, and construction services contracts with consulting architects and engineers would be in the State’s best interest and free from “political patronage, cronyism, personal spoils systems, and friendship.” This is a six-member Board. Three of its members are appointed jointly by the Speaker of the House and President Pro Tempore of the Senate. Three other members are appointed jointly by the Minority Leader of the House and the Minority Leader of the Senate.

Statistics since 1975:

The Board’s oversight has been cost effective and a deterrent to the abuse of State contracting practices. As a result of Board requirements to modify or cancel proposed contracts, **over \$87 million in savings** to the State have been realized. This represents **532% in savings** compared to the Board’s total operating budget of **\$16.36 million** since 1975. It is not necessary that savings always be realized as a result of the Board’s review. The Board’s primary goal is to make sure that proper protocols, laws and regulations are followed for procuring consultants or leasing the office space or acquiring the development rights or sale of the surplus properties, etc. as required by CGS Section 4b-3.

FY-25 statistics:

In FY-25, the Board realized savings to the State in the amount of **\$75,185.75**. These savings are **16%** of the Board’s total annual operating budget of **\$457,794.97**. The Board reviewed 211 proposals from various agencies. The average review time was approximately 18.39 days/proposal (including weekends and holidays), down from 26.33 calendar days in FY-24.

FY-25 Board Changes

1. The Board announced the unexpected passing of Edwin S. Greenberg (Ed), Past Chairman of the State Properties Review Board, on September 19, 2024. Ed was appointed by William A. DiBella and Robert M. Ward on August 1, 1995 and had just started his 30th year with the Board. During his tenure he was first elected as Secretary in November 2002 and subsequently elected as Chairman in February 2008, succeeding then Chairman Pasquale A. Pepe.
2. In October 2024 the Board welcomed the appointment of Mark A. Shiffrin of New Haven with his initial term ending June 30, 2027. Mark was appointed by the Minority Leaders Stephen Harding and Vincent Candelora.
3. In October 2024 the Board thanked retiring Member William Cianci of East Granby for his five years of service.
4. In December 2024 the Board thanked retiring Member Jack Halpert of Stamford for his eight years of service.
5. In January 2025 the Board welcomed the appointment of Eric Coleman of Hartford with his initial term ending June 30, 2026. Eric was appointed by Senate President Pro Tempore Martin M. Looney and Speaker of the House Matthew Ritter.
6. In March 2025 the Board thanked retiring Member and Secretary John Valengavich of New Britain for his 14 years of service.

7. In March 2025, the Board welcomed the appointment of Russell Morin of Wethersfield with his initial term ending June 30, 2027. Russ was appointed by Senate President Pro Tempore Martin M. Looney and Speaker of the House Matthew Ritter.
8. The Board welcomed Jyoshna Rath as Staff to the Board in the Architectural Design Reviewer 2 position, bringing an extensive architectural background in support of the Board.
9. Lastly, in September 2025 the Board welcomed the appointment of Thomas A. Lombardo of Stamford with his initial term ending June 30, 2029. Thomas was appointed by the Minority Leaders Stephen Harding and Vincent Candelora.

The Board looks forward to continuing to provide this important, cost-effective and independent oversight service to the State of Connecticut and its taxpayers in the upcoming years.

Respectfully submitted,

A handwritten signature in blue ink that reads "Bruce R. Josephy". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

STATE PROPERTIES REVIEW BOARD
Bruce R. Josephy, Chairman
September 30, 2025

INTRODUCTION

The Connecticut General Statutes, Section 4b-2(1) requires the DAS Commissioner to submit a report each year to the Board which is to include “all pertinent data on the Agency’s operations concerning realty acquisitions, and the projected needs of the State.” The Board received the DAS Report on August 30, 2025.

Connecticut General Statutes, Section 4b-2(1) also requires the Board to transmit the DAS report with recommendations, comments, conclusions and other pertinent information to the Governor and members of the Joint Standing Committees on Appropriations and Finance of the General Assembly on or before October 1st of each year.

In addition, it also requires that the Board submit its report electronically to the clerks of the Senate and the House of Representatives and the Office of Legislative Research, and file one original copy with the State Librarian, as required by C.G.S. §11-4a, as amended by P.A 12-205. The Board has published this report on its website: https://portal.ct.gov/das/state-properties-review-board-overview/publications?language=en_US.

This SPRB Report is divided into four (4) parts. **Part I** is a summary of the Board’s own activities during the past fiscal year. **Part II** contains the Board’s comments on the DAS Annual Report for Fiscal Year 2025. **Part III** contains the Board’s comments on the Division of Real Estate and Construction Services Report for Fiscal Year 2025. **Part IV** contains the Board’s recommendations.

PART I: STATE PROPERTIES REVIEW BOARD REPORT FISCAL YEAR 2025

A. SPRB Board Members

The Board consists of six members, appointed on a bipartisan basis for overlapping four-year terms: three are appointed jointly by the Speaker of the House and the President Pro Tempore of the Senate, and three are appointed jointly by the Minority Leaders of the House and the Senate. The current members are as follows:

Bruce Josephy, Chairman
Mark A. Shiffrin, Secretary
Russell Morin, Member

Jeffrey Berger, Vice Chairman
Eric Coleman, Member
Thomas Lombardo, Member

B. Statutory History

The State Properties Review Board was established by Public Act 75-425; most of the governing Statutes are in Chapters 59 and 238 of the Connecticut General Statutes. The Board was established as an independent agency that provides oversight for the Legislature of real estate transactions and construction consultant contracts proposed by the Executive Branch.

The 2009 State Budget provided for an appropriation for the Board as a function of the DAS. Implementing legislation P.A. 09-7, effective October 2009, completed the consolidation of the Board into DAS. The Board finalized their work with DAS to reestablish the Board’s independence while remaining under DAS for their administrative assistance with, among others, Human Resources, Budget Preparation and Accounts Payable. The Board retains its independent decision-making authority.

C. SPRB Duties and Objectives

The legislature required by establishing this Statute to provide oversight of State real estate activities involving the acquisition, development and assignment or leasing of real estate for housing the personnel, offices or equipment of agencies of the State. The Board approves transactions that involve the lease or sale of surplus real estate by DAS, DOT and other State agencies and approves the acquisitions of farms in fee simple and development rights in agricultural lands proposed by DoAg. The Board also reviews and approves contracts with consultants for major capital projects prior to their employment by the DAS Division of Real Estate Construction Services.

The Department of Developmental Services (hereinafter DDS) and the Department of Mental Health and Addiction Services (hereinafter DMHAS) have the authority to lease group homes of less than 2,500 gross square feet and submit these leases directly to the Board. Leases for office space needed by the Department of Labor (hereinafter DOL) are examined.

The Board reviews real estate transactions required by Special or Public Acts of the General Assembly and signed into law by the Governor. Four Legislative Conveyances were acted upon this year, including:

1. PRB #24-211 - Special Act 24-11 required approximately 10 acres of land in Middletown be conveyed to Shiloh Baptist Community Development Corporation Middletown. This land was previously conveyed pursuant to Special Act 95-25, as amended, and subsequently reverted back to the State.
2. PRB #24-215 - Special Act 22-19 required 3.26 acres in Cheshire be conveyed to the Town of Cheshire for continued use as a school bus depot, leased by the town for over 40 years.
3. PRB #25-045 - Special Act 24-19 repealed Special Act No. 21-29, a conveyance of a 3.15-acre parcel to the Town of Wilton. This new Special Act 24-19 required DOT to sell the property, including all improvements, at fair market value, to Hoffman Properties, LLC.
4. PRB #25-070 - Public Act 18-154 required 17.28 acres in Stratford, formerly a Department of Developmental Services Regional Center, be conveyed to the Town of Stratford, with the State retaining 1.12 acres with an administrative building for continued office use. The Quit Claim Deed, Easement Agreement and Blanket Reciprocal Parking, Utility & Maintenance Easement and Agreement were not approved by the Board due to technical errors in the two Agreements. The Board received the corrected documents on 9-3-25 and approved the conveyance at their Regular Meeting on 9-4-25.

The Board is also required to hear appeals by any aggrieved party concerning the amount of compensation paid by Transportation for the acquisition of outdoor advertising structures, and regulations have been adopted concerning procedures for hearing the appeals. There were no such appeals made to the Board for the FY-25.

D. SPRB Statistical Summary, Fiscal Year 2025

The Board's annual report for the fiscal year ending June 30, 2025 addresses the following aspects:

- Number of agency proposals reviewed and processed;
- Average calendar days to process and review proposals;
- Savings realized as a result of the Board's review; and
- Statutory recommendations.

Tables I and II included at the end of this Report cover the program statistics and savings realized as a result of the Board's review.

E. Number of Proposals Reviewed and Review Time

Table I, State Properties Review Board, Annual Statistics, Summary contains a statistical summary of 211 agency proposals reviewed and acted on by the Board in FY-25. Average review time during the fiscal year is **18.4 calendar days** per proposal, down from 26 calendar days per proposal in FY-24.

DAS, Division of Real Estate and Construction Services

Sections 4b-23 (i) of the General Statutes require the Board to approve or disapprove within 30 days any consultant contract made by DAS Division of Real Estate and Construction Services (hereinafter DAS-RECS). The Board complied with applicable Statutes regarding review time in FY-25. The Board reviewed 99 proposals and acted on 99 proposals from DAS-RECS. Review time for these proposals averaged 18.6 calendar days.

DAS, Leasing & Property Transfer

Section 4b-3(f) of the General Statutes requires the Board to review real estate acquisitions, sales, leases and subleases proposed by the Commissioner of DAS or proposed by the Chief Court Administrator pursuant to the authority delegated to the Chief Court Administrator by the Commissioner of DAS. The Board reviewed 31 proposals from DAS/Leasing & Property Transfer and acted on 31 of those proposals. Review time for these proposals averaged 18.2 calendar days. One proposal was not approved by the Board due to technical errors in the Agreements required by Public Act.

Department of Agriculture

Section 22-26cc of the General Statutes requires the Board to review any proposal by the Commissioner of Agriculture to acquire or accept as a gift, on behalf of the state, the development rights of any agricultural land, if offered by the owner. The Board received and approved fourteen (14) proposals from DoAG to acquire a total of 1,007 acres of productive farmland in Connecticut. Review time for these proposals averaged 12 calendar days.

Department of Transportation

Sections 13a-73 and 13a-80 of the General Statutes require the Board to review any proposal by the Commissioner of Transportation to acquire or dispose of lands, or any interest in lands, connected to a transportation project. Additionally, Section 13a-80i requires the Board to act as a mediator in conjunction with acquisitions, and Section 13a-126e permits DOT to grant utility easements on State property with approval of the Board. The Board received 66 proposals from DOT and acted on 66 of those proposals. Review time for these proposals averaged 19.7 calendar days, down from 30 calendar days in FY-24.

F. Savings to the State as a Result of SPRB Actions

Table II, State Properties Review Board Savings Report shows that the Board realized savings to the State in the amount of **\$75,185.75** in FY-25. These savings are **16%** of the Board's total annual operating budget of **\$457,795**. For FY-24, the Board had reported savings of \$421,437.46 or 103% of the total operating budget of \$407,890.

In this FY-25 Report, the SPRB updated reported Annual Savings for FY-20 and FY-21, reflecting agency activity contrary to SPRB decisions due to Claims made by consultants, contractors, or resultant payments made by the state during the two noted fiscal years. The SPRB learned of these agency payments in November 2024.

Total savings achieved on behalf of the State over the 50 years that have elapsed since the Board's inception are **over \$87 Million** which exceeds **532%** of the Board's cumulative operating budget totaling **approximately \$16.4 Million** during the same period.

The average processing cost for the 21,822 proposals reviewed over 49 years (no records kept during 1st year of existence) is **\$750** per contract in contrast to savings of **\$3,987** per contract.

The Board has realized annual savings in excess of its annual operating budget whenever indicated and feasible. It is not necessary that savings always be realized. The main focus of the Board, when reviewing the proposals, is to make sure that proper protocols, laws and regulations are followed for procuring consultants, leasing the office space, acquiring the development rights to agricultural properties, or sale of the surplus real estate, etc. as required by CGS Section 4b-3. During the past five fiscal years, savings to the State have exceeded operating budget expenditures by over **\$1.06 Million**; and during the past ten fiscal years savings have exceeded expenditures by over **\$2.93 Million**.

PART II. THE DEPARTMENT OF ADMINISTRATIVE SERVICES REPORT, FY-25

The Board has reviewed *The Department of Administrative Services' Annual Report to the State Properties Review Board for Fiscal Year 2025* ("Report") and considers it to be a comprehensive representation of the year's activities at DAS. The Report is generally consistent with the requirements of Section 4b-2(1) and is historical in perspective.

A. State’s Realty Activity – Property Leased to the State

For the Fiscal Year ending June 30, 2025, DAS reported there were 121 Leases for office, warehouse and academic space, courtrooms, medical facilities and other facilities, encompassing a total of 1,856,250 net usable square feet (NUSF). This represents a decrease of <1%, or 18,104 NUSF. DAS notes 16 of the 121 Leases are strictly for parking in support of an Agency’s office. Additionally, there are 81 Leases of state-owned real estate.

Annual lease payments for FY-25 totaled \$31,370,302.08, or an average of \$16.90/NUSF (excluding parking leases), up from \$16.62/NUSF for FY-24. Annual lease payments, including parking leases, for FY-25 totaled \$33,411,272, or an average of \$18/NUSF. Board review identified annual lease payments, including parking leases totaled \$33,311,277, or an average of \$17.95/NUSF. The difference is attributable to a clerical error in a License Agreement for 20 parking spaces in Hartford.

DAS, where possible, continues to reduce the State’s leased space over the last 10 years. For example, in FY-16, the State leased 2,333,869 NUSF as compared to 1,856,250 NUSF in FY-25, a decrease of 477,619 NUSF (-20%). Lease payments also continue a downward trend over the past 10 years from a high of \$38,076,760 in FY-16, down to \$33,311,277, a decrease of \$4,765,483 (-12.5%)

The tables below summarize State leasing activity as reported by DAS. The Board’s analysis of DAS reported activity is generally consistent with the Board’s records.

Property Leased to the State as Reported by DAS

Activity	FY-24	FY-25	Change	% Change
Property Leased to State (SF)	1,874,255	1,856,250	-18,005	-0.96%
Property Leased to State, Annual Cost*	\$33,085,522	\$33,311,277	\$225,755	0.68%
Leases, Average Annual Cost in \$/SF	\$17.65	\$17.95	\$0.29	1.66%

***Annual Cost includes standalone parking leases.**

DAS reported on fourteen (14) proposals concerning leases, amendments to leases and license agreements approved by the Board in FY-25. Board statistics align with the DAS Report.

DAS Office Lease/License Agreements, SPRB Approved FY-25

	PRB #	Agency	Town	Parking	NUSF	Annual Rent	Rent/NUSF
1	24-142	DAS/DCJ	Shelton	16	3,297	\$65,940.00	\$20.00
2	24-156	DAS/DCF	Willimantic	190	23,263	\$395,471.00	\$17.00
3	24-157	DAS/DCJ	West Hartford	15	7,496	\$68,588.40	\$9.15
4	24-192	WCC	Bridgeport	21	9,131	\$172,575.90	\$18.90
5	24-193	DMHAS	Torrington	100	17,365	\$324,030.90	\$18.66
6	24-202	DMV	Danbury	140	9,889	\$221,513.60	\$22.40
7	24-216	DAS/DMV	Bridgeport	185	15,000	\$360,000.00	\$24.00
8	25-027	DCF	Hartford	320	63,645	\$938,318.16	\$14.74
9	25-029	DESPP/DAS	Hartford	20	0	\$1.00	
10	25-036	DAS/DSS	New Haven	240	51,282	\$897,435.00	\$17.50
11	24-076	JUD	Vernon	21	9,072	\$145,152.00	\$16.00
12	25-065	DMV	Stamford	6	604	\$1.00	
13	25-074	DAS/DCJ	New Haven	0	1,770	\$52,215.00	\$29.50
14	25-075	DAS/DOB	Hartford	54	22,017	\$481,391.00	\$21.86
					233,831	\$4,122,632.96	\$17.63

For FY 2025, the office leasing activity as listed by DAS totals, 233,831 SF with annual base rental costs of \$4,122,632.96, which is an average of \$17.63/NUSF. Board records reflect the DAS Report.

Pursuant to C.G.S §4b-29 the Board approved the following space assignments for agency staff:

Correction Ombuds Office @ 55 Farmington Ave	Suite 427
DAS-BITS Compute Services @ 450 Columbus Blvd	5,275
DAS-BITS Connecticut Education Network @ 55 Farmington Ave	5,400
Public Information Room (SOTS) @ 165 Capitol Ave	2,074

DAS reported one proposal – Memorandum of Understanding - concerned the co-location of the Connecticut State Police (DESPP) to utilize office space at 100 Washington Street under the care and control of the Judicial Branch, for the duration of the Troop H repair project.

Rush Proposals: Of the 31 DAS Leasing proposals reviewed by the Board, three (9.7%) were requested to be reviewed on an “expedited basis” indicating to the Board an urgent need to act quickly, primarily due to DAS leases expiring; The average time for the Board to review these Rush proposals and act/approve was **8.6 days**.

B. Second Party Use of State Property: Lease/License-Out Activity

Appendix B of the DAS Report presented information on five Lease Agreements for use of State realty office and parking at the state-owned facilities. Three non-profit organizations were located at the Department of Veterans Affairs campus in Rocky Hill and Connecticut State Employees Credit Union, Inc. utilized office space at both the Uncas-on-Thames campus in Norwich and the Southbury Training School.

C. *Acquisitions, Sales and Transfers*

DAS reports that the Board approved two Purchase and Sale Agreements in FY-25 for the state to purchase a total of 126.6 acres of land in Old Lyme in support of the Stones Ranch Military Reservation. Board records confirm the following sale of surplus property submitted by DAS and approved by SPRB in FY-25.

DAS State Property Sales & Acquisitions - SPRB Approved FY-25

<i>Item</i>	<i>Location</i>	<i>Description</i>	<i>Purchase Price</i>
24-205	Old Lyme, Old Post Rd (22-1)	73.36 acres of land	\$670,642
24-205	Old Lyme, Old Stagecoach Rd (27, 29-1 & 29-2)	53.24 acres of land	\$729,358
		Total	\$1,400,000

In June 2022, the Board approved a Purchase and Sale Agreement pursuant to C.G.S §4b-21 approving the sale of two adjacent lots totaling 1.65 acres on Trinity Street, improved with two former state office buildings containing a total of 164,302 square feet of gross building area. The negotiated sale price was \$1,100,000.

In September and December 2023, the Board approved a Second and Third Amendment to Purchase and Sale Agreement pursuant to C.G.S §4b-21 approving the extension of the buyer's due diligence and deadlines for completing said due diligence for the property located at 18-20 & 30 Trinity Street, Hartford.

Pennrose, LLC formally acquired the property on March 5, 2025.

D. *Projecting the Realty Needs of the State*

This refers to the Office of Policy and Management (hereinafter OPM) process for developing the State Facility Plan which receives Board review each odd-numbered year. The new, five-year, plan became effective in July 2025.

This section also discusses the ongoing collaboration between SPRB Staff, OPM Asset Management Staff and DAS Leasing in terms of identifying available State-owned space, collapsing leases and planning for future State agency space needs.

DAS reports that the Department also worked on many unique projects, one of kind transactions throughout the year providing its expertise to other agencies in a continuing effort to provide a high level of customer service to the agencies it serves:

- The properties located at 18-20 Trinity Street and 30 Trinity Street in Hartford sold for \$1.1 million. The sale will redevelop and convert the buildings into 104 much-needed housing units and promote the south side development of Bushnell Park to bridge neighborhoods with downtown Hartford.
- About 35% of the Statewide Lease portfolio has been on a month-to-month tenancy. Last year's efforts reduced these contracts to 27%, which reflects a significant improvement across the portfolio. This protects state-leased locations from legal exposure and improves leased location conditions and lessor obligations.

- Acquisition on behalf of the Connecticut Military Department, included four parcels in Old Lyme, which added 126 acres to Stones Ranch Military Reservation. The acquisition of additional space is significant value to the primary training site and supports the CTMD’s ability to increase the quality and effectiveness of the training provided to Connecticut’s service members and first responders.
- Statewide consolidation efforts include two Lease terminations last year and an ongoing 450 Consolidation Project, which aims to consolidate state-owned buildings and maximize the use of state-owned space.
- Sec 83. Subsection (a) of section 4b-34 of the CT General Statutes was revised, which benefits the lease approval process and provides additional annual savings of about \$30,000 per year in paper advertising.

PART III: THE DIVISION OF REAL ESTATE CONSTRUCTION SERVICES REPORT, FY-25

A. DAS-RECS Consultant Agreements Approved by SPRB

DAS-RECS is a Division within DAS. The Board is a watchdog agency charged with reviewing State agency public works contracts with consulting architects and engineers pursuant to CGS §4b-23(i). The DAS-RECS Report identified 98 contracts as being reviewed and acted on by the SPRB during FY-25 with a total value of \$62,923,332.48.

RECS Reporting of Approved Contracts		
Description	Agreements	Committed Value
Contract/Amendment/Task Letter - Approved Commitment	64	\$23,673,332.48
New On-Call Series - Approved Maximum Fee	29	\$37,750,000.00
Amended On-Call Series - Approved Increased Fees	5	\$1,500,000.00
Total	98	\$62,923,332.48

This information is generally consistent with the SPRB database which identified 99 contracts as being submitted and reviewed with 99 contracts either approved or disapproved. The Board approved 98 contracts with a total value of \$62,017,135.48. One Consultant Task Letter was disapproved. The one Proposal not reflected in the DAS-RECS Report was an Easement at the Connecticut Agricultural Experiment Station in Windsor. The DAS-RECS Report only reports those Contracts with approved Committed Fees.

SPRB Reporting of Approved/Disapproved Contracts		
Description	Agreements	Committed Value
Contract/Amendment/Task Letter - Approved Commitment	63	\$22,767,135.48
New On-Call Series - Approved Maximum Fee	29	\$37,750,000.00
Amended On-Call Series - Approved Increased Fees	5	\$1,500,000.00
Task Letter - Disapproved	1	\$0.00
Easement - BI-P-91 - CAES	1	\$0.00
Total	99	\$62,017,135.48

The following Contracts were included in the DAS-RECS Report but approved by the Board in FY-24. RECS included in their Report as both were executed by the Consultants in July 2025:

Project Name	Document Type	Commitment Value	SPRB File Number	Approved by SPRB
BI-P-91 - Renovation and Addition to the Valley Laboratory	Amendment	\$859,143	24-004	02.05.2024
BI-RT-889 - Bullard Havens THS	Amendment	\$112,964	24-094	06.10.2024
	Total	\$972,107		

The following Contract was approved by the Board in FY-25, but not included in the DAS-RECS Report:

1. PRB #25-081 – The Board approved supplemental Task Letter #10A in the amount of \$65,910 for expanded Consultant Services in support of Project BI-Q-730 – Camp Nett Infrastructure Phase 2.

The following table summarizes DAS-RECS consultant contracts acted on by the SPRB during the past fiscal year.

DAS-RECS Consultant Contract Activity – Year Over Year Comparison

<i>Activity</i>	<i>FY-24</i>	<i>FY-25</i>	<i>Change</i>	<i>% Change</i>
"On-Call" Contracts	34	29	-5	-14.71%
Amendments	44	12	-32	-72.73%
Formal Contracts	7	5	-2	-28.57%
Task Letters	31	52	21	67.74%
Easement Agreements	2	1	-1	-50.00%
Total Reviewed by SPRB	118	99	-19	-16.10%
Total Contract Value	\$54,228,953	\$62,017,135	\$7,788,182	14.36%

Rush Proposals: Of the 99 consultant contracts reviewed by the Board, four (4%) were requested as a ‘**Rush**’ indicating to the Board an urgent need to act quickly, primarily due to expiration of a consultant’s contract or to meet a specific construction deadline. The Board and Staff respond accordingly by adjusting their existing workload, as required. It took the Board an average of **9.5 days** to review these rush proposals and act.

The Board noted several DAS-RECS initiatives in support of Executive Branch Agencies including, among others, the following:

PRB #24-103 - Project BI-2B-498-ARC - 450 Columbus Blvd. Building/Agency Space Consolidation. This project includes two pieces.

The first main piece is a pilot study with implementation of approximately 558,000 GSF at 450 Columbus Boulevard office building complex, evaluating existing state agencies in the building to determine their operational needs. Development of the Space Utilization Master Plan to consolidate the existing agencies in 450 Columbus Boulevard and allow for the additional agencies to be consolidated into the building. The agencies to be relocated to 450 Columbus Boulevard are as follows;

- ~ 450 DMV Staff from 60 State St. in Wethersfield, CT
- ~ 120 BITs Staff from 55 Farmington Ave. in Hartford, CT
- ~ 100 CTECS Staff from 39 Woodland St. in Hartford, CT

Design and implementation of new commissioner suites for each of the relocated agencies. Replanning through the re-configuration of the existing furniture, electrical, and information technology (IT) to support densified floor plates. Provide additional furniture specifications to augment the existing inventory to meet the new strategy requirements. Recommend and advise on scheduling software for desk and room reservations.

The second piece is based on the strategies agreed upon for the 450 Columbus project, provide space planning for a full restack of the 55 Farmington complex. This study shall include floor plate layouts, furniture plans, and cost estimating. The effort should provide an approximate cost of implantation so the owner can make an informed decision if full implementation should be considered for 55 Farmington.

PRB #24-218 & PRB #24-220 - Cedarcrest Campus Abatement-Remediation (and demolition) Project BI-2B-835 – provides architectural, engineering, and hazardous material abatement, and demolition drawings along with construction administration for five buildings (approx. 170,000 SF) on the Cedarcrest Campus. Portions of the Cedarcrest Campus will be subject to some form of Conservation Easement and a 9.011-acre portion with 7 cottages are in the process of being sold pursuant to CGS §4b-21.

PART IV: SPRB RECOMMENDATIONS

A. Broadening the Oversight Role of SPRB

Since the Legislature created the SPRB in 1975, the SPRB’s mission to provide oversight of the State’s real estate acquisitions, leases, and construction services contracts with consulting architects and engineers has always been in the State’s best interest. The SPRB’s statutory authority is finite in scope, limited to specific contracts proposed by specific Executive Branch agencies. Over time, the Board’s statutory authority has been redefined by legislative actions.

In the most recent legislative session, the SPRB presented a Concept Bill that was raised by the Government Administration and Elections Committee as HB 7130. This Bill amends CGS §4b-3(g), §4-66c(f) and §4-66g(d).

This bill required the SPRB to review any real estate acquisition funded by a grant-in-aid to a municipality under the state’s Urban Action grant program or Small Town Economic Assistance Program (STEAP). It required the board to transmit a copy of the review to the municipality, the Office of Policy and Management secretary, and any state agency administering the grant under the applicable program. The bill also specified that a municipality that received a grant-in-aid to acquire real property under the Urban Action grant program or STEAP is not subject to any other requirement for review or approval of the acquisition, except for the SPRB review required by the bill.

After a public hearing and subsequent legislative processes, the Bill was on the House Calendar for a full vote of the Legislature. Unfortunately, due to time constraints of the

Legislative Session, this Bill did not get presented to the full Legislature prior to adjournment. The SPRB intends to continue its pursuit of the Legislation when the Regular Session of the Legislature convenes on February 4, 2026.

The SPRB also intends to raise a Concept Bill to revisit changes to CGS §3-14b raised under H.B. No. 5598 (2013) and codified into law pursuant to Public Act No. 13-263, effective July 1, 2013. CGS §3-14b(g) stated: “The provisions of this section shall not apply to the sale or transfer of land, an interest in land or an improvement to land under the provisions of section 4b-21.”

Prior to the effective date, statutes (CGS §3-14b & §4b-21) required DAS to first offer a municipality an opportunity to purchase property deemed surplus to the state. If the municipality declined to purchase said property, it would retain the right to purchase it later by matching the terms of a proposed sale to another entity, so long as those terms are different from those offered to the municipality. Public Act No. 13-263 eliminated this right by specifying that the municipality waived all rights to purchase the property if it declined or is deemed to have declined the conveyance.

The SPRB’s intent is to restore a host municipality’s opportunity as the market-based sale price by a private entity may greatly differ from the original offer extended by DAS.

B. Lease Compliance

Numerous State leases require the landlord to complete specific tenant improvements, payment of some utility expenses, to provide certain building services and provide parking spots on an ongoing basis. Most leases also require energy efficiency evaluations, environmental compliance as well as repainting and new carpet at defined intervals. Dedicating DAS staff to this purpose ensures that landlords will consistently comply with the contractual lease terms and that potential credits for waiving items such as painting, carpet replacement or certain other tenant improvements are identified early in the process to ensure that the State is getting compensated with a fair and equitable credit.

During FY-25 DAS Statewide Leasing and Property Transfer performed 100 Lease Compliance inspections and 47 re-inspections of leased space that include parking.

C. Lease Process Improvement

The Board records indicate that on average it takes over a year from the date of lease advertisement to final execution for the completion and execution of a lease agreement. It is the Board’s opinion that this timeline does not allow the State to achieve the economic benefits of negotiating and executing lease agreements in a typical open market transaction. The lengthy process appears to prevent the State from realizing immediate savings that should be achieved when commercial vacancy rates remain high in most markets. Regarding expired lease agreements being held over from month to month, it would be cost effective to negotiate new leases based on current market rental rates.

DAS presents an annual training session about the process of acquiring real property by Lease, or other method, when no state-owned space is available for the Agency’s use. DAS encourages representatives of all State Agencies to attend this training session.

D. State Owned Properties Improvement/Maintenance

The Board recommends that State allocate sufficient funds to improve and maintain State owned properties (hereinafter “Properties”). The State should also look at the environmental obligations of the State for these Properties. If these Properties are neglected and not taken care of, they will deteriorate over time. The Board has seen that when time comes to sell these Properties as they are deemed “surplus”, the State is not in a position to recover market value from the Buyers because of the neglect including environmental issues.

TABLE I
State Properties Review Board
Annual Statistics, Summary - F.Y. 2025
07/01/2024 to 06/30/2025

Category	Contract Type	Count	Agency Processing	SPRB Days
			Days Prior to SPRB Average	to Review Average
Department of Transportation				
Exchange		1	-23.00	26.00
Lease		1	13.00	6.00
Legislative Act		1	274.00	4.00
Release		1	174.00	30.00
Sale		25	226.60	21.08
Town Road Release		8	26.38	23.88
Voucher		29	173.31	17.76
RE Total / Average		66	171.82	19.68
Department of Agriculture				
Purchase of Devel. Rights		14	612.43	11.71
Connecticut Agricultural Experiment Station				
Easement Agreement		1	15.00	14.00
Department of Administrative Services				
Assignment		6	17.33	11.33
Easement Agreement		1	462.00	31.00
Lease		16	397.25	21.56
Legislative Act		3	1,213.67	12.33
License Agreement		3	65.00	13.33
Memo of Understanding		1	28.00	23.00
Purchase and Sale		1	974.00	21.00
AE Total / Average		31	379.35	18.23
Department of Construction Services				
		2	102.00	19.00
Amendment		10	474.60	18.50
New		5	215.60	19.00
On-Call		30	133.57	19.50
Task Letter		52	147.50	18.00
AE Total / Average		99	178.84	18.58
Grand Total / Averages:		211	234.09	18.39

TABLE II

**STATE PROPERTIES REVIEW BOARD
SAVINGS REPORT**

Calculated Savings to the State as a Result of the Board's Actions compared with Board's Expenditure to Date:

<u>FISCAL YEAR</u>	<u>SAVINGS</u>	<u>SAVINGS AS A % OF BUDGET</u>	<u>BUDGET EXPENDED</u>
1975-1976	No Records Kept		\$48,183.00
1976-1977	\$274,862.61	322%	\$85,333.00
1977-1978	\$1,271,948.94	987%	\$128,930.00
1978-1979	\$282,083.22	215%	\$131,269.00
1979-1980	\$1,865,227.18	1245%	\$149,820.00
1980-1981	\$1,379,432.96	828%	\$166,664.00
1981-1982	\$5,765,518.06	3506%	\$164,461.00
1982-1983	\$291,858.96	156%	\$187,329.00
1983-1984	\$528,025.57	267%	\$197,919.00
1984-1985	\$933,614.09	442%	\$211,242.00
1985-1986	\$3,887,739.68	1587%	\$244,932.00
1986-1987	\$2,112,558.76	714%	\$295,753.00
1987-1988	\$178,003.12	57%	\$313,768.00
1988-1989	\$1,251,410.00	420%	\$297,926.00
1989-1990	\$2,310,078.00	731%	\$315,801.00
1990-1991	\$1,018,197.99	384%	\$265,320.00
1991-1992	\$4,010,157.28	1540%	\$260,436.00
1992-1993	\$2,305,368.00	749%	\$307,926.00
1993-1994	\$10,428,139.07	2989%	\$348,893.00
1994-1995	\$2,150,337.56	665%	\$323,592.00
1995-1996	\$1,412,446.50	412%	\$342,995.00
1996-1997	\$736,347.54	206%	\$357,559.00
1997-1998	\$1,224,877.00	319%	\$384,379.00
1998-1999	\$981,993.28	223%	\$441,332.00
1999-2000	\$1,619,238.50	336%	\$481,484.00
2000-2001	\$3,143,291.93	640%	\$491,416.00
2001-2002	\$1,617,272.00	312%	\$518,968.00
2002-2003	\$14,675,146.84	3342%	\$439,088.00
2003-2004	\$797,391.40	204%	\$391,169.00
2004-2005	\$1,236,714.80	284%	\$435,571.00
2005-2006	\$914,362.34	210%	\$435,025.00
2006-2007	\$909,525.52	203%	\$447,402.00
2007-2008	\$794,968.20	173%	\$458,480.00
2008-2009	\$7,211,075.00	1557%	\$463,073.00
2009-2010	\$89,276.00	28%	\$318,839.00
2010-2011	\$785,752.16	230%	\$341,374.00
2011-2012	\$486,703.63	125%	\$388,544.00
2012-2013	\$552,934.00	142%	\$390,088.00
2013-2014	\$2,198,118.00	604%	\$363,748.00
2014-2015	\$446,152.16	121%	\$369,716.00
2015-2016	\$410,511.23	113%	\$361,855.00
2016-2017	\$651,351.56	205%	\$318,460.00
2017-2018	\$385,012.05	134%	\$287,706.84
2018-2019	\$265,318.18	84%	\$314,507.41
2019-2020*	\$157,830.95	44%	\$355,456.00
2020-2021*	\$233,336.00	65%	\$359,780.67
2021-2022	\$278,397.41	75%	\$372,587.00
2022-2023	\$50,865.00	12%	\$415,862.00
2023-2024	\$421,437.46	103%	\$407,889.87
2024-2025	\$75,185.75	16%	\$457,794.97
TOTAL	\$87,007,393.44	532%	\$16,357,646.76

***Denotes adjust savings from FY-24 Report.**

APPENDIX

THE DEPARTMENT OF ADMINISTRATIVE SERVICES'
ANNUAL REPORT TO THE STATE PROPERTIES REVIEW BOARD
FOR FISCAL YEAR 2025



August 29, 2025

Mr. Bruce R. Josephy, Chairman
State Properties Review Board
450 Columbus Boulevard – Suite 202
Hartford, CT 06103

Dear Chairman Josephy,

I am pleased to submit the Department of Administrative Services (DAS) Annual Report for Fiscal Year 2025, required by C.G.S. 4b-2(a), as amended by P.A. 11-51.

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

Sincerely,

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

Michelle H. Gilman
Commissioner

MHG/TP/cr
Attachment

E-Mail: Darren Hobbs, Deputy Commissioner, Real Estate and Construction Services – DAS
Thomas Pysh, Administrator of Leasing and Property Transfer – DAS
Thomas Jerram, Director, State Properties Review Board – DAS
Deborah Schander, State Librarian - CSL

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

For Fiscal Year 2025
(July 1, 2024 – June 30, 2025)

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

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

Section I of this report and its associated appendices provide information relating to real estate activities that fall under the authority of the Department of Administrative Services (“DAS”). Specifically, Section I provides data on the status of DAS-leased real property, the costs of such leases, and trends relating to leases over time. This section also provides information on lease-outs executed by DAS in FY 2024, as well as realty acquisitions, sales and transfers that occurred during the fiscal year. Please note, DAS’s Division of Real Estate and Construction Services (“RECS”) submitted consultant agreements executed for work related to the construction, renovation and repair of state buildings and facilities to SPRB under separate cover.

Section II of this report discusses real estate related projections and plans beyond FY 2025. Specifically, this section discusses recent and ongoing efforts by DAS and its partner agencies – including SPRB – to save money for the state by re-negotiating renewal rates, obtaining credits for the waiver of paint and carpet, reducing real estate taxes, leasing out state owned space not currently needed by state agencies, the sale of surplus properties and collapsing leases and moving state agencies, when possible, into state-owned buildings. These efforts in FY 2025, and ongoing savings and cost avoidance to the state totaled \$1,822,406. Savings/cost avoidance measures include DAS lease-outs of state-owned real estate which generated \$498,406 annual rental income for FY 2025, and the elimination / or negotiating of reduced rental rates and reduction in square footage leased for several leases.

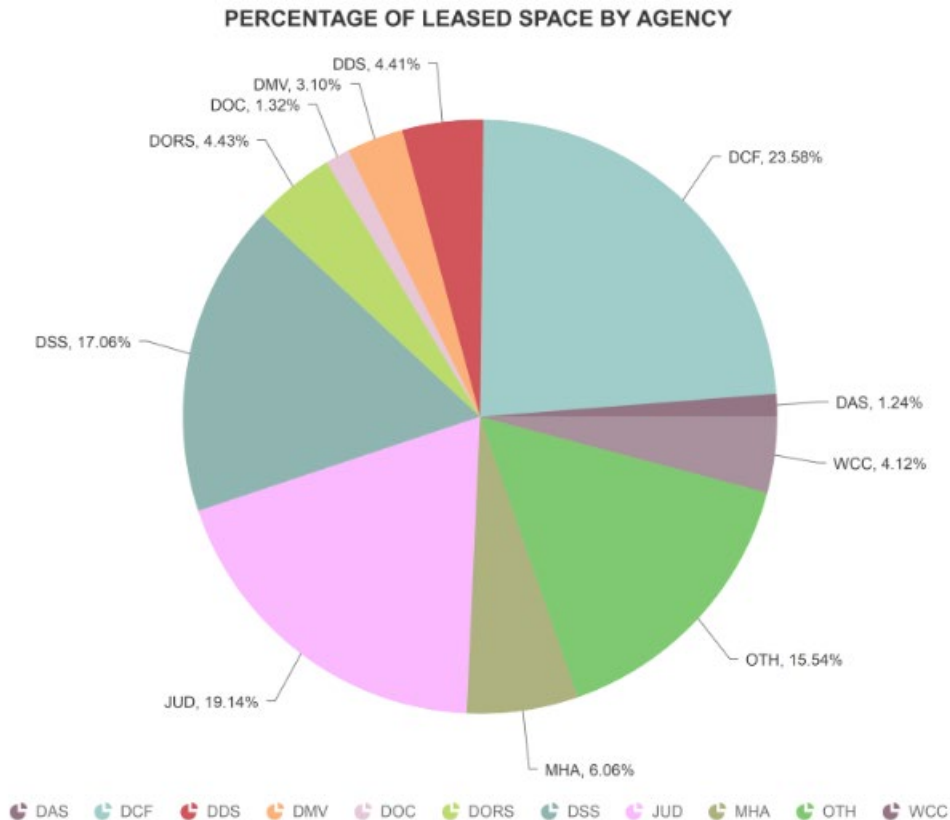
SECTION I: THE STATE’S REALTY ACTIVITY

A. Property Leased to the State

Status of State-Leased Property. As of June 30, 2025, DAS leased a total of 1,856,250 net usable square feet (“NUSF”) of space on its own behalf and on behalf of other using state agencies and offices. This space is distributed among 121 leases for office space, warehouse space, academic space, courtrooms, medical facilities and other client facilities (i.e. group homes), and other space required by state agencies and offices including leases for parking only. There are an additional 81 lease-outs for a total of 202 lease agreements. The total NUSF of leased space in FY 2025 represents a 1.0% decrease in leased space since FY 2024 (from 1,874,354 (NUSF)).

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

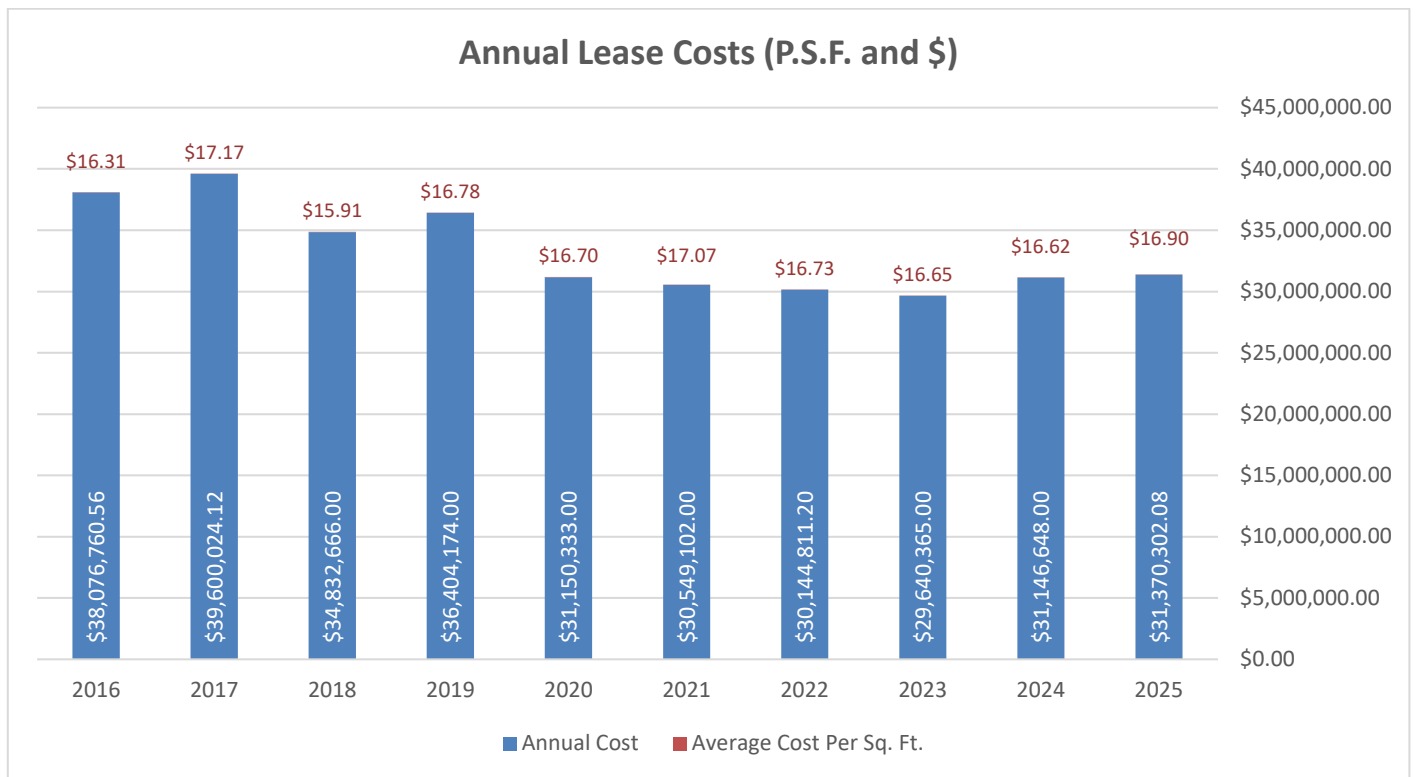
The following chart illustrates the percentage of DAS-leased space utilized by individual agencies and branches. As indicated on the chart, the Department of Children and Families (“DCF”) utilizes the largest proportion of all DAS-leased space among the state agencies and offices. DAS is responsible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

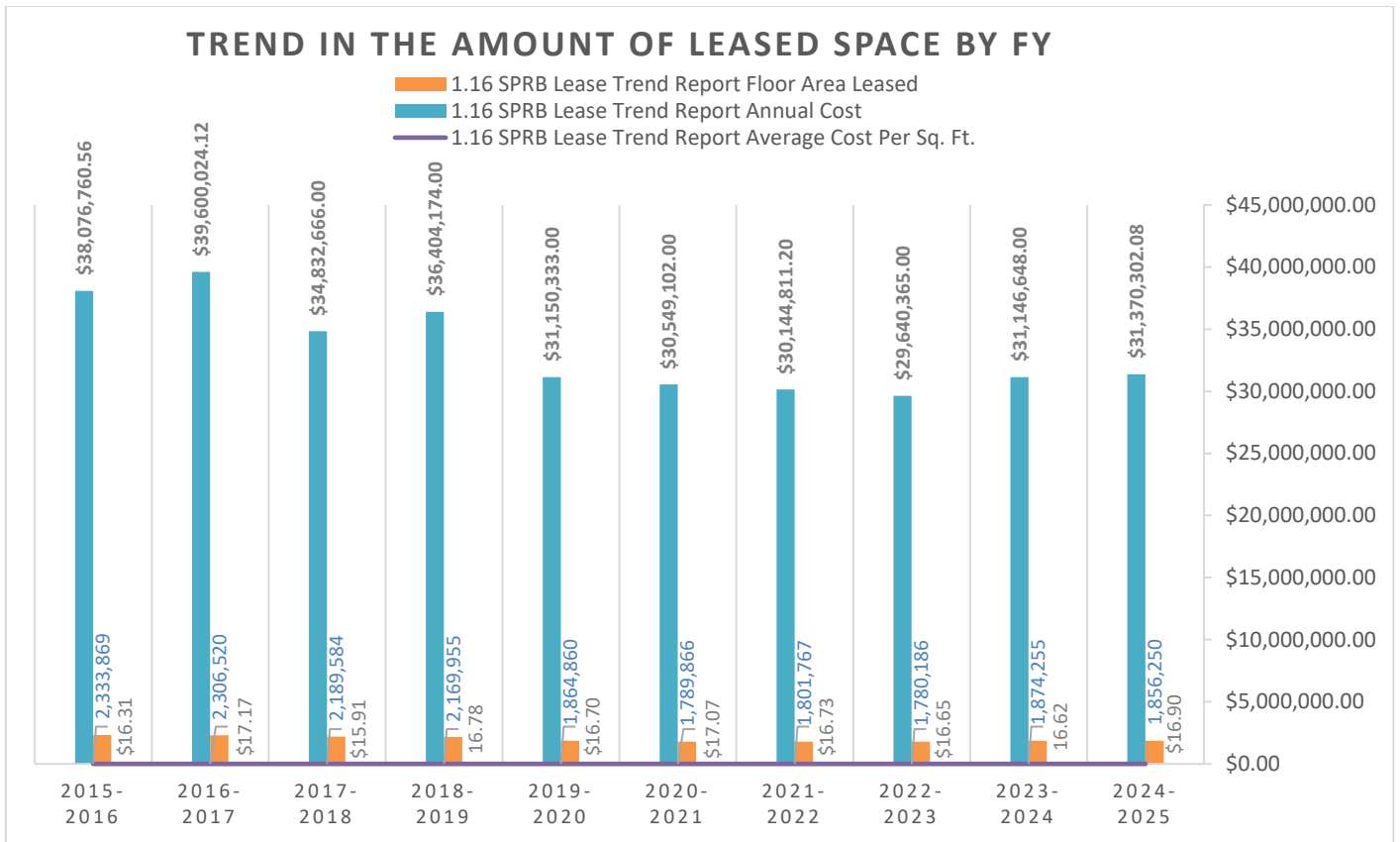


Costs of State-Leased Property. In FY 2025, the state’s total annualized cost of leased space under DAS control was \$33,411,272. This figure includes base rents and annual parking leases. Please note some industry-paid state agencies reimburse DAS for annual rental expenses. The average cost per square foot of leased space was \$16.90 in FY 2025 (*excluding standalone parking leases*), from \$16.62 in FY 2024.

Appendix A provides a list of the 121 DAS leases for state agencies and offices as of June 30, 2025, including the address of each property, the agency occupying the property, the NUSF of each property, and the annual rent. This Appendix also includes a listing of and information pertaining to the 16 leases for parking only (included in the 121 leases count).

Trends. The 2025 Lease costs per square foot have increased 1% against the previous 10-year average (inflation *increased* by 3.03% for the same period) with the average rate per square foot increasing from \$16.31 (FY 2016) to \$16.90 (FY 2025), excluding standalone parking leases. Below are charts illustrating trends in the amount of the state’s leased space over the last 10 years and the average lease costs per square foot (excluding standalone parking leases). **More importantly, we have been successfully reducing the overall annual lease costs from a high of \$38,076,760 in FY 2016 to \$33,411,272 in FY 2025, representing a 13% reduction in costs.**





Leasing Transactions during FY 2025. Regarding lease/transfer transactions that occurred specifically during FY 2025, between July 1, 2024, and June 30, 2025, the SPRB approved, rejected or returned (at DAS’s request) a total of thirty-one (31) transactions submitted by DAS Statewide Leasing and Property Transfer. These submissions included fourteen (14) office/parking leases, six (6) assignments of space, one (1) memorandum of understanding, five (5) lease-out agreements, one (1) acquisition, one (1) easement. Three (3) conveyances required by statute. The leases comprised a total of 233,831 NUSF of space, with an average per square foot cost of \$17.63 (excluding parking only agreements). The total annualized value of all approved lease transactions was \$4,122,632.96.

Appendix B contains a list of proposals submitted by DAS and the action taken by the State Properties Review Board in FY 2025.

B. Lease-Out Activity

During FY 2025, the SPRB approved four (4) transactions for the Department of Veterans’ Affairs in Rocky Hill and two (2) for the Department of Administrative Services.

C. Acquisitions, Sales and Transfers

Appendix B includes a complete listing of all purchase, sale, transfer, and easement transactions submitted by DAS and approved by the Board in FY 2025.

SECTION II: PROJECTING THE REALTY NEEDS OF THE STATE

Section 4b-23 of the Connecticut General Statutes requires each state agency to submit to the Office of Policy and Management (“OPM”) a long-range (five-year) plan for its facility needs by September first

of each even-numbered year. A proposed state facility plan will be prepared by OPM and presented to the State Properties Review Board (“SPRB”) for its recommendations on or before February fifteenth. DAS’ Statewide Leasing and Property Transfer team receives a copy of each agencies’ submittal with sufficient time to comment and edit as necessary. In addition, DAS completes the same long-range plan, on behalf of other agencies, for those located in Hartford in DAS’s budget. The Secretary of OPM submits the recommended state facility plan to the General Assembly for approval on or before March fifteenth in each odd-numbered year. Upon the approval by the General Assembly of the operating and capital budget appropriations, the Secretary of OPM updates and modifies the recommended state facility plan, which then becomes the official “State Facility Plan.” The State Facilities Plan for 2025-2030 was approved and adopted and is effective July 1, 2025.

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

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

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

For fiscal year 2025, DAS saved approximately \$1,822,406 for the state by collapsing leases, renegotiating renewal rates, and ensuring real estate tax payments were correct. DAS’s lease portfolio decreased in FY 2025 by approximately 1%. In addition to the savings, DAS leases state-owned unused real estate, generating \$498,406 annual rental income for FY 2025.

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

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

- The properties located at 18-20 Trinity Street and 30 Trinity Street in Hartford sold for \$1.1 million. The sale will redevelop and convert the buildings into 104 much-needed housing units and promote the south side development of Bushnell Park to bridge neighborhoods with downtown Hartford.
- About 35% of the Statewide Lease portfolio has been on a month-to-month tenancy. Last year's efforts reduced these contracts to 27%, which reflects a significant improvement across the portfolio. This protects state-leased locations from legal exposure and improves leased location conditions and lessor obligations.

- Acquisition on behalf of the Connecticut Military Department, included four parcels in Old Lyme, which added 126 acres to Stones Ranch Military Reservation. The acquisition of additional space is significant value to the primary training site and supports the CTMD's ability to increase the quality and effectiveness of the training provided to Connecticut's service members and first responders.
- Statewide consolidation efforts include two Lease terminations last year and an ongoing 450 Consolidation Project, which aims to consolidate state-owned buildings and maximize the use of state-owned space.
- Sec 83. Subsection (a) of section 4b-34 of the CT General Statutes was revised, which benefits the lease approval process and provides additional annual savings of about \$30,000 per year in paper advertising.

The following is a summary of compliance inspections carried out (required by statute once a year to ensure the lessor is complying with the terms and conditions of the lease) during the FY:

- 100 inspections of leased sites required by statute were completed.
- 47 re-inspections were done for a total of 147 inspections.

DAS is proud of these accomplishments and plans to continue working with the State Properties Review Board, the Office of Policy and Management and other stakeholders to build upon these savings and achievements in the future.

SPRB Lease Inventory Report - Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT	TOTAL SF PER AGENCY	TOTAL COST PER AGENCY	AVG LEASE COST PER SQ FT
BUILDING LEASE								
GROTON	445 EASTERN POINT ROAD - BLDG 230	DAS	23,018	\$550,802.28	\$23.93			
Agency Total:						23,018	\$550,802.28	\$23.93
MERIDEN	639 RESEARCH PARK WAY	DCF	20,539	\$328,418.64	\$15.99			
TORRINGTON	62 COMMERCIAL BLVD	DCF	12,547	\$171,517.44	\$13.67			
MANCHESTER	364 WEST MIDDLE TPK	DCF	35,068	\$578,622.00	\$16.50			
WATERBURY	64 AVENUE OF INDUSTRY	DCF	12,092	\$190,449.00	\$15.75			
BRIDGEPORT	100 FAIRFIELD AVE	DCF	44,435	\$1,112,963.28	\$25.05			
NORWICH	2 COURTHOUSE SQ	DCF	36,822	\$608,553.48	\$16.53			
NORWALK	761 MAIN AVENUE	DCF	23,682	\$588,260.88	\$24.84			
NEW HAVEN	1 LONG WHARF DR	DCF	49,529	\$989,589.48	\$19.98			
MIDDLETOWN	2081 SOUTH MAIN ST	DCF	17,360	\$279,495.96	\$16.10			
MILFORD	38 WELLINGTON RD	DCF	39,907	\$691,388.76	\$17.32			
WINDHAM	322 MAIN ST	DCF	23,263	\$395,471.04	\$17.00			
NEW BRITAIN	1 GROVE ST	DCF	41,482	\$725,934.96	\$17.50			
HARTFORD	110 BARTHOLOMEW AVE	DCF	63,645	\$938,318.16	\$14.74			
DANBURY	131 WEST ST	DCF	17,379	\$329,332.08	\$18.95			
Agency Total:						437,750	\$7,928,315.16	\$18.11
WALLINGFORD	35 THORPE AVENUE	DDS	27,529	\$493,097.04	\$17.91			
EAST HARTFORD	255 PITKIN ST	DDS	32,628	\$540,000.00	\$16.55			
NEW HAVEN	370 JAMES ST	DDS	12,972	\$196,914.96	\$15.18			
WINDHAM	90 SOUTH PARK ST	DDS	8,693	\$113,004.00	\$13.00			
Agency Total:						81,822	\$1,343,016.00	\$16.41
STAMFORD	137 HENRY STREET	DMV	676	\$0.96	\$0.00			
WATERBURY	2200 THOMASTON AVE	DMV	7,725	\$127,008.00	\$16.44			
WINDHAM	1559 WEST MAIN ST	DMV	9,254	\$99,000.00	\$10.70			
NEW BRITAIN	85 NORTH MOUNTAIN RD	DMV	11,500	\$231,000.00	\$20.09			
PUTNAM	62 PROVIDENCE PIKE	DMV	2,833	\$32,550.00	\$11.49			
BRIDGEPORT	110 COLONIAL AVE	DMV	15,000	\$360,000.00	\$24.00			
DANBURY	2 LEE MAC AVE	DMV	9,889	\$221,513.64	\$22.40			
STAMFORD	888 WASHINGTON BLVD.	DMV	604	\$0.00	\$0.00			
Agency Total:						57,481	\$1,071,072.60	\$18.63
WATERBURY	2200 THOMASTON AVE	DOC	9,644	\$191,160.00	\$19.82			
NEW HAVEN	620 GRAND AVENUE	DOC	11,075	\$202,118.64	\$18.25			
NORWICH	2-6 CLIFF ST	DOC	3,735	\$53,223.72	\$14.25			
Agency Total:						24,454	\$446,502.36	\$18.26
HARTFORD	309 WAWARME AVE	DORS	35,309	\$563,178.60	\$15.95			
TORRINGTON	30 PECK ROAD	DORS	939	\$12,169.44	\$12.96			
WINDSOR	184 WINDSOR RD.	DORS	33,968	\$467,739.36	\$13.77			
BRIDGEPORT	1057 BROAD ST	DORS	6,080	\$127,680.00	\$21.00			
NEW HAVEN	370 JAMES ST	DORS	5,857	\$94,883.40	\$16.20			
Agency Total:						82,153	\$1,265,650.80	\$15.41
TORRINGTON	62 COMMERCIAL BLVD	DSS	8,280	\$113,187.60	\$13.67			
WILLIMANTIC	1320 MAIN STREET	DSS	10,752	\$169,344.00	\$15.75			

SPRB Lease Inventory Report - Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT	TOTAL SF PER AGENCY	TOTAL COST PER AGENCY	AVG LEASE COST PER SQ FT
BUILDING LEASE								
NEW HAVEN	50 HUMPHREY STREET	DSS	51,282	\$897,435.00	\$17.50			
MIDDLETOWN	2081 SOUTH MAIN ST	DSS	26,497	\$452,321.52	\$17.07			
WINDSOR	20 MEADOW ROAD	DSS	47,937	\$660,092.52	\$13.77			
MANCHESTER	699 EAST MIDDLE TPK	DSS	18,235	\$317,598.00	\$17.42			
BRIDGEPORT	925 HOUSATONIC AVE	DSS	57,430	\$1,007,896.56	\$17.55			
STAMFORD	1642 BEDFORD ST	DSS	17,600	\$211,640.04	\$12.03			
NEWINGTON	30 CHRISTIAN LA	DSS	28,325	\$488,606.28	\$17.25			
WATERBURY	249 THOMASTON AVE, A	DSS	35,770	\$661,745.04	\$18.50			
DANBURY	342 MAIN ST	DSS	14,643	\$250,659.36	\$17.12			
Agency Total:						316,751	\$5,230,525.92	\$16.51
BRIDGEPORT	1 LAFAYETTE CR	JUD	33,376	\$517,328.04	\$15.50			
GLASTONBURY	455 WINDING BROOK DR	JUD	29,664	\$711,936.00	\$24.00			
NEW HAVEN	370 JAMES ST	JUD	6,392	\$113,457.96	\$17.75			
PUTNAM	265 KENNEDY DRIVE	JUD	2,721	\$51,785.76	\$19.03			
MANCHESTER	587 EAST MIDDLE TPK	JUD	8,947	\$165,519.48	\$18.50			
WETHERSFIELD	225 SPRING ST	JUD	30,618	\$522,350.76	\$17.06			
BRISTOL	225 NO. MAIN ST	JUD	5,204	\$78,394.08	\$15.06			
HARTFORD	999 ASYLUM AVE	JUD	15,578	\$251,526.00	\$16.15			
MILFORD	22 BROAD STREET	JUD	5,880	\$117,600.00	\$20.00			
MIDDLETOWN	484 MAIN ST	JUD	3,214	\$51,789.12	\$16.11			
WATERBURY	11 SCOVILL ST	JUD	17,040	\$267,698.40	\$15.71			
HARTFORD	309 WAWARME AVE	JUD	23,223	\$320,946.72	\$13.82			
MERIDEN	165 MILLER ST	JUD	6,491	\$12,981.96	\$2.00			
DERBY	100 ELIZABETH ST	JUD	5,730	\$110,875.56	\$19.35			
VERNON	25 SCHOOL ST	JUD	9,072	\$136,080.00	\$15.00			
VERNON	428 HARTFORD TPK	JUD	2,378	\$40,806.48	\$17.16			
ROCKY HILL	97 HAMMER MILL RD	JUD	22,762	\$199,622.76	\$8.77			
NEW HAVEN	881 STATE ST	JUD	22,805	\$324,971.28	\$14.25			
NORWICH	97-105 MAIN ST	JUD	5,038	\$60,456.00	\$12.00			
NEW LONDON	153 WILLIAMS ST	JUD	9,150	\$124,809.72	\$13.64			
WETHERSFIELD	225 SPRING ST	JUD	10,206	\$174,775.32	\$17.12			
MIDDLETOWN	484 MAIN ST	JUD	5,950	\$95,297.64	\$16.02			
VERNON	26 PARK ST	JUD	4,014	\$28,820.52	\$7.18			
EAST HARTFORD	99-101 EAST RIVER DR.	JUD	33,468	\$754,703.40	\$22.55			
WATERFORD	978 HARTFORD TPK	JUD	20,085	\$491,264.88	\$24.46			
DANIELSON	190 MAIN STREET	JUD	5,534	\$97,421.88	\$17.60			
DANBURY	319 MAIN ST	JUD	6,263	\$90,375.12	\$14.43			
PUTNAM	267 KENNEDY DRIVE	JUD	4,563	\$83,830.32	\$18.37			
Agency Total:						355,366	\$5,997,425.16	\$16.88
TORRINGTON	249 WINSTED RD	MHA	17,365	\$324,030.96	\$18.66			
WATERBURY	1669 THOMASTON AVE	MHA	6,031	\$71,165.88	\$11.80			
STAMFORD	1351 WASHINGTON BLVD.	MHA	14,089	\$503,277.24	\$35.72			
NEW HAVEN	389 WHITNEY AVE	MHA	4,776	\$83,580.00	\$17.50			
NEW HAVEN	1 LONG WHARF DR	MHA	7,600	\$183,540.00	\$24.15			
BRIDGEPORT	100 FAIRFIELD AVE	MHA	21,036	\$503,812.20	\$23.95			
DANBURY	78 TRIANGLE ST	MHA	11,056	\$160,311.96	\$14.50			

SPRB Lease Inventory Report - Appendix A

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT	TOTAL SF PER AGENCY	TOTAL COST PER AGENCY	AVG LEASE COST PER SQ FT
BUILDING LEASE								
OLD SAYBROOK	2 CENTER ROAD WEST	MHA	2,842	\$56,044.20	\$19.72			
WEST HAVEN	270 CENTER ST	MHA	7,360	\$108,000.00	\$14.67			
WATERBURY	95 THOMASTON AVE	MHA	20,327	\$292,708.80	\$14.40			
Agency Total:						112,482	\$2,286,471.24	\$20.33
DERBY	75 CHATFIELD STREET	CCC	0	\$0.00	\$0.00			
EAST HARTFORD	88 LONG HILL STREET	DPH	127,529	\$797,056.20	\$6.25			
BRIDGEPORT	350 FAIRFIELD AVE	HRO	3,851	\$73,168.92	\$19.00			
NEW HAVEN	234 CHURCH ST	DCJ	1,770	\$52,215.00	\$29.50			
WEST HARTFORD	141 SOUTH ST	DCJ	7,496	\$68,588.40	\$9.15			
DANBURY	190-196 MAIN STREET	CCC	19,650	\$381,996.00	\$19.44			
FAIRFIELD	100 MONA TERRACE	DVA	0	\$0.00	\$0.00			
HARTFORD	250-260 CONSTITUTION PL	DOB	30,144	\$776,544.72	\$25.76			
SHELTON	2 CORPORATE DRIVE	DCJ	3,297	\$65,940.00	\$20.00			
BRISTOL	430 NO. MAIN ST	CCC	8,003	\$131,649.36	\$16.45			
HARTFORD	960 MAIN/153 MARKET ST	DOI	41,887	\$966,752.04	\$23.08			
HARTFORD	75 VAN BLOCK AVE	CSL	43,806	\$392,720.76	\$8.96			
WASHINGTON	400/444 N CAPITOL STREET NW, SUITE 317	GOV	1,031	\$76,404.48	\$74.11			
Agency Total:						288,464	\$3,783,035.88	\$13.11
HARTFORD	21 OAK ST	WCC	17,100	\$299,934.00	\$17.54			
STAMFORD	111 HIGH RIDGE RD	WCC	8,040	\$160,800.00	\$20.00			
HARTFORD	999 ASYLUM AVE	WCC	9,974	\$187,415.76	\$18.79			
BRIDGEPORT	350 FAIRFIELD AVE	WCC	9,131	\$172,575.96	\$18.90			
MIDDLETOWN	645 SOUTH MAIN STREET	WCC	6,520	\$78,891.96	\$12.10			
NORWICH	55 MAIN ST	WCC	9,638	\$233,769.72	\$24.26			
NEW HAVEN	700 STATE ST	WCC	8,800	\$180,099.72	\$20.47			
NEW BRITAIN	24 WASHINGTON STREET	WCC	7,307	\$153,997.56	\$21.08			
Agency Total:						76,510	\$1,467,484.68	\$19.18
Total						1,856,251	\$31,370,302.08	\$16.90

SPRB Parking Lease Inventory Report (Appendix A)

MUNICIPALITY	STREET	TENANT AGENCY	ANNUAL RENT
PARKING LEASE			
HARTFORD	155 MORGAN ST	DAS	\$0.00
WATERBURY	481-489 MEADOW ST	DCF	\$62,757.36
NEW HAVEN	265 CHURCH STREET	JUD	\$158,100.00
WATERBURY	BANK ST	JUD	\$100,200.00
NEW BRITAIN	14 FRANKLIN SQ	JUD	\$30,030.00
BRIDGEPORT	314-322 FAIRFIELD AVE	JUD	\$108,980.04
BRIDGEPORT	95 CHAPEL ST	JUD	\$145,941.60
NORWICH	MARKET & SHETUCKET	JUD	\$6,000.00
MERIDEN	54 W. MAIN ST	JUD	\$51,360.00
DANIELSON	CENTER ST. MUN. LOT	JUD	\$9,000.00
NEW LONDON	153 WILLIAMS ST	JUD	\$4,244.64
DERBY	ELIZABETH. & THOMPSON PL.	JUD	\$21,600.00
NEW LONDON	19 JAY STREET	JUD	\$14,664.00
NEW HAVEN	690 STATE ST	JUD	\$367,036.80
NEW HAVEN	1 TEMPLE STREET	CCC	\$861,060.00
HARTFORD	110 WASHINGTON STREET	DPS	\$99,996.00

APPENDIX B												
DEPARTMENT OF ADMINISTRATIVE SERVICES												
STATEWIDE LEASING AND PROPERTY TRANSFER												
LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
JULY 1, 2024 - JUNE 30, 2025												
ITEM	SPRB	DATE	TYPE	CLIENT	ADDRESS/PROPERTY OF	TOWN OR	USE OF	NET USABLE		COST PER	TERM OF	ANNUAL
	FILE	OF	OF	AGENCY	LEASED SPACE	CITY	SPACE	SPACE		NET USABLE	LEASE	RENT
	NUMBER	ACTION	ACTION					Sq Ft	Notes		Expiration	
1	24-142	9/12/2024	APPROVED	DAS/DCJ	2 Corporate Drive	Shelton	Office and 16 parking spaces	3,297	Lease Agreement	\$20.00	11/10/2034	\$65,940.00
2	24-156	10/4/2024	APPROVED	DAS/DCF	322 Main St.	Willimantic	Office and 190 parking spaces	23,263	Lease Agreement	\$17.00	10/6/2027	\$395,471.00
3	24-157	10/4/2024	APPROVED	DAS/DCJ	141 South St.	West Hartford	Office and 15 parking spaces	7,496	Lease Agreement	\$9.15	10/8/2029	\$68,588.40
4	24-192	11/7/2024	APPROVED	WCC	350 Fairfield Ave.	Bridgeport	Office and 21 parking spaces	9,131	Lease Amendment	\$18.90	5/5/2030	\$172,575.90
5	24-193	11/27/2024	APPROVED	DMHAS	249 Winsted Rd	Torrington	Office and 100 parking spaces	17,365	Lease Agreement	\$18.66	12/9/2034	\$324,030.90
6	24-202	12/2/2024	APPROVED	DMV	2 Lee Mac	Danbury	Office and 140 parking spaces	9,889	Lease Agreement	\$22.40	12/11/2029	\$221,513.60
7	24-216	1/30/2025	APPROVED	DAS/DMV	Colonial Ave (110)	Bridgeport	Office and 185 parking spaces	15,000	Lease Agreement	\$24.00	2/19/2030	\$360,000.00
8	25-027	2/18/2025	APPROVED	DCF	110 Bartholomew Ave	Hartford	Office and 320 parking spaces	63,645	Lease Renewal	\$14.74	2/17/2030	\$938,318.16
9	25-029	2/18/2025	APPROVED	DESPP/DAS	100 Washington St.	Hartford	20 Parking spaces		License Agreement		2/18/2030	\$1.00
10	25-036	3/6/2025	APPROVED	DAS/DSS	370 James St. a/k/a 50 Humphrey St.	New Haven	Office and 240 parking spaces	51,282	Lease Agreement	\$17.50	4/13/2030	\$897,435.00
11	24-076	4/14/2025	APPROVED	JUD	25 School St.	Vernon	Office and 21 parking spaces	9,072	Lease Agreement	\$16.00	4/21/2030	\$145,152.00
12	25-065	5/29/2025	APPROVED	DMV	888 Washington Blvd.	Stamford	Office and 6 parking spaces	604	License Agreement		6/25/2026	\$1.00
13	25-074	6/26/2025	APPROVED	DAS/DCJ	234 Church St.	New Haven	Office space	1,770	Lease Agreement	\$29.50	7/10/2030	\$52,215.00
14	25-075	6/26/2025	APPROVED	DAS/DOB	280 Trumbull St.	Hartford	Office and 54 parking spaces	22,017	Lease Agreement	\$21.86	6/29/2035	\$481,391.00
								233,831		\$17.63		\$4,122,632.96
1	24-216	12/30/2024	SUSPENDED	DAS/DMV	Colonial Ave (110)	Bridgeport	Office and 185 parking spaces	15,000	Lease Agreement	\$24.00	2/19/2030	360,000.00
2	25-027	2/10/2025	SUSPENDED	DCF	110 Bartholomew Ave	Hartford	Office and 320 parking spaces	63,645	Lease Renewal	\$14.74	2/17/2030	\$938,318.16
3	25-050	4/17/2025	SUSPENDED	DAS/CSL	75 Van Block Ave.	Hartford	Mobile shelving installation		Lease Amendment			
LEASE OUTS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
JULY 1, 2024 - JUNE 30, 2025												
ITEM	SPRB	DATE	TYPE	CONTROLLING	ADDRESS OF				USE OF			
	FILE	OF	OF	STATE	LEASED				SPACE	DESC (SF)	RENT	
	NUMBER	ACTION	ACTION	AGENCY	SPACE	MUNICIPALITY	LESSEE					
1	24-118	8/12/2024	APPROVED	DAS/DVA	287 West St.	Rocky Hill	Department of Connecticut Veterans of Foreign Wars of the United States, Inc.		Office space	2,200	\$2,200.00	
2	24-119	8/15/2024	APPROVED	DAS/DVA	287 West St.	Rocky Hill	Forever in My Heart Foundation, Inc.		Office and storage space	763	\$4,898.46	
3	24-120	8/19/2024	APPROVED	DAS/DVA	287 West St.	Rocky Hill	Department of Connecticut Marine Corps League, Inc.		Office and storage space	676	\$100.00	
4	25-030	3/3/2025	APPROVED	DAS	401 West Thames St.	Norwich	Connecticut State Employees Credit Union, Inc.		Office space	1,580	\$13,464.00	
5	25-031	3/3/2025	APPROVED	DAS	1461 South Britain Rd.	Southbury	Connecticut State Employees Credit Union, Inc.		Office space	985	\$13,860.00	
Acquisitions/Easements												
JULY 1, 2024 - JUNE 30, 2025												
ITEM	SPRB #	DATE OF	TYPE OF	CLIENT	ADDRESS/PROPERTY OF	TOWN OR	USE OF			Purchase		
		ACTION	ACTION	AGENCY	Property / Address	CITY	SPACE		Desc	Price		
1	24-205	12/5/2024	APPROVED	DAS/CTMD	Old Post Rd (22-1), Old Stage Rd (27,29-1,29-2)	Old Lyme	Purchase of Property		Old Post Rd 73.36 acres; Old Stage Rd 53.24 acres	\$1,400,000.00		
2	25-012	2/13/2025	APPROVED	DAS	60 Housatonic Avenue	Bridgeport	Congress Street Substation		Temporary and Permanent Easement Area			
LEASING AND PROPERTY TRANSFER												
Sale/Legislative Acts												
JULY 1, 2024 - JUNE 30, 2025												
ITEM	SPRB #	DATE OF	TYPE OF	CLIENT	ADDRESS/PROPERTY OF	TOWN OR	USE OF			Sale		
		ACTION	ACTION	AGENCY	LEASED SPACE	CITY	SPACE		DESC	Price		
1	24-211	12/16/2024	APPROVED	DAS/DCF	West Street	Middletown	DCF Conveyance of 10.0± acres Special Act 24-11		Legislative Conveyance	\$0.00		
2	24-215	12/19/2024	APPROVED	DAS/DOC	Sandbank Road (157)	Cheshire	DOC Conveyance of 3.26± acres Special Act 22-19		Legislative Conveyance	\$0.00		
3	24-216	1/30/2025	APPROVED	DAS/DMV	Colonial Ave (110)	Bridgeport	Conveyance pursuant to Special Act 24-23		Legislative Conveyance	\$0.00		
1	24-216	12/30/2024	SUSPENDED	DAS/DMV	Colonial Ave (110)	Bridgeport	Conveyance pursuant to Special Act 24-23		Legislative Conveyance			
2	25-070	6/2/2025	SUSPENDED	DAS/DDS	Armory Road (300)	Stratford	Conveyance pursuant to Special Act 18-154		Quit Claim Deed, Access Easement, Reciprocal Agreement			
3	25-070	6/26/2025	DISAPPROVED	DAS/DDS	Armory Road (300)	Stratford	Conveyance pursuant to Special Act 18-154		Quit Claim Deed, Access Easement, Reciprocal Agreement			

DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
SUB LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
JULY 1, 2024 - JUNE 30, 2025												
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	SUBLESSOR	NET USABLE SPACE	COST PER NET USABLE	TERM OF LEASE	ANNUAL RENT	
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
ASSIGNMENTS												
JULY 1, 2024 - JUNE 30, 2025												
ITEM	SPRB#	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE			
1	24-102	7/11/2024	APPROVED	DSS	20 Meadow Road	Windsor	184 Windsor Ave., LLC	400	Opportunity Center Pre-Pilot Program	0	0	0
2	24-139	8/22/2024	APPROVED	DAS/DCF	505 Hudson St.	Hartford	DCF	secure space	DCF police relocation to first floor			
3	24-174	10/31/2024	APPROVED	DAS	55 Farmington Ave.	Hartford	Assignment of Space Correction Ombus Office	4th Floor Suite 427	Office of the Correction Ombuds	0	0	0
4	25-001	1/6/2025	APPROVED	DAS BITS	450 Columbus Blvd.	Hartford	Assignment of Space DAS-BITS Compute Services	5,275	DAS-BITS Compute Services Division Partial Relocation	0	0	0
5	25-018	2/13/2025	APPROVED	DAS/BITS(CEN)	55 Farmington Ave.	Hartford	Assignment of Space DAS-BITS Connecticut Education Network	5,400	CEN Expanding	0	0	0
6	25-037	3/6/2025	APPROVED	DAS/SOTS	165 Capitol Ave.	Hartford	Assignment of Space for Public Information Room (SOTS)	2,074	Relocate for security reasons			
1	24-139	8/19/2024	SUSPENDED	DAS/DCF	505 Hudson St.	Hartford	DCF	secure space	DCF police relocation to first floor			
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
MOUs												
JULY 1, 2024 - JUNE 30, 2025												
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE			
1	24-217	1/2/2025	APPROVED	DESPP/JUD/DAS	100 Washington St.	Hartford	Judicial		Temporary Office Space for CSP Barracks Troop H			