



Josh Geballe
Commissioner

STATE OF CONNECTICUT
Department of Administrative Services

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September 20, 2019

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

Dear Mr. Greenberg:

I am pleased to submit the REVISED Department of Administrative Services (DAS) Annual Report for Fiscal Year 2019, required by C.G.S. 4b-2(a), as amended by P.A. 11-51. This revised report replaces the annual report submitted on August 30, 2019.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Josh Geballe", with a stylized flourish at the end.

Josh Geballe
Commissioner

JG/SPM/cr
Attachment

E-Mail: Mr. Noel Petra, Deputy Commissioner, Division of Construction Services and Real Estate - DAS
Mr. Shane Mallory, RPA, BOMI-HP, Administrator of Leasing and Property Transfer – DAS
Mr. Dimple Desai, Director, State Properties Review Board – DAS
Mr. Kendall Wiggin, State Librarian - CSL

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

For Fiscal Year 2019
(July 1, 2018 - June 30, 2019)

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 current status of DAS-leased real property, the costs of such leases, and trends relating to leases over time. This section also provides information on lease-outs executed by DAS in FY 2019, as well as realty acquisitions, sales and transfers that occurred during the fiscal year.

Section II of this report discusses real-estate related projections and plans beyond FY 2019. Specifically, this section discusses recent and ongoing efforts by DAS and its partner agencies – including SPRB – to save money for the state by re-negotiating renewal rates, obtaining credits for the waiver of paint and carpet, reducing real estate taxes, leasing out state owned space not currently needed by state agencies, the sale of surplus properties and collapsing leases and moving state agencies when possible into state-owned buildings. In FY 2019, these efforts and efforts from past years have saved or provided cost avoidance to the state of approximately **\$5,072,950**. Included in the savings/cost avoidance, DAS leases out state-owned real estate which generated \$537,008 annual rental income for FY 2019 and sold surplus real estate generating an additional \$21,000. The cumulative effect of these actions since 2011 have resulted in excess of \$85,000,000 in savings and cost avoidance.

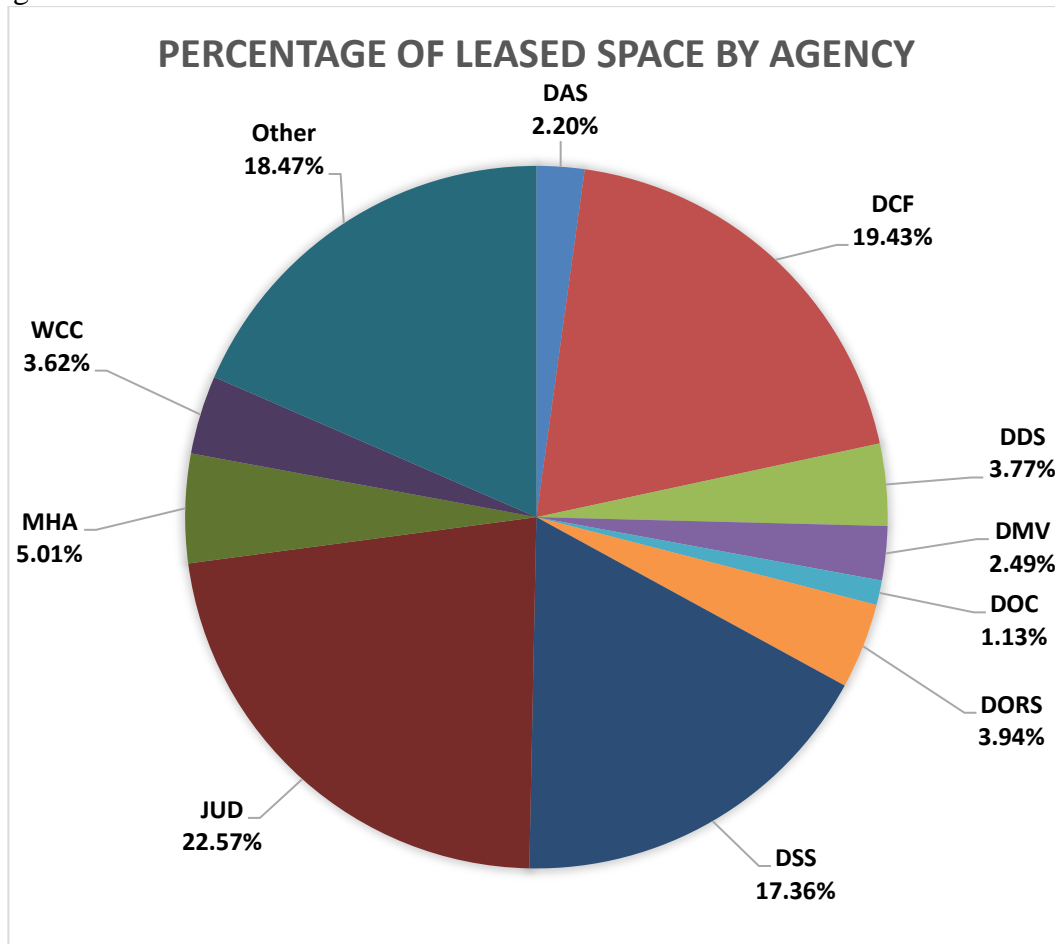
SECTION I: THE STATE'S REALTY ACTIVITY

A. Property Leased to the State

Status of State-Leased Property. As of June 30, 2019, DAS leased a total of 2,169,955 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 136 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 84 lease-outs for a total of 220 lease agreements. In FY 2019, the amount of leased floor space decreased by a net 19,629 NUSF. This decrease is largely due to terminating leases and in part relocating employees to state owned space. The total NUSF of leased space in FY 2019 represents approximately a 1% decrease in leased space since FY 2018 (from 2,189,584 NUSF).

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

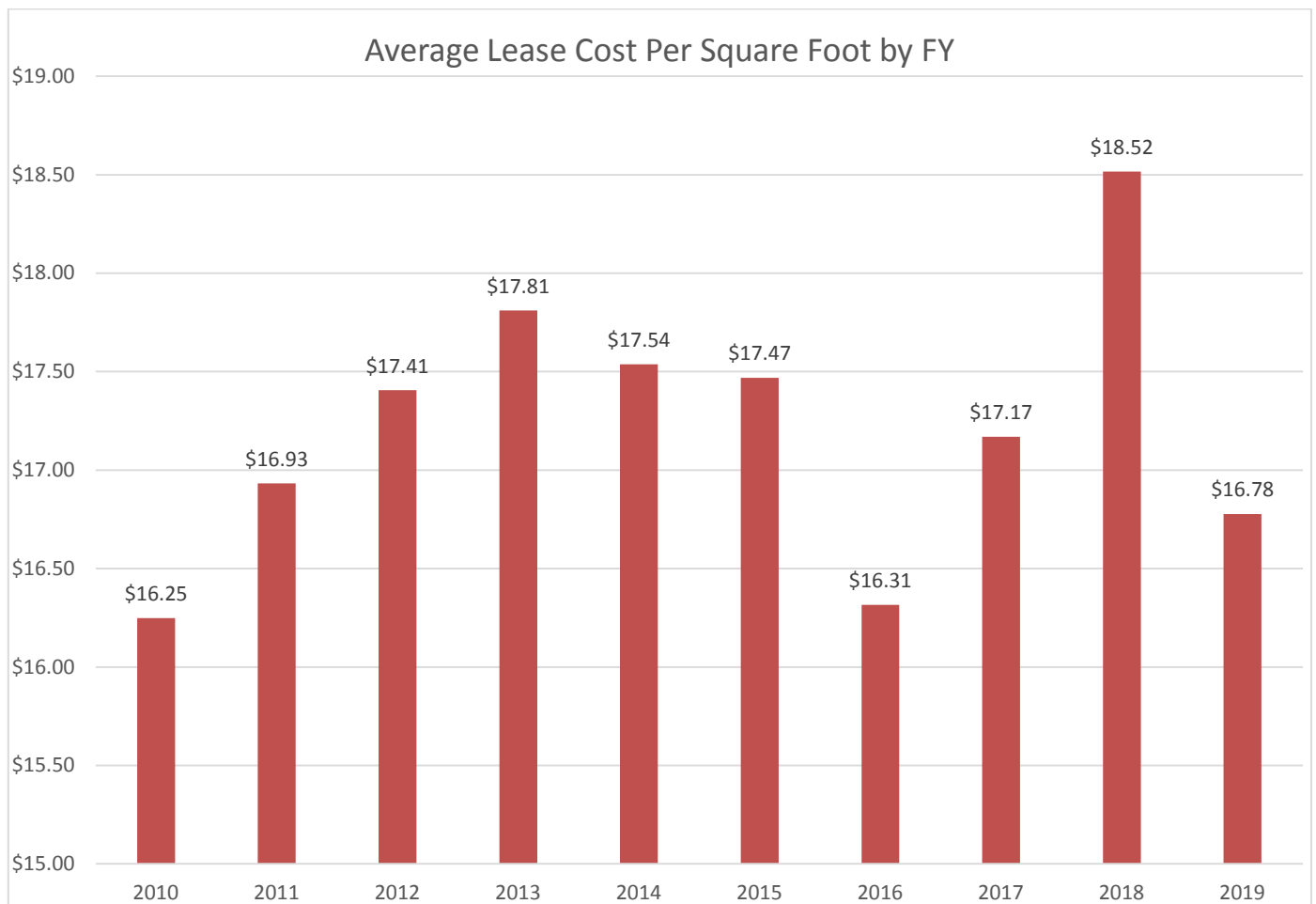
The following chart illustrates the percentage of DAS-leased space utilized by individual agencies and branches. As indicated on the chart, the Judicial Branch utilizes the largest proportion of all DAS-leased space among the state agencies and offices. DAS is responsible for the management of leased space throughout the state.

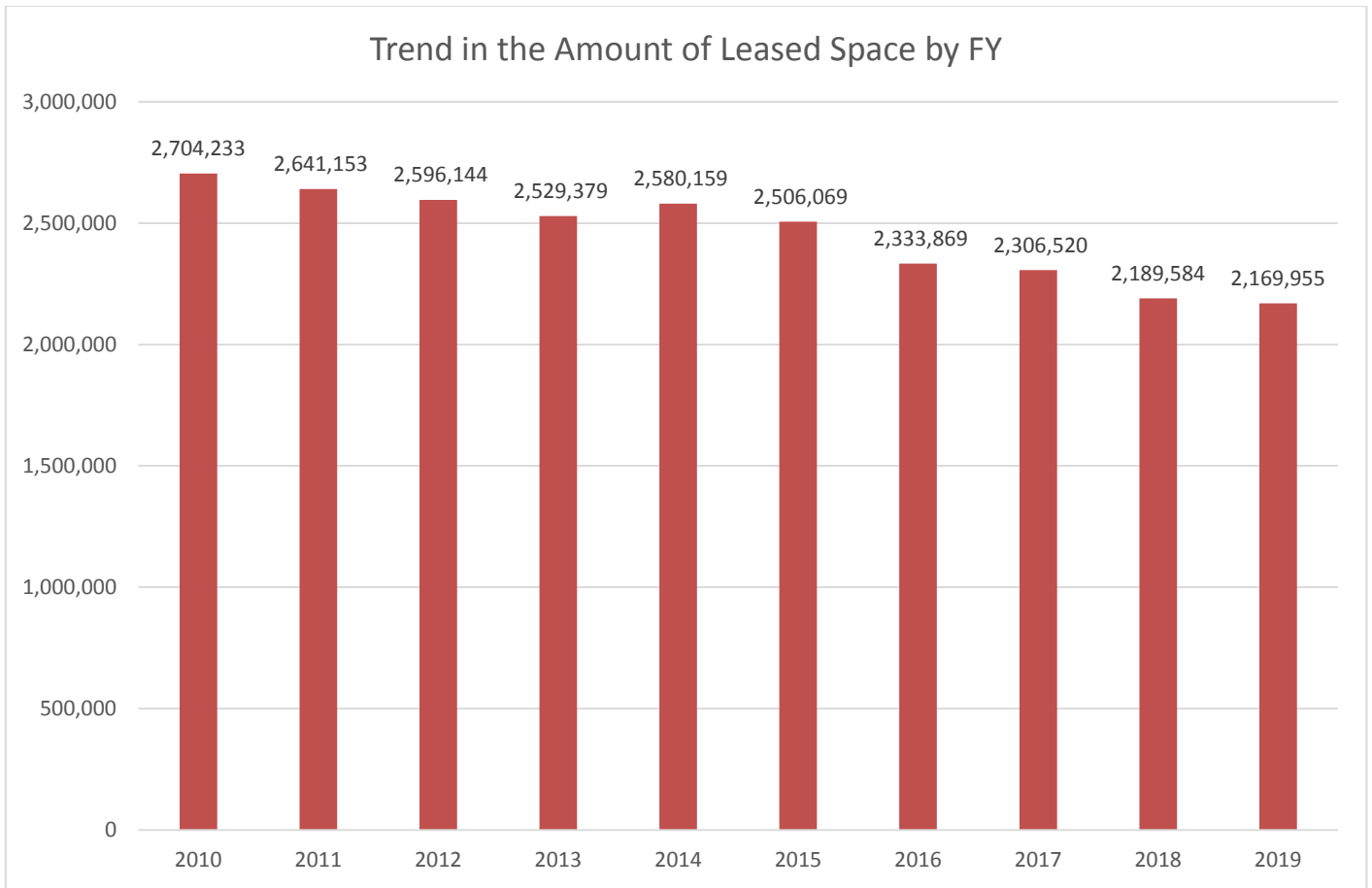


Costs of State-Leased Property. In FY 2019, the state’s total annualized cost of leased space under DAS control was \$38,559,217.27. This figure includes base rents and annual parking leases. Please note some industry-paid state agencies reimburse DAS for annual rental expenses. The FY 2019 annualized costs represent a 4.9% decrease from the \$40,542,299 (revised) incurred by the state in overall lease costs in FY 2018. The average cost per square foot of leased space was \$16.78 in FY 2019 (*excluding standalone parking leases*), a 9.4% decrease from \$18.52 (revised) in FY 2018.

Appendix A provides a list of the 136 DAS leases for state agencies and offices as of June 30, 2019, 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 20 leases for parking only (included in the 136 leases count).

Trends. In the last 10 years, overall leasing costs have *increased* by an average of 0.20% per year (inflation *increased* by an average of 1.89% for the same period) with the average rate per square foot rising from \$16.25 (FY 2010) to \$16.78 (FY 2019), without 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.





Leasing Transactions during FY 2019. With regard to lease/transfer transactions that occurred specifically during FY 2019, between July 1, 2018 and June 30, 2019, the SPRB approved thirty five (35) lease/transfer transactions submitted by DAS. These submissions included twenty eight (28) office/parking leases, relocations/MOUs, parking only leases and lease-out agreements. There were also 2 for the sale of surplus properties, 3 lease assignments and 2 property transfers required by statute and one property that was a lease of land required by statute. These leases comprised a total of 310,191 NUSF of space, with an average per square foot cost of \$15.36, parking included in lease. The total annualized value of all approved lease transactions was \$4,764,284.12.

Appendix B contains a list of proposals submitted by DAS and the action taken by the State Properties Review Board in FY 2019.

B. Lease-Out Activity

During FY 2019, the SPRB approved eight (8) transactions involving state-owned property, totaling 26,482 NUSF, consisting in part of group homes, telecommunications equipment. The lease-outs were executed with various non-profits, municipalities and private corporations with revenue of \$76,125.40 with a total of approximately \$567,008 annually.

C. Acquisitions, Sales and Transfers

In FY 2019, DAS received approval from SPRB for four (4) property sales, or transfer actions in FY 2019. Appendix B includes a complete listing of all purchase, sale, transfer and easement transactions submitted by DAS and approved by the Board in FY 2019.

SECTION II: PROJECTING THE REALTY NEEDS OF THE STATE

Section 4b-23 of the Connecticut General Statutes requires each state agency to submit to the Office of Policy and Management (“OPM”) a long-range (five-year) plan for its facility needs by September first of each even-numbered year. A proposed state facility plan will be prepared by OPM and presented to the State Properties Review Board for its recommendations on or before February fifteenth. DAS’ Statewide Leasing and Property Transfer Department receives a copy of each agencies’ submittal with sufficient time to comment and edit as necessary. In addition, DAS completes the same long range plan, on behalf of other agencies, for those located in Hartford in DAS’s budget. The Secretary of OPM submits the recommended state facility plan to the General Assembly for approval on or before March fifteenth in each odd-numbered year. Upon the approval by the General Assembly of the operating and capital budget appropriations, the Secretary of OPM updates and modifies the recommended state facility plan, which then becomes the official “State Facility Plan.” The new plan became effective on July 1, 2019. DAS is responsible for implementation of the approved Plan.

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

DAS is responsible for managing state real property and to protect taxpayer assets and costs. Moreover, too much of the state’s work still is done on paper, and the information that is collected digitally cannot be easily shared, necessitating an increased amount of real estate square footage for files and paper storage. This is true as well in the real estate transactions DAS performs. We will be reviewing the process to reduce and eliminate paper, use digitally signed agreements where appropriate, centralize real estate services, update the space standards bringing all of this in line with best practices with the intent of reducing costs to taxpayers and making the process user friendly for the various stakeholders.

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

The renovation of the State Office Building (SOB) has begun and is scheduled to be substantially complete in January of 2020. It is expected that the consolidation of leases by relocating the Constitutional Officers from 55 Elm Street will further reduce the space leased by the state by approximately 204,000 square feet at a cost of \$5.6 million per year beginning in 2020. In addition to these large purchases, DAS has also continued to work with OPM, SPRB and other stakeholders to

right-size the space needs of state agencies and offices, obtain and maintain necessary space for the best value possible, and dispose of surplus state properties in a manner that is most fiscally advantageous to the state.

DAS's lease portfolio decreased in FY 2019 by approximately 1.0%, and the foundation has been set with the renovation of the SOB to further significantly reduce square footage in FY 2020 (see below).

For fiscal year 2019, DAS saved approximately \$5,072,950 (including savings from previous years' actions, rental income, real estate tax payment reductions and surplus property sales for the reported period) by collapsing leases, renegotiating renewal rates (i.e., renegotiated a long term lease for Department of Children's and Family in Milford realizing a \$1.4m savings over a 5 year period), ensuring real estate tax payments were correct, etc. In addition to the aforementioned savings, DAS leases state-owned and unused real estate generating \$567,008 annual rental income for FY 2019 (included in the \$5,072,950 above).

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

The 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:

- Savings by reviewing tax invoices from lessors, seeking reevaluations, etc.... a total \$232,252.45.
- Sale of surplus properties for FY 2019 amounted to \$21,000.
- The data base utilized by staff to manage the leases was updated to the newest version and expanded to include automated notifications on lease term expirations.
- Judicial Branch (CSSD Administrative Offices) moved from Wethersfield (building was purchased by a user) to Glastonbury.
- Department of Corrections- moved from 50 Fitch St, New Haven (long standing problematic building negatively impacting employees and clients) to 21 Grand Street, New Haven.
- Renegotiated long term lease for Department of Children and Family in Milford realizing a \$1.4m savings over a 5 year period.
- Negotiated and oversaw the relocation of DMHAS from 780 Summer Street, Stamford to 1350 Washington Blvd., saving \$464,570 annually for a total savings of \$2,581,166 over 5 years.
- Exercised 5 year renewal for \$1.00/year for the State's Data Center located on the Pfizer campus.
- Regional Market was conveyed to Capitol Region Development Corp (CRDA).
- Exercised the termination of the 55 Elm Street Lease effective March 31, 2020, the Constitutional Officers are relocating to the renovated owned State Office Building. The rent avoidance is approximately \$5.6m per year.
- After a very intensive marketing effort the vacant 25 Sigourney Street building in Hartford is under contract for \$1.0m (dollar amount is not included in savings as the transaction has not closed).
- Certain staff members are in the process of obtaining the Certificate in Corporate Real Estate from Cornell University (six courses in total) in order to keep up to date in analytical and technology areas of the real estate industry.

- Working with client agencies and OPM, the State Facilities Plan was completed and became effective July 1, 2019.
- Two long term employees left the department, and through an extensive recruitment effort two new Property Agent 2 employees were hired and their training continues. In addition, the vacant Compliance Officer position was also filled in late December of 2018.
- The Division held its annual training for State Agencies on the State Facilities Plan along with OPM to ensure State agencies are well versed in the statutes, procedures and policies. Over 35 people attended.

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

APPENDIX A
DAS Leasing Inventory as of June 30, 2019

MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
GROTON	445 EASTERN POINT ROAD - BLDG 230	DAS	47750	\$1.00	\$0.00
BRIDGEPORT	100 FAIRFIELD AVE	DCF	44435	\$1,011,784.90	\$22.77
DANBURY	131 WEST ST	DCF	17379	\$329,332.08	\$18.95
HARTFORD	110 BARTHOLOMEW AVE	DCF	63645	\$835,397.28	\$13.13
MANCHESTER	364 WEST MIDDLE TPK	DCF	35068	\$561,087.96	\$16.00
MERIDEN	1 WEST MAIN ST	DCF	19856	\$364,648.92	\$18.36
MIDDLETOWN	2081 SOUTH MAIN ST	DCF	17360	\$279,495.96	\$16.10
MILFORD	38 WELLINGTON RD	DCF	39907	\$658,465.50	\$16.50
NEW BRITAIN	1 GROVE ST	DCF	41482	\$725,934.96	\$17.50
NEW HAVEN	1 LONG WHARF DR	DCF	49529	\$989,589.48	\$19.98
NORWALK	761 MAIN AVENUE	DCF	23682	\$588,260.88	\$24.84
NORWICH	2 COURTHOUSE SQ	DCF	36022	\$608,553.48	\$16.89
TORRINGTON	62 COMMERCIAL BLVD	DCF	10000	\$125,000.04	\$12.50
WINDHAM	322 MAIN ST	DCF	23263	\$301,488.48	\$12.96
EAST HARTFORD	255 PITKIN ST	DDS	32628	\$528,999.96	\$16.21
NEW HAVEN	370 JAMES ST	DDS	12972	\$194,580.00	\$15.00
WALLINGFORD	35 THORPE AVENUE	DDS	27529	\$493,097.04	\$17.91
WINDHAM	90 SOUTH PARK ST	DDS	8693	\$113,652.00	\$13.07
BRIDGEPORT	110 COLONIAL AVE	DMV	15000	\$346,674.36	\$23.11
DANBURY	2 LEE MAC AVE	DMV	9889	\$173,057.50	\$17.50
NEW BRITAIN	85 NORTH MOUNTAIN RD	DMV	11500	\$231,000.00	\$20.09
STAMFORD	137 HENRY STREET	DMV	676	\$1.00	\$0.00
WATERBURY	2200 THOMASTON AVE	DMV	7725	\$123,600.00	\$16.00
WINDHAM	1559 WEST MAIN ST	DMV	9254	\$99,000.00	\$10.70
NEW HAVEN	620 GRAND AVENUE	DOC	11075	\$185,506.20	\$16.75
NORWICH	2-6 CLIFF ST	DOC	3735	\$53,223.72	\$14.25
WATERBURY	2200 THOMASTON AVE	DOC	9644	\$177,000.00	\$18.35
BRIDGEPORT	1057 BROAD ST	DORS	6080	\$127,680.00	\$21.00
EAST HARTFORD	893 MAIN STREET	DORS	1116	\$27,164.16	\$24.34
HARTFORD	309 WAWARME AVE	DORS	35309	\$563,178.60	\$15.95
MIDDLETOWN	442 SMITH STREET	DORS	1408	\$16,896.00	\$12.00
NEW HAVEN	370 JAMES ST	DORS	5857	\$87,855.00	\$15.00
NEW LONDON	6 SHAWS COVE	DORS	818	\$15,239.90	\$18.63
TORRINGTON	30 PECK ROAD	DORS	939	\$11,268.00	\$12.00

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WINDSOR	184 WINDSOR RD.	DORS	33968	\$441,584.04	\$13.00
BRIDGEPORT	925 HOUSATONIC AVE	DSS	57430	\$933,237.48	\$16.25
DANBURY	342 MAIN ST	DSS	14643	\$232,092.00	\$15.85
HARTFORD	3580 MAIN ST	DSS	46346	\$710,947.68	\$15.34
MANCHESTER	699 EAST MIDDLE TPK	DSS	25370	\$403,383.00	\$15.90
MIDDLETOWN	2081 SOUTH MAIN ST	DSS	26497	\$430,576.20	\$16.25
NEW HAVEN	50 HUMPHREY STREET	DSS	51282	\$799,999.20	\$15.60
NEWINGTON	30 CHRISTIAN LA	DSS	28325	\$488,606.25	\$17.25
STAMFORD	1642 BEDFORD ST	DSS	17600	\$277,200.00	\$15.75
TORRINGTON	62 COMMERCIAL BLVD	DSS	8280	\$103,500.00	\$12.50
WATERBURY	249 THOMASTON AVE, A	DSS	14889	\$238,224.00	\$16.00
WATERBURY	249 THOMASTON AVE, A	DSS	27360	\$437,760.00	\$16.00
WILLIMANTIC	1320 MAIN STREET	DSS	10752	\$169,344.00	\$15.75
WINDSOR	20 MEADOW ROAD	DSS	47937	\$623,181.00	\$13.00
BRIDGEPORT	1 LAFAYETTE CR	JUD	33376	\$517,328.04	\$15.50
BRISTOL	131 NO.MAIN ST	JUD	22581	\$146,776.52	\$6.50
BRISTOL	225 NO. MAIN ST	JUD	5204	\$82,136.40	\$15.78
DANBURY	319 MAIN ST	JUD	6263	\$90,375.12	\$14.43
DANIELSON	190 MAIN STREET	JUD	5534	\$54,233.28	\$9.80
DERBY	100 ELIZABETH ST	JUD	5730	\$110,875.56	\$19.35
EAST HARTFORD	287 MAIN ST	JUD	8712	\$158,297.04	\$18.17
EAST HARTFORD	99-101 EAST RIVER DR.	JUD	33468	\$698,811.84	\$20.88
GLASTONBURY	455 WINDING BROOK DR	JUD	29664	\$637,776.00	\$21.50
HARTFORD	309 WAWARME AVE	JUD	23223	\$320,946.72	\$13.82
HARTFORD	999 ASYLUM AVE	JUD	10939	\$169,554.48	\$15.50
HARTFORD	90 WASHINGTON ST	JUD	79097	\$1,924,447.68	\$24.33
MANCHESTER	587 EAST MIDDLE TPK	JUD	4760	\$74,589.12	\$15.67
MERIDEN	165 MILLER ST	JUD	6491	\$12,981.96	\$2.00
MIDDLETOWN	484 MAIN ST	JUD	5950	\$88,238.52	\$14.83
MIDDLETOWN	484 MAIN ST	JUD	3214	\$47,952.84	\$14.92
MILFORD	ONE DARINA PL	JUD	4797	\$95,700.12	\$19.95
NEW HAVEN	414 CHAPEL ST	JUD	15718	\$213,294.24	\$13.57
NEW HAVEN	881 STATE ST	JUD	22805	\$324,971.28	\$14.25
NEW LONDON	153 WILLIAMS ST	JUD	9150	\$124,809.72	\$13.64
NORWALK	11 COMMERCE ST	JUD	6249	\$103,358.52	\$16.54
NORWICH	97-105 MAIN ST	JUD	5038	\$60,456.00	\$12.00
PUTNAM	267 KENNEDY DRIVE	JUD	4563	\$77,981.64	\$17.09
PUTNAM	265 KENNEDY DRIVE	JUD	2721	\$47,949.72	\$17.62

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ROCKY HILL	97 HAMMER MILL RD	JUD	22762	\$199,622.76	\$8.77
VERNON	26 PARK ST	JUD	4014	\$28,820.52	\$7.18
VERNON	25 SCHOOL ST	JUD	9072	\$136,080.00	\$15.00
VERNON	428 HARTFORD TPK	JUD	2378	\$40,806.48	\$17.16
WATERBURY	11 SCOVILL ST	JUD	17040	\$267,698.40	\$15.71
WATERFORD	978 HARTFORD TPK	JUD	19962	\$491,264.88	\$24.61
WETHERSFIELD	225 SPRING ST	JUD	30618	\$522,350.76	\$17.06
WETHERSFIELD	225 SPRING ST	JUD	10206	\$174,775.32	\$17.12
WINDHAM	81-101 COLUMBIA AVE	JUD	18545	\$716,273.28	\$38.62
BRIDGEPORT	100 FAIRFIELD AVE	MHA	21036	\$503,812.20	\$23.95
DANBURY	78 TRIANGLE ST	MHA	11056	\$160,312.00	\$14.50
NEW HAVEN	389 WHITNEY AVE	MHA	4776	\$93,066.96	\$19.49
NEW HAVEN	1 LONG WHARF DR	MHA	7600	\$183,540.00	\$24.15
OLD SAYBROOK	2 CENTER ROAD WEST	MHA	1854	\$34,484.52	\$18.60
STAMFORD	1351 WASHINGTON BLVD.	MHA	14089	\$489,488.16	\$34.74
TORRINGTON	249 WINSTED RD	MHA	15214	\$262,897.92	\$17.28
WATERBURY	1669 THOMASTON AVE	MHA	6031	\$71,165.88	\$11.80
WATERBURY	95 THOMASTON AVE	MHA	20327	\$292,708.80	\$14.40
WEST HAVEN	270 CENTER ST	MHA	6800	\$103,224.00	\$15.18
BRIDGEPORT	350 FAIRFIELD AVE	WCC	9131	\$146,095.92	\$16.00
HARTFORD	999 ASYLUM AVE	WCC	9974	\$191,301.36	\$19.18
HARTFORD	21 OAK ST	WCC	17100	\$333,450.00	\$19.50
MIDDLETOWN	90 COURT ST	WCC	7500	\$102,000.00	\$13.60
NEW BRITAIN	233-235 MAIN ST	WCC	8400	\$138,600.00	\$16.50
NEW HAVEN	700 STATE ST	WCC	8800	\$171,523.56	\$19.49
NORWICH	55 MAIN ST	WCC	9638	\$222,637.80	\$23.10
STAMFORD	111 HIGH RIDGE RD	WCC	8040	\$160,800.00	\$20.00
BRISTOL	430 NO. MAIN ST	CCC	8003	\$122,445.96	\$15.30
DANBURY	190-196 MAIN STREET	CCC	19650	\$353,700.00	\$18.00
DERBY	75 CHATFIELD STREET	CCC	0	\$0.00	\$0.00
NEWINGTON	81-85 ALUMNI RD	COC	10027	\$80,215.90	\$8.00
HARTFORD	75 VAN BLOCK AVE	CSL	43806	\$357,018.96	\$8.15
NEW HAVEN	234 CHURCH ST	DCJ	1770	\$42,500.04	\$24.01
WEST HARTFORD	141 SOUTH ST	DCJ	7496	\$62,516.64	\$8.34
HARTFORD	250-260 CONSTITUTION PL	DOB	30144	\$739,575.96	\$24.53
HARTFORD	960 MAIN/153 MARKET ST	DOI	41887	\$966,752.04	\$23.08
BRIDGEPORT	10 MIDDLE ST	DRS	5785	\$108,999.96	\$18.84

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MUNICIPALITY	STREET	TENANT AGENCY	USABLE AREA	ANNUAL RENT	DOLLARS PER SQ FT
BRIDGEPORT	752 EAST MAIN STREET	DVA	576	\$0.00	\$0.00
WASHINGTON	400/444 N CAPITOL STREET NW, SUITE 317	GOV	1031	\$60,444.48	\$58.63
BRIDGEPORT	350 FAIRFIELD AVE	HRO	3851	\$76,255.80	\$19.80
HARTFORD	55 ELM ST	OAG	204779	\$5,596,485.00	\$27.33
HARTFORD	330 MAIN ST	PDS	4041	\$63,645.72	\$15.75
ROCKY HILL	2275 SILAS DEANE HWY	PDS	4565	\$71,214.00	\$15.60
HARTFORD	765 ASYLUM AVE	TRB	13430	\$197,453.76	\$14.70
PARKING LEASES					
BRIDGEPORT	314-322 FAIRFIELD AVE	JUD	0	\$99,999.96	\$0.00
BRIDGEPORT	95 CHAPEL ST	JUD	0	\$145,941.60	\$0.00
DANBURY	5 PARK PL	JUD	0	\$7,920.00	\$0.00
DANIELSON	CENTER ST. MUN. LOT	JUD	0	\$9,000.00	\$0.00
DERBY	ELIZABETH. & THOMPSON PL.	JUD	0	\$21,600.00	\$0.00
HARTFORD	94 BUCKINGHAM	DAS	0	\$50,400.00	\$0.00
HARTFORD	155 MORGAN ST	DAS	0	\$0.00	\$0.00
HARTFORD	240 PARK/CEDAR ST	DAS	0	\$77,933.04	\$0.00
HARTFORD	245 HAMILTON ST	DCF	0	\$45,900.00	\$0.00
MERIDEN	54 W. MAIN ST	JUD	0	\$51,360.00	\$0.00
NEW BRITAIN	14 FRANKLIN SQ	JUD	0	\$30,030.00	\$0.00
NEW HAVEN	1 TEMPLE STREET	CCC	0	\$970,200.00	\$0.00
NEW HAVEN	265 CHURCH STREET	JUD	0	\$158,100.00	\$0.00
NEW HAVEN	690 STATE ST	JUD	0	\$278,100.00	\$0.00
NEW LONDON	153 WILLIAMS ST	JUD	0	\$4,042.56	\$0.00
NEW LONDON	19 JAY STREET	JUD	0	\$14,664.00	\$0.00
NORWICH	MARKET & SHETUCKET	JUD	0	\$6,000.00	\$0.00
WATERBURY	FREIGHT ST	DCF	0	\$24,000.00	\$0.00
WATERBURY	481-489 MEADOW ST	DCF	0	\$59,652.00	\$0.00
WATERBURY	BANK ST	JUD	0	\$100,200.00	\$0.00

**APPENDIX B
LEASING AND PROPERTY TRANSACTIONS APPROVED BY THE SPRB
FY 2019**

DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
JULY 1, 2018 - JUNE 30, 2019												
ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE	NET USABLE SPACE	NET USABLE SPACE	COST PER NET USABLE	TERM OF LEASE	ANNUAL RENT
								Sq Ft	Notes		Expiration	
1	18-140	8/23/2018	APPROVED	DAS/DAS	445 Eastern Point Road	Groton	Data Center	47,750	Exercise of Option to Renew Lease on 8/23/18	0	3/10/2024	\$1.00
2	18-156	8/23/2018	APPROVED	DAS/JUD	455 Winding Brook Drive	Glastonbury	Office space and parking	29,664	130 parking spaces	21.5	11/30/2028	\$637,776.00
3	18-154	9/12/2018	APPROVED	DAS/DMHAS	1669 Thomaston Avenue	Waterbury	Office space and parking	6,031	36 parking spaces	11.8	9/18/2023	\$71,165.88
4	18-165	9/14/2018	APPROVED	DAS/JUD	1 Lafayette Circle	Bridgeport	Office space and parking	33,376	113 parking spaces	15.5	9/18/2028	\$517,328.04
5	18-215	10/24/2018	APPROVED	DAS/WCC	55 Main Street	Norwich	Office space and parking (Renewal)	9,638	23 parking spaces	23.1	10/25/2023	\$222,637.80
6	18-210	11/26/2018	APPROVED	DAS/DMHAS	270 Center Street	West Haven	Office space and parking (Renewal)	7,360	20 parking spaces	14.02	MTM	\$103,200.00
7	19-004	1/14/2019	APPROVED	DAS/DSS	30 Christian Lane	Newington	Office space and parking	28,325	155 parking spaces	17.25	1/14/2024	\$488,606.25
8	19-012	1/28/2019	APPROVED	DAS/DCF	2 Courthouse Square	Norwich	Office space and parking	36,822	253 parking spaces 10 on street	16.53	MTM	\$608,553.49
9	19-078	3/14/2019	APPROVED	DAS/WCC	999 Asylum Avenue	Hartford	Office space and parking (Renewal)	9,974	25 parking spaces	19.18	3/17/2024	\$191,301.36
10	19-050	4/1/2019	APPROVED	DAS/BOR/HCC	75 Chatfield Street	Derby	College Connections Program (License Agreement)		Use of Laboratory and classroom # G01 and G03	0	4/25/2022	\$0.00
11	19-080	4/11/2019	APPROVED	DAS/DCF	38 Wellington Road	Milford	Office space and parking	39,907	228 parking spaces	16.5	4/17/2029	\$658,465.50
12	19-082	4/11/2019	APPROVED	DAS/WCC	700 State Street	New Haven	Office space and parking (Lease Amendment)	8,800	17 parking spaces	19.49	1/12/2024	\$171,523.56
13	19-093	4/25/2019	APPROVED	DAS/JUD	319 Main Street	Danbury	Office and parking (renewal)	6,263	17 parking spaces	14.43	4/28/2024	\$90,375.12
14	19-108	6/17/2019	APPROVED	DAS/WCC	233-235 Main Street	New Britain	Office and parking (Holdover Agreement)	8,400	20 parking spaces	18.15	MTM	\$152,460.00
15	19-133	6/18/2019	APPROVED	DAS/DMHAS	2 Center Street	Old Saybrook	Clinical office space and parking	1,854	15 parking spaces	18.6	6/19/2024	\$34,484.52
16	18-128	8/20/2018	APPROVED	DAS/JUD	936 Silas Deane Highway	Wethersfield	Office space and parking	21,384	92 parking spaces	20.5	1/28/2019	\$438,372.00
17	18-106	7/12/2018	APPROVED	DAS/JUD	95 Chapel Street	Bridgeport	Bridgeport Court Juror & Staff Parking (License Agreement)		140 parking spaces	86.87/car	9/25/2023	\$145,941.60
18	18-104	7/2/2018	APPROVED	DAS/DSS	342 Main Street	Danbury	Office space and parking	14,643	50 parking spaces	15.85	7/9/2023	\$232,092.00
								310,191				\$4,764,284.12
1	19-083	4/15/2019	RETURNED	DAS/DMV	2 Lee Mac Ave	Danbury	(Lease Amendment for renewal and addition parking)	9889	100 parking spaces + 40			
2	18-053	5/16/2019	RETURNED	DAS/DSS	249 Thomaston Avenue	Waterbury	Office Space and parking	36597	266 parking spaces			
3	18-155	9/6/2018	RETURNED	DAS/DMHAS	249 Winsted Road	Torrington	18 Month Holdover Agreement	15214	100 parking spaces			
1	18-154	9/4/2018	SUSPENDED	DAS/DMHAS	1669 Thomaston Avenue	Waterbury	Office Space and parking	6031	36 parking spaces			
2	19-050	3/7/2019	SUSPENDED	DAS/BOR/HCC	75 Chatfield Street	Derby	College Connections Program (License Agreement)	0	Use of Laboratory and classroom # G01 and G03			
3	19-113	6/27/2019	SUSPENDED	DAS/JUD	690 State Street & 15 Audubon Street	New Haven	Judicial parking (License Agreement)	0	Submitted May 2nd			
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
LEASE OUTS AS APPROVED BY STATE PROPERTIES REVIEW BOARD												
July 1, 2018-June 30, 2019												
ITEM	SPRB FILE NUMBER	DATE OF ACTION	TYPE OF ACTION	CONTROLLING STATE AGENCY	ADDRESS OF LEASED SPACE	MUNICIPALITY	LESSEE	USE OF SPACE	DESC (SF)	RENT		
1	18-125	8/6/2018	APPROVED	DAS/DDS	80 Route 66 North	Columbia	Mosaic of Connecticut, Inc.	Group home	2,646	\$1.00		
2	18-127	8/6/2018	APPROVED	DAS/DDS	31-A Creamery Road	Cheshire	Mosaic of Connecticut, Inc.	Group home	3,024	\$1.00		
3	18-141	8/27/2018	APPROVED	DAS/DVA	287 West Street, DVA Campus	Rocky Hill	Veterans of Foreign Wars of the United States	Lease of 2,635 sq. ft. within Building #7	2,635	\$2,200.00		
4	19-049	2/25/2019	APPROVED	DAS/DAS	401 West Thames Street	Norwich	Uncas-on-Thames	Cellular Antenna	225	\$40,317.49		
5	19-074	3/28/2019	APPROVED	DAS/DVA	287 West Street	Rocky Hill	Easterseals Capital Region & Eastern Connecticut, Inc.	Portions of buildings 12, 13, 14, 15, 16 and 17	11,485	\$6.00	\$49041.80 (in kind)	
6	19-087	4/1/2019	APPROVED	DAS/DOC	Sand Bank Road - Cheshire CI Campus	Cheshire	Town of Cheshire	3.26 acre lot for bus depot	N/A	\$1.00		
7	19-112	6/24/2019	APPROVED	DAS/DAS	240 Oral School Road	Groton	Celco Partnership d/b/a Verizon Wireless (Renewal)	Cellular Antenna	351	\$33,597.91		
8	18-126	8/2/2018	APPROVED	DAS/DDS	4 Shore Haven Road	Norwalk	Star, Inc. Lighting the way	Group home	6,116	\$1.00		
									26,482	\$ 76,125.40		
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												
Acquisitions/Easements												
JULY 1, 2018-JUNE 30, 2019												
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	Property / Address	TOWN OR CITY	USE OF SPACE	Desc	Purchase Price			
DEPARTMENT OF ADMINISTRATIVE SERVICES												
LEASING AND PROPERTY TRANSFER												

APPENDIX B
LEASING AND PROPERTY TRANSACTIONS APPROVED BY THE SPRB
FY 2019

Sale/Legislative Acts											
JULY 1, 2018-JUNE 30, 2019											
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	USE OF SPACE	DESC	Sale Price		
1	18-129	7/19/2018	APPROVED	DAS/DESP	Col. Leo J. Mulchay Complex, 294 Colony St	Meriden	Lease of Land for construction of a building	Public Act 00-168 Sec. 22	\$1.00		
2	18-171	9/27/2018	APPROVED	DAS	170 Ridge Road	Wethersfield	Sale of Surplus Property	2 buildings totaling 31,276 sq. ft and 2.18 acre	\$20,000.00		
3	19-018	1/31/2019	APPROVED	DAS/DaAG	101 Reserve Road	Hartford	Conveyance of Regional Market	Public Act 18-154 Sec. 10	\$1,000.00		
4	19-111	6/24/2019	APPROVED	DAS/DAS	25 Sigourney Street	Hartford	Sale of Surplus Property	467,000 sq. ft. office building	\$1,000,000.00		
5	19-122	6/27/2019	APPROVED	DAS/DAS	Mountain Road	Newington	9.83 acres land (Cedarcrest)	Public act 18-154 Sec. 1	\$1,000.00		
1	19-111	6/20/2019	SUSPENDED	DAS/DAS	25 Sigourney Street	Hartford	Sale of Surplus Property	467,000 sq. ft. office building	\$ 1,022,001.00		
DEPARTMENT OF ADMINISTRATIVE SERVICES											
LEASING AND PROPERTY TRANSFER											
SUB LEASES - NEW OR RENEWALS AS APPROVED BY STATE PROPERTIES REVIEW BOARD											
JULY 1, 2018-JUNE 30, 2019											
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	SUBLESSOR	NET USABLE SPACE	COST PER NET USABLE	TERM OF LEASE	ANNUAL RENT
					NONE						
DEPARTMENT OF ADMINISTRATIVE SERVICES											
LEASING AND PROPERTY TRANSFER											
ASSIGNMENTS											
July 1, 2018-June 30, 2019											
ITEM	SPRB#	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE		
1	18-223	12/13/2018	APPROVED	DAS/DCF	110 Bartholomew Avenue	Hartford	Scafer Belmont Group LLC(Consent to Assignment)	63,645	Office and Parking		
2	19-030	2/11/2019	APPROVED	DAS/SDE/OHE	450 Columbus Boulevard	Hartford	Assignment of Agencies to Facilities		reassignment of space		
3	18-123	8/2/2018	APPROVED	DAS/DPH	410 Capitol Avenue	Hartford	Employee Relocation pursuant to 4b-29		reassignment of space		
1	18-166	9/27/2018	RETURNED	DAS/DCF	110 Bartholomew Avenue	Hartford	Scafer Belmont Group LLC(Consent to Assignment)	63,645	Office and Parking		
2	18-211	11/5/2018	RETURNED	DAS/DCF	110 Bartholomew Avenue	Hartford	Scafer Belmont Group LLC(Consent to Assignment)	63,645	Office and Parking		
DEPARTMENT OF ADMINISTRATIVE SERVICES											
LEASING AND PROPERTY TRANSFER											
MOUs											
July 1, 2018- June 30, 2019											
ITEM	SPRB #	DATE OF ACTION	TYPE OF ACTION	CLIENT AGENCY	ADDRESS/PROPERTY OF LEASED SPACE	TOWN OR CITY	ASSIGNEE	SF	PURPOSE		
1	19-017	2/7/2019	APPROVED	DAS/SDE/BOR	105 Jones Road	Hamden	Eli Whitney Technical High School		Laboratory, Classroom and Office		
2	19-092	5/2/2019	RETURNED	DAS/UCONN	11 Shuttle Road and 195 Farmington Avenue	Farmington	MOU between DAS and UCONN		Installation of forced sewer main servicing OCME		