

State of Connecticut

State Facility Plan 2009 - 2014

State Facility Plan 2009-2014

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

Robert L. Genuario
Secretary
July 2009

Office of Policy & Management
Bureau of Real Property Management

450 Capitol Avenue – MS#52ASP
Hartford, CT 06106-1379
(860) 418-6353

www.ct.gov/opm

TABLE OF CONTENTS

About the State Facility Plan

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

State Facility Plan Components

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

Space Management Policies

Required Space Management Policies	Page 11
Additional Space Management Policies	Page 14
Promotion of Connecticut's Co-location Goals	Page 19

Data Collection & Methodology

Data Collection & Methodology	Page 21
Agencies Receiving Submission Packages	Page 22
Responding Agencies	Page 23
Space Request Approval Process	Page 24

Requests and Recommendations - Summaries by Sector of Government

Data Notes	Page 25
All Government Sectors	Page 26
Conservation & Development Sector	Page 31
Corrections Sector	Page 32
Education Sector	Page 33
General Government Sector	Page 34
Health & Hospitals Sector	Page 35
Human Services Sector	Page 36
Judicial Sector	Page 37
Regulation and Protection Sector	Page 38

Requests and Recommendations - Summaries by Agency

Attorney General	Page 39
Board for State Academic Awards	Page 40
Board of Education and Services for the Blind	Page 41
Children's' Trust Fund	Page 42
Commission on Child Protection	Page 43
Commission on Human Rights and Opportunities	Page 44
Commission on the Deaf and Hearing Impaired	Page 45
Connecticut Community Colleges	Page 46
Connecticut State Library	Page 47
Connecticut State University	Page 48
Culture, Arts and Tourism	Page 49
Department of Administrative Services	Page 50
Department of Banking	Page 51
Department of Children and Families	Page 52
Department of Correction	Page 53

TABLE OF CONTENTS

Department of Developmental Services	Page 54
Department of Education	Page 55
Department of Environmental Protection	Page 56
Department of Information Technology	Page 57
Department of Labor	Page 58
Department of Mental Health and Addiction Services	Page 59
Department of Motor Vehicles	Page 60
Department of Revenue Services	Page 61
Department of Social Services	Page 62
Department of Veterans' Affairs	Page 63
Division of Criminal Justice	Page 64
Division of Special Revenue	Page 65
Insurance Department	Page 66
Judicial Branch	Page 67
Military Department	Page 68
Office of the Child Advocate	Page 69
Office of the Claims Commissioner	Page 70
Office of the Governor	Page 71
Office of Workforce Competitiveness	Page 72
Public Defender Services Commission	Page 73
Soldiers, Sailors and Marines Fund	Page 74
State Comptroller	Page 75
State Contracting Standards Board	Page 76
State Treasurer	Page 77
Teacher's Retirement Board	Page 78
Workers Compensation Commission	Page 79
State Facility Plan Implementation	
State Facility Plan Implementation	Page 80
Assignment of Space	Page 82
The State Leasing Process	Page 82
Interim Space Requests	Page 84
Lease Compliance	Page 85
The Bureau of Real Property Management	
The Bureau of Real Property Management	Page 86
Appendix	
Appendix A - Buildings Proposed for Demolition/Abandonment	Page 90
Appendix B - Text of C.G.S. 4b-23 - State Facility Plan	Page 92
Appendix C – Agency Space Requests and Approvals	Page 98
Appendix D – Parking Requests and Approvals	Page 121

ABOUT THE STATE FACILITY PLAN

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

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

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

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

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

State Facility Plan Timeline

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

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

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

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

Stages of the State Facility Plan

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

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

This document, which is titled, “*Facility Plan 2009 - 2014*” represents the updated and modified *State Facility Plan* which is required by C.G.S. 4b-23(d). This Plan became effective on July 1, 2009 and will remain in effect until June 30, 2011.

State Facility Plan Responsibilities

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

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

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

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

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

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

1. Long-term and short term facility needs, and
2. Opportunities for the substitution of state-owned space for leased space, and
3. Facilities proposed for demolition or abandonment which have potential for other uses, and
4. Space modifications or relocations that could result in cost or energy savings.

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

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

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

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

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

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

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

The Commissioner of the DPW is required, by C.G.S. 4b-23(b), to submit to the Secretary of the OPM, on or before December first of each even-numbered year, a review of the plans and requests submitted to the OPM for consistency with realistic cost factors, space requirements, space standards, implementation schedules, priority needs, the objectives of the Commissioner of the DPW in carrying out his responsibilities and the need for the maintenance, improvement and replacement of facilities.

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

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

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

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

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

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

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

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

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

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

STATE FACILITY PLAN COMPONENTS

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

Capital Development Impact Statements

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

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

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

Related Capital Projects

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

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

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

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

Replacing Leased Space With State Owned Space

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

As part of the space request process, each agency was asked “*Does your agency own space which could be used to house this lease?*” Two (2) agencies; the Department of Education and the Judicial Branch, identified existing, state owned space under their custody and control which can be used to house functions currently in two (2) leased locations. These agencies identified a total of 8,738 square feet of space which is currently being leased at a cost of \$164,251 annually.

In addition to agencies identifying existing State owned space under their custody and control which could be used to substitute for leased space, the OPM conducts a search of the State’s building inventory system as part of its review when agencies submit leases for OPM approval.

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

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

Facilities Proposed For Abandonment or Demolition

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

As part of their space request submittals, agencies were required to indicate if the agency anticipated abandoning and/or demolishing any State owned structures during the period covered by this Plan (i.e. July 1, 2009 to June 30, 2014).

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

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

Detailed information concerning which specific buildings these agencies anticipate abandoning and/or demolishing can be found in Appendix A.

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

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

Modifications Which Could Result In Energy or Cost Savings

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

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

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

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

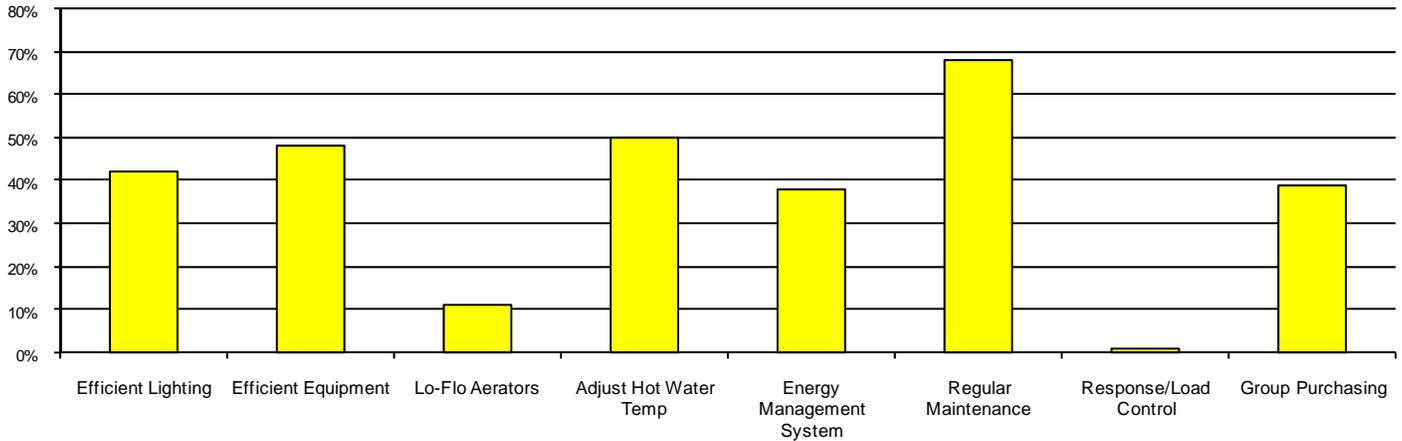
Agencies were asked to check any of the following items:

1. Installation of energy efficient lighting
2. Installation of energy efficient equipment
3. Installation of “low-flo” water aerators
4. Adjustments to the domestic hot water temperature setting
5. Installation of an energy management system and/or thermostat set-backs

6. Implementation of a regular maintenance program for those locations where the State is responsible for maintenance of the building's HVAC system
7. Participation in a demand response/load control program for those locations where the State is responsible for the procurement of energy
8. Participation in the State's group purchasing programs for those locations where the State is responsible for the procurement of energy

A total of 17 agencies identified 84 leases where at least one (1) modification could, in their opinion, result in energy cost savings. The chart below illustrates the percentage of the 84 leases that would benefit from each of the modifications.

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



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

SPACE MANAGEMENT POLICIES

Required Space Management Policies

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

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

Each of these policies is to be considered by state agencies whenever space utilization, space management, space acquisition, construction, renovation or leasing decisions are to be made, and it is the expectation that agencies will duly consider and implement each of these policies unless such implementation would prove unfeasible and imprudent when compared with available alternatives.

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

Existing efforts in support of this policy include:

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

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

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

Existing efforts in support of this policy include:

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

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

Existing efforts in support of this policy include:

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

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

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

Existing efforts in support of this policy include:

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

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

Existing efforts in support of this policy include:

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

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

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

Existing efforts in support of this policy include:

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

Additional Space Management Policies

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

Each of these additional space management policies is to be considered by state agencies whenever space utilization, space management, space acquisition, construction, renovation or leasing decisions are to be made, and it is the expectation that agencies will duly consider and implement each of these policies unless such implementation would prove unfeasible and imprudent when compared with available alternatives.

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

Existing efforts in support of this policy include:

- *Effective Management of Resources* – C.G.S. 4-67g(2) requires the Bureau of Real Property Management (the Bureau) within the OPM, to determine the level of efficiency of each and every state agency’s use of all real property. To this end all space requests submitted to the Bureau are compared against the State’s building inventory system to determine the feasibility of using existing space prior to consideration of property acquisition, construction or leasing.
- *Reduction of Leased Space* - In addition, the OPM endeavors to encourage agencies to reduce their reliance on leased facilities by discontinuing leases where feasible, limiting the use of leased property to interim needs and replacing leases with State owned facilities as soon as it is economically feasible.
- *Utilization of Surplus Property* - C.G.S. 4b-21(b) requires agencies to notify OPM when real property is no longer needed by the agency. The Bureau then notifies all agencies of the availability of the property and agencies are given an opportunity to submit re-use plans. The Bureau is also responsible for reviewing all properties scheduled for disposition by the Department of Transportation (DOT) under CGS 13a-80 and CGS 13a-80a to determine if the property could be reutilized by another State agency.

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

Existing efforts in support of this policy include:

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

completed and in use by the autumn of 2009. This system will enable OPM to track energy consumption, cost and green house gas emissions at the building level. This information will be used to rank and prioritize building performance enabling the state to target resource upgrades where most needed. The system will also enable OPM to track pre and post project building energy consumption. In addition, the system will flag usage and or billing invoice anomalies allowing agencies to address them in a timely fashion.

- *Electric Efficiency Partners Program* – Under this program, as established in Section 94 of Public Act 07-242, OPM has contracted for energy audits at select facilities with poor electric load factor profiles. Audit reports will recommend projects to reduce peak electric usage at these facilities using technologies approved by the Department of Public Utility Control (DPUC). State agencies may, through the contracted efficiency partner, apply for up to sixty percent of project costs through the DPUC.
- *Demand Response* – Under the New England Independent System Operator (ISO) “*Demand Response*” program, certain State facilities during peak periods of electricity demand, can reduce their consumption of electricity or generate their own electricity. In return, the State is paid a fee which is based on the facility’s reduction of electrical usage during these peak periods. Fees received under this program are reinvested in energy efficiency improvements at State facilities.

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

Existing efforts in support of this policy include:

- *Affordable Housing* – The Department of Economic and Community Development (DECD), through its FLEX program, provides quality affordable housing for Connecticut residents, preserves existing affordable housing, promotes and supports homeownership and mixed income developments and helps to revitalize Connecticut’s inner cities. DECD also makes funds available for uses such as multi-family rental housing, adaptive reuse of historic structures, special needs housing and the redevelopment of vacant properties.
- *Enterprise Zones* – The Connecticut Enterprise Zone Program, administered through DECD, provides a 5-year, 80% abatement of local property taxes on all qualifying real and personal property for those eligible businesses which

relocate or expand within an Enterprise Zone.

- *Urban Jobs Program* – The Urban Jobs Program, administered by DECD, provides benefits for eligible projects such as manufactures and warehouse distributors, which are taking place within a Targeted Investment Community. Benefits include abatement of local property taxes as well as tax credit towards the Connecticut Corporation Business Tax.

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

Existing efforts in support of this policy include:

- *Co-location of Services* – Provisions of C.G.S 4b-23(e) and C.G.S. 4b-31(e) require that human services, wherever feasible, are to be co-located. In addition, the State endeavors to consider only those space options which best coordinate or centralize the delivery of services in order to avoid unnecessary duplication and to maximize the utilization of available resources.
- *Centralization of Services* – Because there is a recognition among State agencies that the most efficient mechanism for administrative efficiency is through central office consolidation, agencies that occupy multiple locations, are encouraged to centralize their central administrative offices into single locations. Towards this end, a significant percentage of the State’s use of office space is centered in the Capitol Area of Hartford and is used for the State’s central administrative functions.
- *Access To Public Transportation* – Public Act 07-70 requires the Commissioner of the DPW, when leasing or purchasing a state facility, to consider the proximity of the facility to railroads or motor bus routes, and to consult with the DOT regarding the current and future status of railroad and motor bus routes prior to leasing or purchasing state facilities.

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

Existing efforts in support of this policy include:

- *Tenant Handbooks* – For buildings under its control, DPW has developed a series of “*Tenant Handbooks*” which include policies to ensure that employee

workstations and common areas are maintained in a manner which is safe, comfortable, sanitary and professional in appearance. These Handbooks also include procedures to be followed in the event of emergencies such as fire, flood, security breach, etc.

- *Tenant Meetings* – For those facilities under its control, DPW conducts meeting with tenant agencies to serve as a forum to discuss facility issues and employees concerns related to building health and safety.
- *DPW Environmental & Safety Group* – For all facilities under its control, DPW performs audits to ensure compliance with all applicable environmental and safety regulations as well as investigating and resolving any indoor air quality complaints. DPW also responds to all insurance carrier building investigation reports and works to improve the safety of its buildings.
- *Capital Improvements* – In an on-going effort to improve its facilities, DPW has established a three (3) year building project plan which identifies life safety and environmental projects as “*Priority 1*”.

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

Existing efforts in support of this policy include:

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

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

Existing efforts in support of this policy include:

- *Connecticut Environmental Policy Act (CEPA)* – In accordance with C.G.S. 22a-1 through C.G.S. 22a-1(h), CEPA identifies and evaluates the impacts of proposed state actions which may significantly affect Connecticut's land, water, air or other environmental resources and provides opportunity for

public review and comment on proposed State actions. CEPA reviews provide state agencies with the information necessary to determine whether or not to proceed with a proposed project.

- *Use of Environmentally Friendly Products* – Executive Order # 14, issued by Governor M. Jodi Rell, requires all state agencies in the executive branch, whenever practicable, to procure and use cleaning and/or sanitizing products that minimize potential impacts to human health and the environment and are consistent with maintaining clean and sanitary State facilities.

Promotion of Connecticut's Colocation Goals

C.G.S. 4b-23(c) requires that this plan include a statement of the degree to which the Plan promotes the colocation goals delineated in C.G.S. 4b-31(e) which are; (1) accessibility to consumers of human services who rely on public transportation; (2) ability to provide opportunities for colocation of human services agencies with each other and with federal, municipal and private agencies providing human services; (3) ability to provide opportunities for integration of services for multiproblem consumers; and (4) ability to provide cost effective services

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

cost effective services wherever feasible.

- *Existing Colocations* – As part of agency space requests submitted to OPM, it was reported that 22% of the State’s existing leases represent sites where multiple State agencies are located.

This document has set forth broad, statewide policy guidelines designed to enable the State to achieve the colocation goals as delineated in C.G.S. 4b-31(e), and agencies have reported to OPM that 22% of all existing leases represent locations where multiple State agencies are located. Therefore, it is the opinion of the Secretary of the OPM that this *State Facility Plan* adequately promotes the colocation goals of the State of Connecticut as delineated in C.G.S. 4b-31(e).

DATA COLLECTION & METHODOLOGY

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

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

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

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

Based on these lists, the OPM e-mailed spreadsheets and instructions to 56 state agencies in July 2008. Agencies were instructed to complete the spreadsheets and return them to the OPM on or before September 1, 2008.

Agencies which did not submit by the September deadline were contacted and reminded that each agency seeking to lease space during the period covered by this Plan is required to submit their space requests to OPM.

Each space request received by OPM was forwarded to DPW who reviewed the agencies submissions to ensure that their existing square footage and cost information was consistent with realistic cost factors and space requirements.

Upon completion, DPW forwarded updated spreadsheets to OPM where specific square footage and cost recommendations for each space request were made. It is these specific square footage and cost recommendations which represent each agency's *State Facility Plan* "approval".

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

Agencies Receiving Submission Packages

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

1. Board of Accountancy	2. Board of Education & Services for the Blind
3. Board of Trustees of Community-Technical Colleges	4. Board for State Academic Awards
5. Children's Trust Fund	6. Claims Commission
7. Commission on Child Protection	8. Commission On Fire Prevention & Control
9. Commission on Human Rights & Opportunities	10. Commission on the Deaf & Hearing Impaired
11. Connecticut State University	12. Contracting Standards Board
13. Culture, Arts & Tourism	14. Department of Administrative Services
15. Department of Agriculture	16. Department of Banking
17. Department of Children and Families	18. Department of Consumer Protection
19. Department of Correction	20. Department of Developmental Services
21. Department of Education	22. Department of Environmental Protection
23. Department of Information & Technology	24. Department of Labor
25. Department of Mental Health & Addiction Services	26. Department of Motor Vehicles
27. Department of Revenue Services	28. Department of Social Services
29. Department of Veterans' Affairs	30. Division of Criminal Justice (includes Chief State's Attorney)
31. Division of Special Revenue	32. Fire Arms Permit Examiners
33. Insurance Department	34. Judicial Department
35. Judicial Selection Commission	36. Lieutenant Governor's Office
37. Military Department	38. Office of Consumer Council
39. Office of Health Care Access	40. Office of Protection & Advocacy
41. Office of the Attorney General	42. Office of the Child Advocate
43. Office of the Governor	44. Office of the State Comptroller
45. Office of the State Treasurer	46. Office of the Victim Advocate
47. Office of Workforce Competitiveness	48. Police Officer Standards & Training Council
49. Public Defender's Services Commission	50. Soldiers, Sailors & Marines Fund
51. State Library	52. State Marshal Commission
53. State Properties Review Board	54. Teachers Retirement Board
55. University of Connecticut	56. Workers' Compensation Commission

Responding Agencies

Of the 56 agencies which received reminder packages from OPM, responses were ultimately received from 41 agencies; 12 agencies indicated no anticipated need for leased space and 3 agencies (Office of Protection and Advocacy, State Marshal Commission and the University of Connecticut) did not respond.

Should the agencies which did not respond or did not anticipate the need for leased space desire to enter into a lease agreement during the period covered by this Plan, they will first have to complete the *Interim Space Request* process as required by C.G.S. 4b-23(k).

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

1. Board of Accountancy	2. Commission on Fire Prevention and Control
3. Department of Agriculture	4. Department of Consumer Protection
5. Fire Arms Permit Examiners	6. Judicial Selection Commission
7. Lieutenant Governor's Office	8. Office of Consumer Council
9. Office of Health Care Access	10. Office of Protection and Advocacy
11. Office of the Victim Advocate	12. Police Officer Standards and Training Council
13. State Marshal Commission	14. State Properties Review Board
15. University of Connecticut	

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

Space Requests Submitted To OPM – Of the 56 agencies which initially received submission packages from OPM, 41 agencies submitted space requests to be included as part of this Plan.

The 41 agencies responding and submitting space requests are as follows:

1. Attorney General	2. Board of Education and Services for the Blind
3. Board for State Academic Awards	4. Children's Trust Fund
5. Commission on Child Protection	6. Commission on Human Rights and Opportunities
7. Commission on the Deaf and Hearing Impaired	8. Connecticut Community Colleges
9. Connecticut State Library	10. Connecticut State University
11. Culture, Arts and Tourism	12. Department of Administrative Services
13. Department of Banking	14. Department of Children and Families
15. Department of Correction	16. Department of Developmental Services
17. Department of Education	18. Department of Environmental Protection
19. Department of Information Technology	20. Department of Labor

21. Department of Mental Health and Addiction Services	22. Department of Motor Vehicles
23. Department of Revenue Services	24. Department of Social Services
25. Department of Veterans' Affairs	26. Division of Criminal Justice
27. Division of Special Revenue	28. Insurance Department
29. Judicial Branch	30. Military Department
31. Office of the Child Advocate	32. Office of the Claims Commissioner
33. Office of the Governor	34. Office of Workforce Competitiveness
35. Public Defender Services Commission	36. Soldiers, Sailors and Marines Fund
37. State Comptroller	38. State Contracting Standards Board
39. State Treasurer	40. Teacher's Retirement Board
41. Workers' Compensation Commission	

Space Request Approval Process

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

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

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

REQUESTS & RECOMMENDATIONS SUMMARY

DATA NOTE: State Owned Space – Agencies that currently occupy State owned space and anticipate remaining in State owned space are not included as part of this Plan.

DATA NOTE: Costs – The costs in previous Plans were based only upon the per square foot base rental cost to the State. For this Plan, costs are based upon the total cost including base rent, tenant improvement, utilities, taxes, janitorial, etc. This gives a more accurate assessment of the total cost being paid by the State for its leased space.

DATA NOTE: Sectors of Government – In order to provide a framework for analysis and comparison and to achieve consistency with the State Budget document, each of the 41 agencies which submitted space requests to OPM have been placed into one of the following eight (8) “Government Sectors”:

1. **Conservation & Development** – *Culture, Arts & Tourism, Department of Environmental Protection*
2. **Corrections** – *Children’s Trust Fund, Department of Children and Families, Department of Correction*
3. **Education** – *Board of Education and Services for the Blind, Board for State Academic Awards, Commission on the Deaf and Hearing Impaired, , Connecticut Community Colleges, Connecticut State University, Connecticut State Library Department of Education, Teachers Retirement Board*
4. **General Government** – *Attorney General, Department of Administrative Services, Department of Information Technology, Department of Revenue Services, Department of Veterans’ Affairs, Division of Criminal Justice, Division of Special Revenue, Office of the Claims Commissioner, Office of the Governor, Office of Workforce Competitiveness, State Comptroller, State Contracting Standards Board, State Treasurer*
5. **Health and Hospital** – *Department of Developmental Services, Department of Mental Health and Addiction Services*
6. **Human Services** – *Department of Social Services, Soldiers, Sailors and Marines Fund*
7. **Judicial** – *Commission on Child Protection, Judicial Branch, Public Defender Services Commission,*
8. **Regulation and Protection** – *Commission on Human Rights and Opportunities, Department of Banking, Department of Labor, Department of Motor Vehicles, Insurance Department, Military Department, Office of the Child Advocate, Workers’ Compensation Commission,*

Square Footage – Existing, Requested and Approved All Government Sectors

The State of Connecticut currently leases approximately 3.01 million square feet of space to house various agencies and their respective functions. The largest single sector of government for which space is leased is the Judicial sector which represents approximately 19% of all space currently being leased by the State.

In total, agencies have requested a total of 4.06 million square feet of space, or approximately 34% over existing levels.

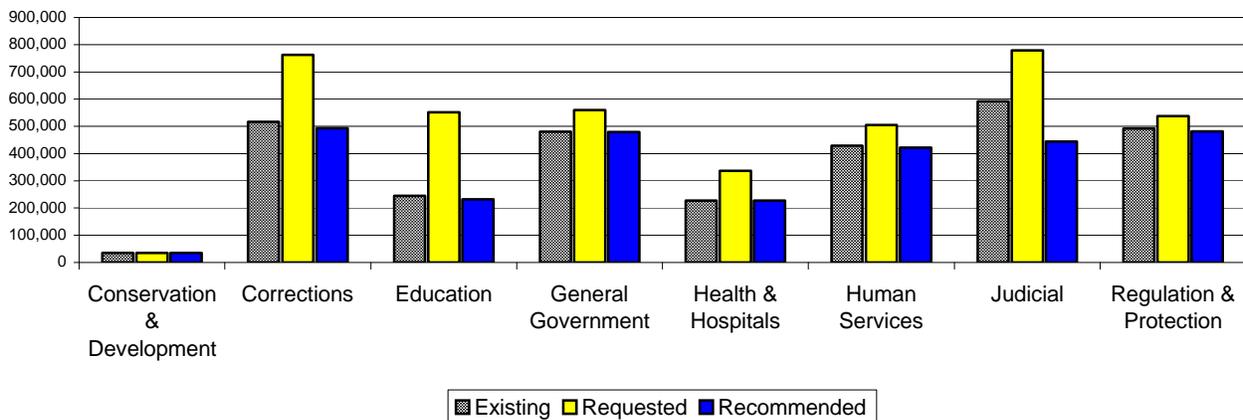
For the period covered by this Plan, OPM has approved a total of 2.81 million square feet of leased space which represents a decrease of approximately 6% over existing levels.

Square Footage Existing, Requested and Recommended

Table 1

Sector	Existing Square Footage	Requested Square Footage	Recommended Square Footage	Approved Increase Over Existing Levels
<i>Conservation & Development</i>	35,115	35,115	35,115	0%
<i>Corrections</i>	516,375	763,153	493,251	(4.4%)
<i>Education</i>	245,274	551,850	231,507	(5.6%)
<i>General Government</i>	480,471	559,716	479,431	(<1.0%)
<i>Health and Hospitals</i>	226,911	335,983	226,921	(<1.0%)
<i>Human Services</i>	428,780	504,688	422,384	(1.4%)
<i>Judicial</i>	592,214	778,754	444,561	(25.0%)
<i>Regulation and Protection</i>	492,007	538,299	481,702	(2.0%)
TOTAL ALL SECTORS	3,017,147	4,067,558	2,814,872	(6.7%)

Square Footage
Existing, Requested & Recommended
Figure 1



Annual Costs – Existing, Requested and Approved All Government Sectors

The State of Connecticut currently spends approximately \$60.8 million annually to lease approximately 3.01 million square feet of space. Almost 40.5% of these costs are directly attributable to the Judicial section and the Corrections sector which represent approximately 22% and 18% respectively.

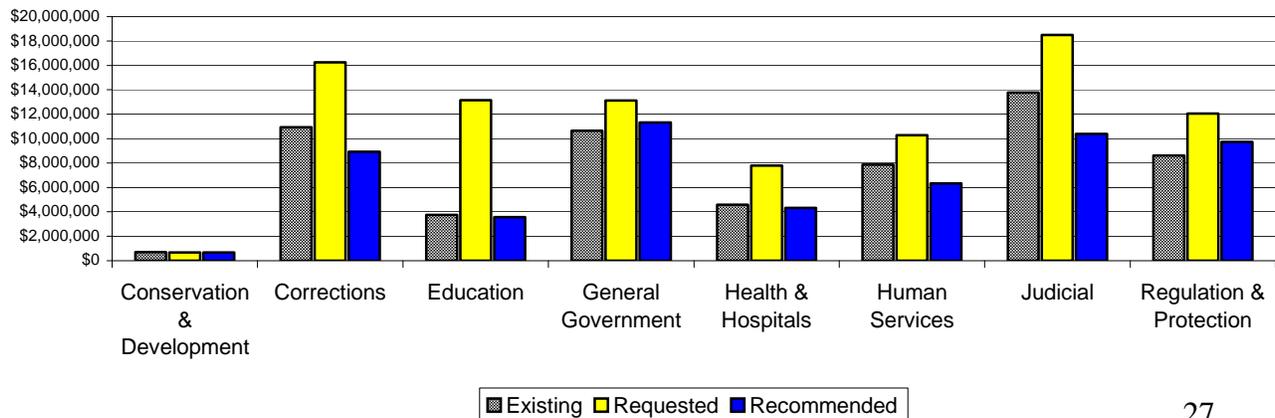
In total, agencies have requested an additional \$30.9 million annually for leased space. It should be noted that all tenant fit-out projects undertaken in leased facilities are contracted and performed by the landlord and any costs are typically amortized over the initial term of the lease and are included as part of the State’s square footage cost.

For the period covered by this Plan, OPM has approved a total of \$55.3 million annually for leased space which represents an approximate decrease of 9% over existing levels.

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

Sector	Existing Annual Costs	Requested Annual Costs	Recommended Annual Costs	Approved Increase Over Existing Levels
<i>Conservation & Development</i>	\$669,202	\$671,900	\$671,900	(3.9%)
<i>Corrections</i>	\$10,931,009	\$16,249,093	\$8,941,791	(18.2%)
<i>Education</i>	\$3,753,713	\$13,139,671	\$3,579,104	(4.6%)
<i>General Government</i>	\$10,652,817	\$13,126,074	\$11,333,697	6.4%
<i>Health and Hospitals</i>	\$4,573,386	\$7,796,995	\$4,329,849	(5.3%)
<i>Human Services</i>	\$7,853,558	\$10,280,565	\$6,328,237	(19.4%)
<i>Judicial</i>	\$13,774,495	\$18,499,278	\$10,383,579	(24.6%)
<i>Regulation and Protection</i>	\$8,613,796	\$12,050,622	\$9,750,781	(13.1%)
TOTAL ALL SECTORS	\$60,851,976	\$91,814,198	\$55,318,938	(9.0%)

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



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

On average, the State of Connecticut currently pays approximately \$20.16 per square foot for its leased space with the Judicial sector paying the highest average per square foot cost of \$23.25 while the Conservation and Development sector pays the lowest per square foot cost of approximately \$19.91.

On average, agencies have requested a 12% increase in the per square footage costs being paid by the State. Increases in the per square foot costs were requested across all sectors of government with the exception of the General Government sector which requested a decrease of approximately 4% in per square foot costs.

For the period covered by this Plan, OPM have approved a 2.5% approximate decrease in the per square footage cost.

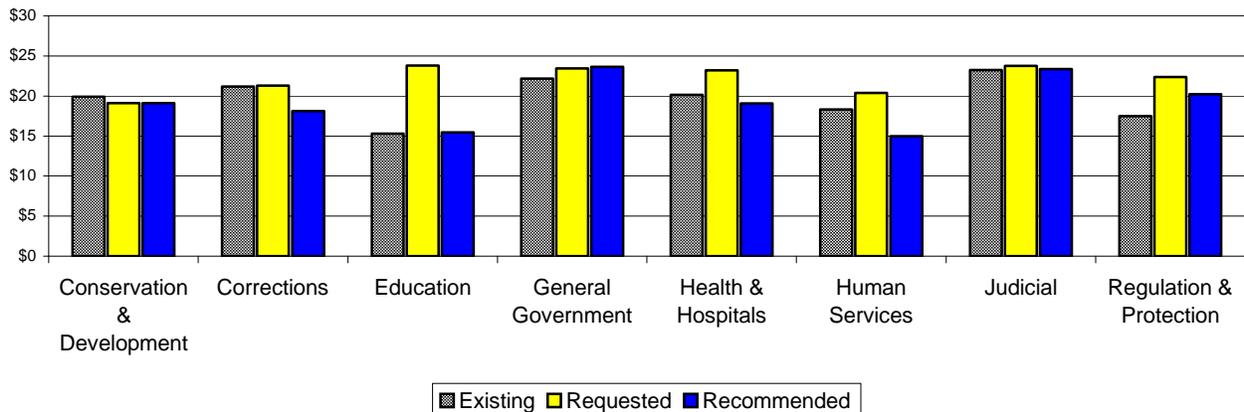
Average Cost per Square Foot Existing, Requested and Recommended

Table 3

Sector	Existing Average \$ per S.F.	Requested Average \$ per S.F.	Recommended Average \$ per S.F.	Approved per S.F. Change Over Existing
<i>Conservation & Development</i>	\$19.91	\$19.13	\$19.13	(\$0.78)
<i>Corrections</i>	\$21.16	\$21.29	\$18.12	(\$3.04)
<i>Education</i>	\$15.30	\$23.81	\$15.46	\$0.16
<i>General Government</i>	\$22.17	\$23.45	\$23.63	\$1.46
<i>Health and Hospitals</i>	\$20.15	\$23.20	\$19.08	(\$1.07)
<i>Human Services</i>	\$18.31	\$20.37	\$14.98	(\$3.33)
<i>Judicial</i>	\$23.25	\$23.75	\$23.35	\$0.10
<i>Regulation and Protection</i>	\$17.50	\$22.38	\$20.24	\$2.74
TOTAL ALL SECTORS	\$20.16	\$22.57	\$19.65	(\$0.51)

Average Cost per Square Foot Existing, Requested & Recommended

Figure 3



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

Of the space currently leased by the State of Connecticut almost 82% is leased for office and/or regional office use, while approximately 11.2% is leased for use as court space. The remaining space is used for combination of educational, residential and storage/warehouse functions.

In total, agencies have requested an additional 1.05 million square feet of space, of which approximately 79% has been requested for office and/or regional office use. Requests for space for residential use, currently 0.0% of all existing space, increased by 192,500 square feet and account for approximately 4.7% of all space requested.

For the Period covered by this Plan, OPM has approved approximately a 6.7% decrease in the number of square feet when compared to existing levels. The office and/or regional office uses continue to represent the largest percentage of space to be leased with a combined total of approximately 86% of all approved square footage.

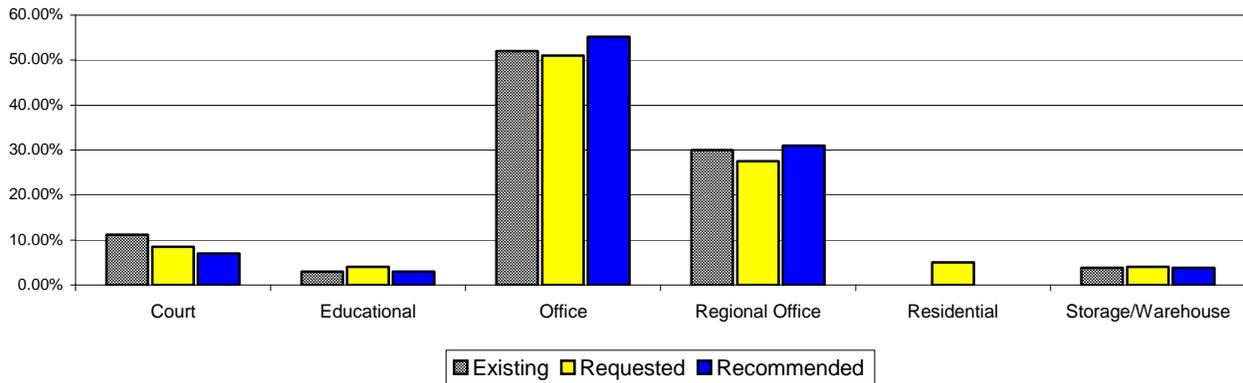
Type of Space Leased Existing, Requested and Recommended

Table 4

Type of Space	Existing Square Feet and % of Total		Requested Square Feet and % of Total		Recommended Square Feet and % of Total	
	Square Feet	% of Total	Square Feet	% of Total	Square Feet	% of Total
<i>Court</i>	340,054	11.2%	344,943	8.5%	197,552	7.0%
<i>Educational</i>	92,401	3.0%	162,292	4.0%	88,701	3.0%
<i>Office</i>	1,573,051	52.0%	2,086,036	51.0%	1,554,206	55.2%
<i>Regional Office</i>	894,695	30.0%	1,120,344	27.5%	867,535	31.0%
<i>Residential</i>	0	0.0%	192,500	5.0%	0	0.0%
<i>Storage/Warehouse</i>	116,946	3.8%	161,443	4.0%	106,879	3.8%
TOTAL ALL TYPES	3,017,147	100%	4,067,558	100%	2,814,872	100%

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

Figure 4



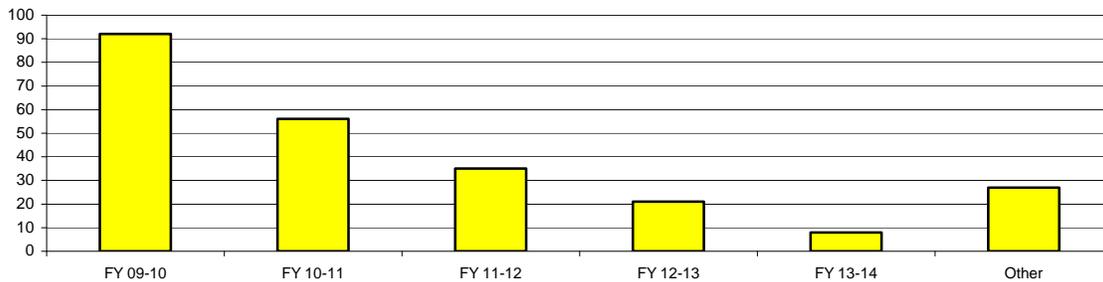
Requests by Fiscal Year All Government Sectors

OPM has recommended approval of a total of 239 separate space requests totaling 2.81 million square feet at an approximate annual cost of \$55.3 million. Of these 239 approved requests, agencies have requested that almost 38.4% of them, representing approximately 36.5% of all square footage approved, be fulfilled during fiscal year 2009-2010.

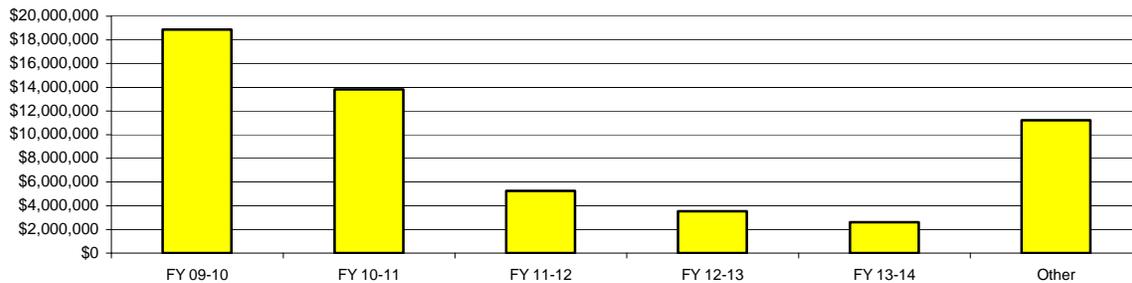
Requests by Fiscal Year
Table 5

Requested Fiscal Year	Number of Requests	Recommended Square Footage	Recommended Annual Costs
2009-2020	92	1,028,998	\$18,876,447
2010-2011	56	555,607	\$13,824,791
2011-2012	35	306,838	\$5,263,047
2012-2013	21	157,766	\$3,530,709
2013-2014	8	150,978	\$2,604,541
Other	27	614,685	\$11,219,403
TOTAL	239	2,814,872	\$55,318,938

Number of Requests by Fiscal Year
Figure 5.1



Recommended Annual Costs by Fiscal Year
Figure 5.2



Sector Summary: Conservation and Development

The *Conservation and Development* sector is comprised of the following: (1) Culture, Arts & Tourism, and (2) Department of Environmental Protection.

The *Conservation and Development* sector has submitted two (2) lease requests to OPM totaling 35,115 square feet of space, representing no change over existing levels. The State is currently paying \$699,202 annually for the *Conservation and Development* sector's leased space, or an average of \$19.91 per square foot. Currently, approximately 60% of the space leased for the *Conservation and Development* sector is for office space and approximately 40% for warehouse/other space.

Under this Plan, OPM has recommended no change in the number of square feet to be leased by the *Conservation and Development* sector. In total, OPM has approved \$671,900 in annual costs to lease 35,115 square feet of space, or approximately \$19.13 per square foot.

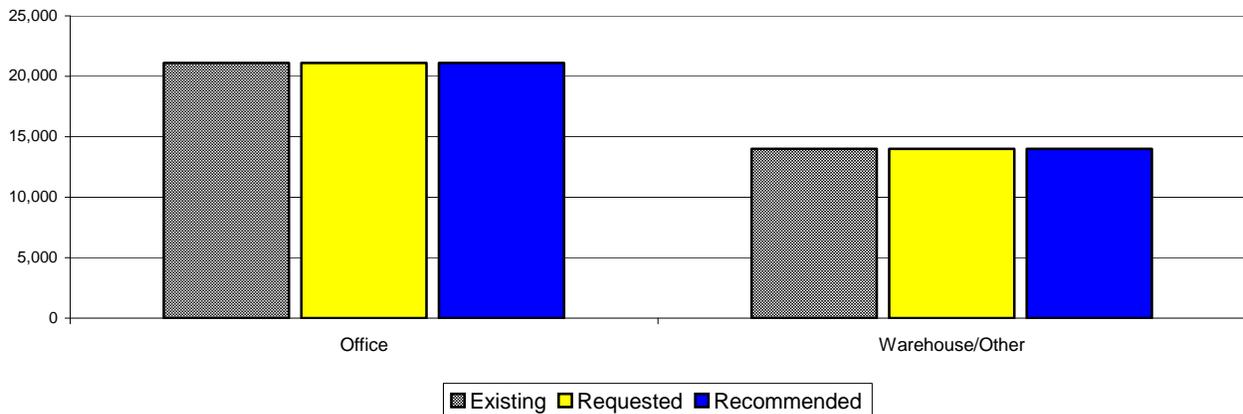
Conservation and Development Sector Type of Space Leased

Table 6

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	21,115	\$496,202	\$23.50	21,115	\$450,000	\$21.31	21,115	\$450,000	\$21.31
<i>Storage/Warehouse</i>	14,000	\$203,000	\$14.50	14,000	\$221,900	\$15.85	14,000	\$221,900	\$15.85
TOTAL	35,115	\$699,202	\$19.91	35,115	\$671,900	\$19.13	35,115	\$671,900	\$19.13

Conservation and Development Sector Square Footage by Type of Space Leased

Figure 6



Sector Summary: Corrections

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

The *Corrections* sector has submitted thirty-two (32) lease requests to OPM totaling 763,153 square feet of space, representing approximately a 47.79% requested increase over existing levels. The State is currently paying \$10,931,009 annually for the *Corrections* sector leased space, or an approximately of \$21.17 per square foot. Currently, approximately 95% of the space leased for the *Corrections* sector is for regional office and approximately 5% is used for office space.

Under this Plan, OPM has recommended approval of a 4.48% approximate decrease in the number of square feet to be leased by the *Corrections* sector. In total, OPM has approved \$8,941,791 in annual costs to lease 493,251 square feet of space, or approximately \$18.13 per square foot.

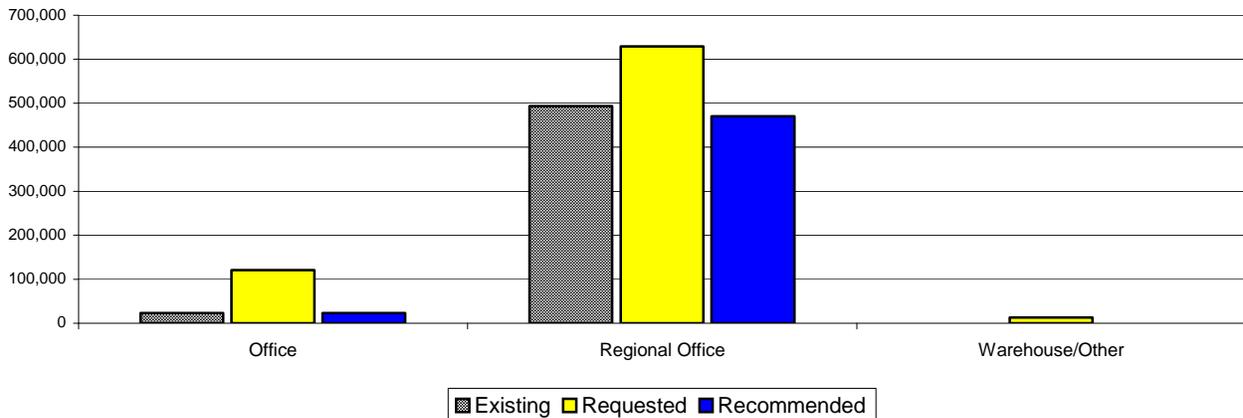
Corrections Sector Type of Space Leased

Table 7

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	23,009	\$436,837	\$18.99	120,701	\$2,450,710	\$20.30	23,009	\$405,317	\$17.62
<i>Regional Office</i>	493,366	\$10,494,172	\$21.27	629,133	\$13,465,408	\$21.40	470,242	\$8,536,474	\$18.15
<i>Warehouse/Other</i>	0	\$0.00	\$0.00	13,319	\$332,975	\$25.00	0	\$0	\$0.00
TOTAL	516,375	\$10,931,009	\$21.17	763,153	\$16,249,093	\$21.29	493,251	\$8,941,791	\$18.13

Corrections Sector Square Footage by Type of Space Leased

Figure 7



Sector Summary: Education

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

The *Education* sector has submitted twenty (20) lease requests to OPM totaling 245,274 square feet of space, representing a 125% approximate requested increase over existing levels. The State is currently paying \$3,753,713 annually for the *Education* sector leased space, or an average of \$15.30 per square foot. Currently, the *Education* sector leases approximately 43% of its space for office uses, approximately 35% for educational uses, and approximately 22% for warehouse/other space.

Under this Plan, OPM has recommended approval of a 5.6% approximate decrease in the number of square feet to be leased by the *Education*. In total, OPM has approved \$3,579,104 in annual costs to lease 231,507 square feet of space, or approximately \$15.46 per square foot.

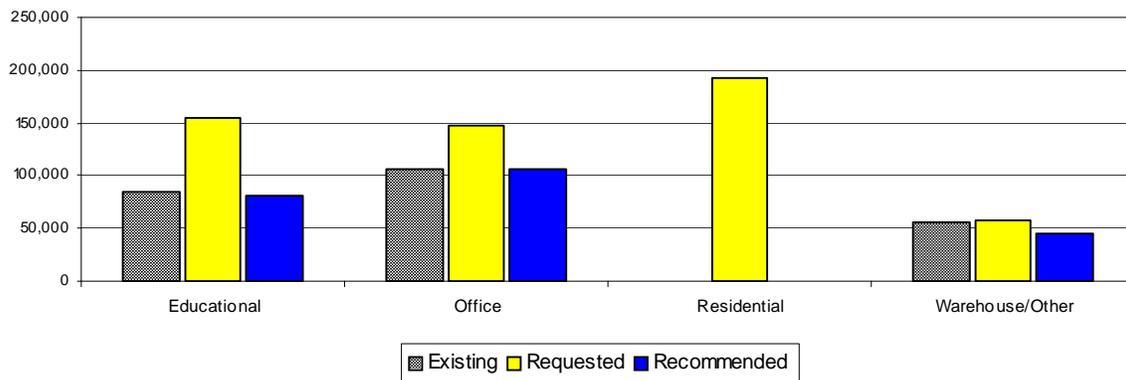
Education Sector Type of Space Leased

Table 8

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Educational</i>	84,581	\$1,776,810	\$21.01	154,472	\$3,612,855	\$23.39	80,881	\$1,755,343	\$21.70
<i>Office</i>	105,670	\$1,500,674	\$14.20	147,855	\$4,120,148	\$27.87	105,670	\$1,450,036	\$13.72
<i>Residential</i>	0	\$0	\$0.00	192,500	\$4,812,500	\$25.00	0	\$0	\$0.00
<i>Warehouse/Other</i>	55,023	\$476,229	\$8.66	57,023	\$594,168	\$10.42	44,956	\$373,726	\$8.31
TOTAL	245,274	\$3,753,713	\$15.30	551,850	\$13,139,671	\$23.81	231,507	\$3,579,104	\$15.46

Education Sector Square Footage by Type of Space Leased

Figure 8



Sector Summary: General Government

The *General Government* sector is comprised of the following: (1) Attorney General, (2) Department of Administrative Services, (3) Department of Information Technology, (4) Department of Revenue Services, (5) Department of Veterans' Affairs, (6) Division of Criminal Justice, (7) Division of Special Revenue, (8) Office of the Claims Commissioner, (9) Office of the Governor, (10) Office of Workforce Competitiveness, (11) State Comptroller, (12) State Contracting Standards Board, and (13) State Treasurer.

The *General Government* sector has submitted twenty-five (25) lease requests to OPM totaling 559,716 square feet of space, representing approximately a 16.5% requested increase over existing levels. The State is currently paying \$10,652,817 annually for the *General Government* sector leased space, or an average of \$22.17 per square foot. Currently, the *General Government* sector leases approximately 93% of its space for office use, approximately 3% for regional office use and approximately 4% for warehouse/other space.

Under this Plan, OPM has recommended approval of less than 1% in the number of square feet to be leased by the *General Government* sector. In total, OPM has approved \$11,333,697 in annual costs to lease 479,431 square feet of space, or approximately \$23.64 per square foot.

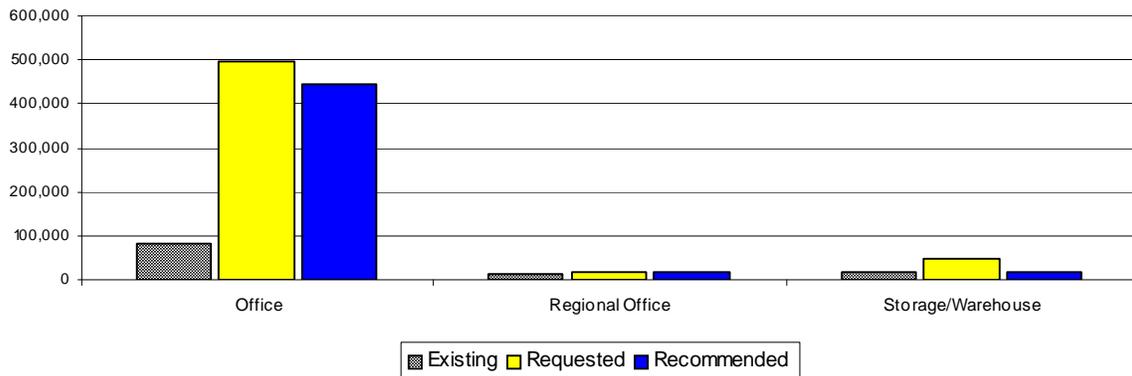
General Government Sector Type of Space Leased

Table 9

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
Office	448,971	\$10,262,297	\$22.86	496,688	\$12,145,954	\$24.45	445,581	\$10,846,977	\$24.34
Regional Office	13,934	\$235,915	\$16.93	16,284	\$322,738	\$19.82	16,284	\$322,738	\$19.82
Warehouse/Other	17,566	\$154,605	\$8.80	46,744	\$657,383	\$14.06	17,566	\$163,983	\$9.34
TOTAL	480,471	\$10,652,817	\$22.17	559,716	\$13,126,074	\$23.45	479,431	\$11,333,697	\$23.64

General Government Square Footage by Type of Space Leased

Figure 9



Sector Summary: Health and Hospitals

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

The *Health and Hospitals* sector has submitted twenty-three (23) lease requests to OPM totaling 335,983 square feet of space, representing approximately a 48% requested increase over existing levels. The State is currently paying \$4,573,386 annually for the *Health and Hospitals* sector leased space, or an average of \$20.15 per square foot. Currently, the *Health and Hospitals* sector leases approximately 63% of its space for office use and approximately 37% of its space for regional office.

Under this Plan, OPM has recommended approval of an increase of less than 1% in the number of square feet to be leased by the *Health and Hospitals* sector. In total, OPM has approved \$4,329,849 in annual costs to lease 226,921 square feet of space, or approximately \$19.08 per square foot.

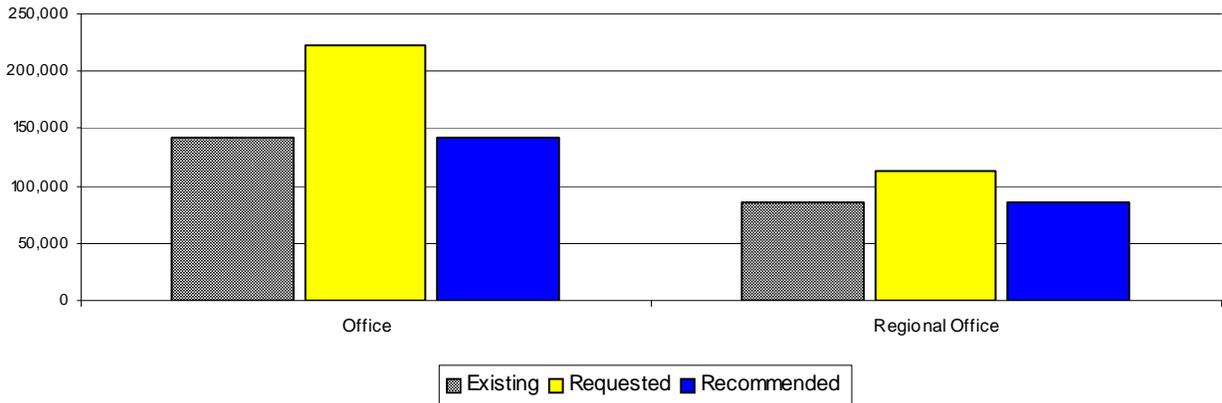
Health and Hospitals Sector Type of Space Leased

Table 10

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	141,745	\$3,135,590	\$22.12	223,308	\$5,560,512	\$24.90	141,745	\$2,727,671	\$19.24
<i>Regional Office</i>	85,166	\$1,437,797	\$16.88	112,675	\$2,236,484	\$19.85	85,176	\$1,602,178	\$18.81
TOTAL	226,911	\$4,573,386	\$20.15	335,983	\$7,796,995	\$23.21	226,921	\$4,329,849	\$19.09

Health and Hospitals Sector Square Footage by Type of Space Leased

Figure 10



Sector Summary: Human Services

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

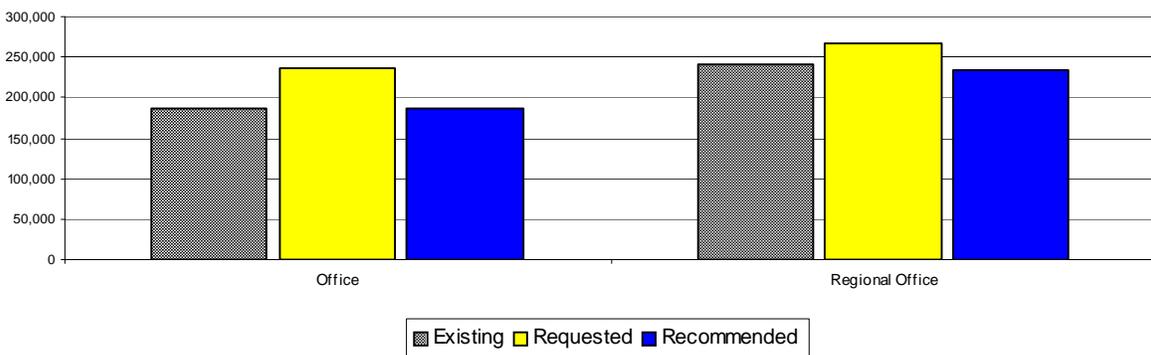
The *Human Services* sector has submitted twenty-nine (29) lease requests to OPM totaling 504,688 square feet of space, representing a 17.7% requested increase over existing levels. The State is currently paying \$7,853,558 annually for the *Human Services* sector leased space, or an average of \$18.32 per square foot. Currently, the *Human Services* sector leases approximately 44% of its space for office space, and approximately 56% of its space for regional office space.

Under this Plan, OPM has recommended approval of a 1.5% approximate decrease in the number of square feet to be leased by the *Human Services* sector. In total, OPM has approved \$6,328,237 in annual costs to lease 422,384 square feet of space, or approximately \$14.98 per square foot.

Human Services
Type of Space Leased
Table 11

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	187,536	\$3,278,247	\$17.48	237,005	\$5,176,968	\$21.84	187,536	\$3,018,525	\$16.10
<i>Regional Office</i>	241,244	\$4,575,311	\$18.97	267,683	\$5,103,597	\$19.07	234,848	\$3,309,713	\$14.09
TOTAL	428,780	\$7,853,558	\$18.32	504,688	\$10,280,565	\$20.37	422,384	\$6,328,237	\$14.98

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



Sector Summary: Judicial

The *Judicial* sector is comprised of the following: (1) Commission on Child Protection, (2) Judicial Branch, and (3) Public Defender Services Commission.

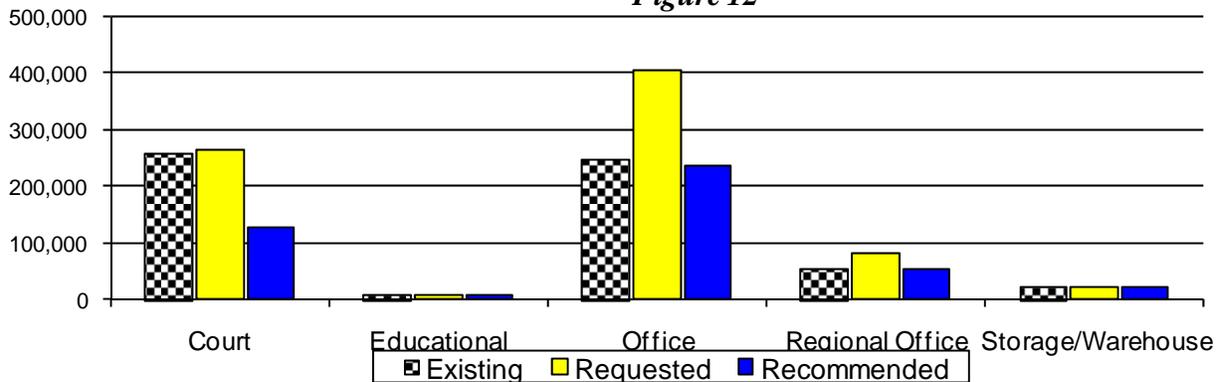
The *Judicial* sector has submitted sixty-four (64) lease requests to OPM totaling 778,754 square feet of space, representing approximately a 31.5% requested increase over existing levels. The State is currently paying \$13,774,495 annually for the *Judicial* sector leased space, or an average of \$23.26 per square foot. Currently, the *Judicial* sector leases approximately 44% of its space for court, 1% of its space for educational purposes, approximately 42% of its space for office, approximately 9% of its space for regional office and approximately 4% of its space for warehouse/other.

Under this Plan, OPM has recommended approval of a 25% approximate decrease in the number of square feet to be leased by the *Judicial* sector. OPM has approved \$10,383,579 in annual costs to lease 444,561 square feet of space, or approximately \$23.36 per square foot.

Judicial Sector
Type of Space Leased
Table 12

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Court</i>	260,371	\$6,574,784	\$25.25	264,263	\$6,737,184	\$25.49	126,468	\$3,406,742	\$26.94
<i>Educational</i>	7,820	\$181,207	\$23.17	7,820	\$227,009	\$29.03	7,820	\$227,009	\$29.03
<i>Office</i>	248,554	\$5,493,318	\$22.10	404,018	\$9,557,305	\$23.66	234,804	\$5,181,394	\$22.07
<i>Regional Office</i>	52,707	\$1,243,545	\$23.59	79,891	\$1,652,892	\$20.69	52,707	\$1,243,545	\$23.59
<i>Warehouse/Other</i>	22,762	\$281,641	\$12.37	22,762	\$324,889	\$14.27	22,762	\$324,889	\$14.27
TOTAL	592,214	\$13,774,495	\$23.26	778,754	\$18,499,278	\$23.75	444,561	\$10,383,579	\$23.36

Judicial Sector
Square Footage by Type of Space Leased
Figure 12



Sector Summary: Regulation and Protection

The *Regulation and Protection* sector is comprised of: (1) Commission of Human Rights and Opportunities, (2) Department of Banking, (3) Department of Labor, (4) Department of Motor Vehicles, (5) Insurance Department, (6) Military Department, (7) Office of the Child Advocate, and (8) Workers' Compensation Commission.

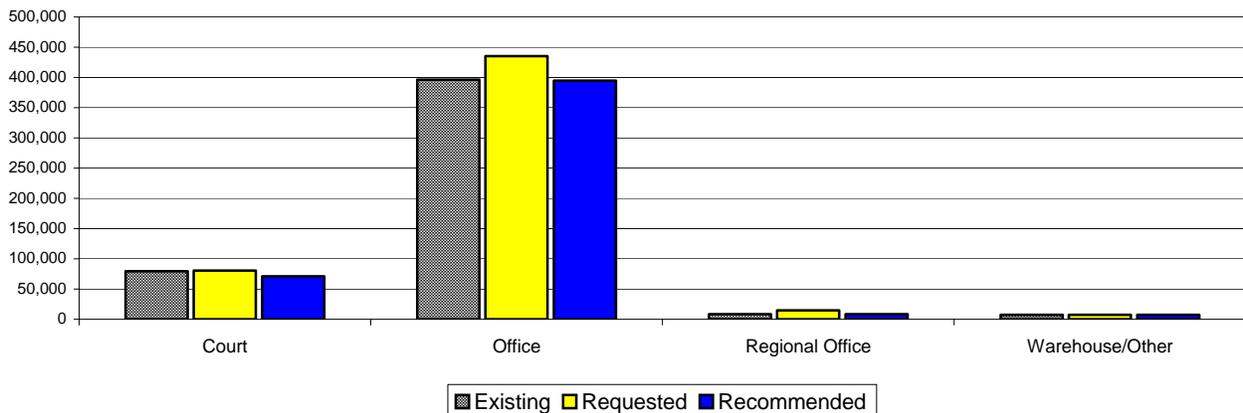
The *Regulation and Protection* sector has submitted forty-four (44) lease requests totaling 538,299 square feet of space, representing approximately a 9.4% increase over existing levels. The State is currently paying \$8,613,796 annually for the *Regulation and Protection* sector or an average of \$17.51 per square foot. The *Regulation and Protection* sector leases approximately 80% of its space for office, approximately 16% for court and approximately 2% for regional office and 1% for warehouse/other.

Under this Plan, OPM has recommended approval of a 2% approximate decrease in the number of square feet to be leased by the *Regulation and Protection* sector. OPM has approved \$9,750,781 in annual costs for 481,702 square feet of space, or \$20.24 per square foot.

Regulation and Protection
Type of Space Leased
Table 13

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Court</i>	79,683	\$1,528,433	\$19.18	80,680	\$1,785,614	\$22.13	71,083	\$1,593,674	\$22.42
<i>Office</i>	396,451	\$6,890,618	\$17.38	435,346	\$9,895,880	\$22.73	394,746	\$7,947,311	\$20.13
<i>Regional Office</i>	8,278	\$164,365	\$19.86	14,678	\$338,748	\$23.08	8,278	\$179,417	\$21.67
<i>Warehouse/Other</i>	7,595	\$30,380	\$4.00	7,595	\$30,380	\$4.00	7,595	\$30,380	\$4.00
TOTAL	492,007	\$8,613,796	\$17.51	538,299	\$12,050,622	\$22.39	481,702	\$9,750,781	\$20.24

Regulation & Protection Sector
Square Footage by Type of Space Leased
Figure 13



Agency Summary: Attorney General

The Attorney General has submitted five (5) space requests totaling 133,597 square feet of space which represents approximately a 33.2% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$1,719,325 annually to lease 100,260 square feet of space at an average of \$17.15 per square foot.

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

- 100% - Office Space

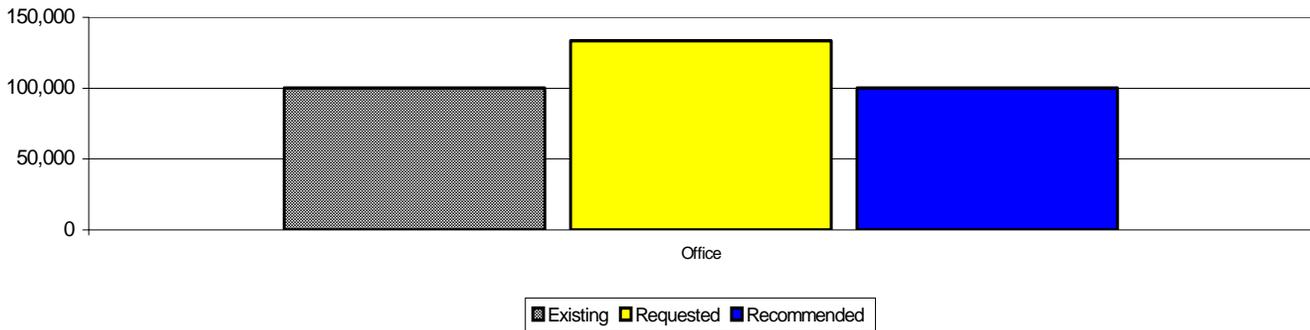
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Attorney General.

In total OPM has approved \$1,718,325 in annual costs to lease 100,260 square feet of space, or approximately \$17.14 per square foot.

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

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.	Sq. Ft.	Annual Cost	Cost/Sq. Ft.
<i>Office</i>	100,260	\$1,719,326	\$17.15	133,597	\$2,585,219	\$19.35	100,260	\$1,718,325	\$17.14
TOTAL	100,260	\$1,719,326	\$17.15	133,597	\$2,585,219	\$19.35	100,260	\$1,718,325	\$17.14

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



Agency Summary: Board for State Academic Awards

The Board for State Academic Awards has submitted one (1) space request totaling 10,027 square feet of space representing no increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$80,215 annually to lease 10,027 square feet of space at an average of \$8.00 per square foot.

The existing space being leased for the Board for State Academic Awards is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended no change in the number of square feet to be leased by the State Board for Academic Awards.

In total OPM has approved \$20,000 in annual costs to lease 10,027 square feet of space, or approximately \$1.99 per square foot.

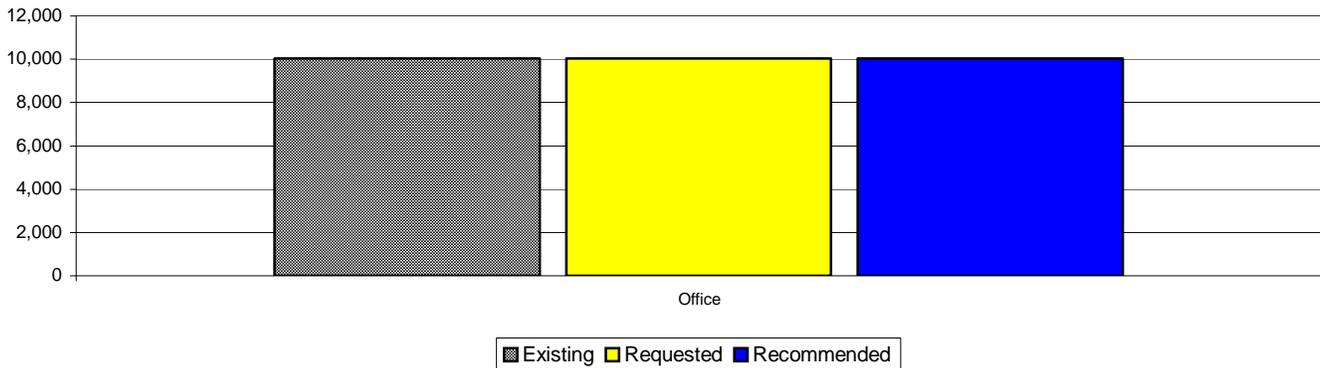
State Board for Academic Awards Type of Space Leased

Table 15

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	10,027	\$80,215	\$8.00	10,027	\$20,000	\$1.99	10,027	\$20,000	\$1.99
TOTAL	10,027	\$80,215	\$8.00	10,027	\$20,000	\$1.99	10,027	\$20,000	\$1.99

State Board for Academic Awards Square Footage by Type of Space Leased

Figure 15



Agency Summary: Board of Education & Services for the Blind

The Board of Education and Services for the Blind has submitted one (1) space request totaling 61,181 square feet of space which represents approximately a 52.9% increase when compared to existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$400,000 annually to lease 40,000 square feet of space at an average of \$10.00 per square foot.

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

- 100% - Office Space

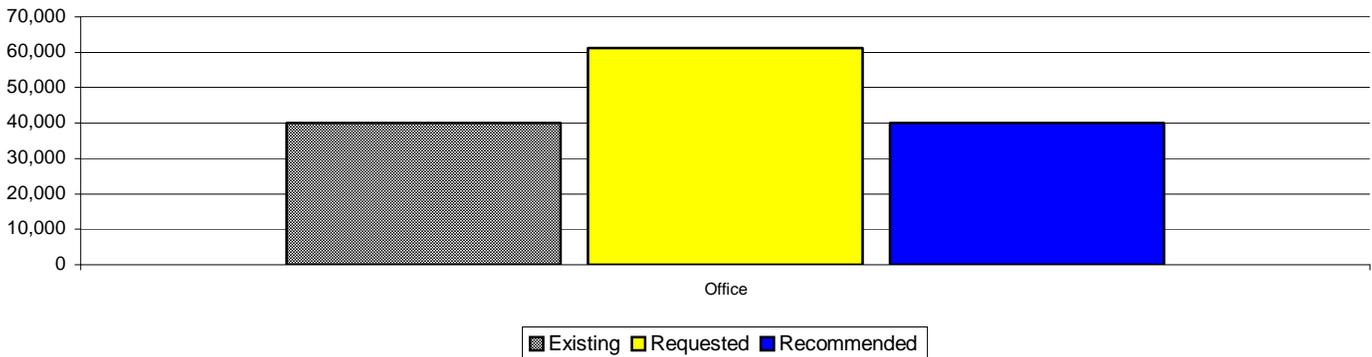
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Board of Education and Services for the Blind.

In total OPM has approved \$400,000 in annual costs to lease 40,000 square feet of space, or approximately \$10.00 per square foot.

Board of Education and Services for the Blind
Type of Space Leased
Table 16

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	40,000	\$400,000	\$10.00	61,181	\$2,569,603	\$42.00	40,000	\$400,000	\$10.00
TOTAL	40,000	\$400,000	\$10.00	61,181	\$2,569,603	\$42.00	40,000	\$400,000	\$10.00

Board of Education and Services for the Blind
Square Footage by Type of Space Leased
Figure 16



Agency Summary: Children’s Trust Fund

The Children’s Trust Fund has submitted one (1) space request totaling 5,564 square feet of space. The agency is currently located in State owned space. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$0.00 annually in lease costs for the Children’s Trust Fund.

Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Children’s Trust Fund.

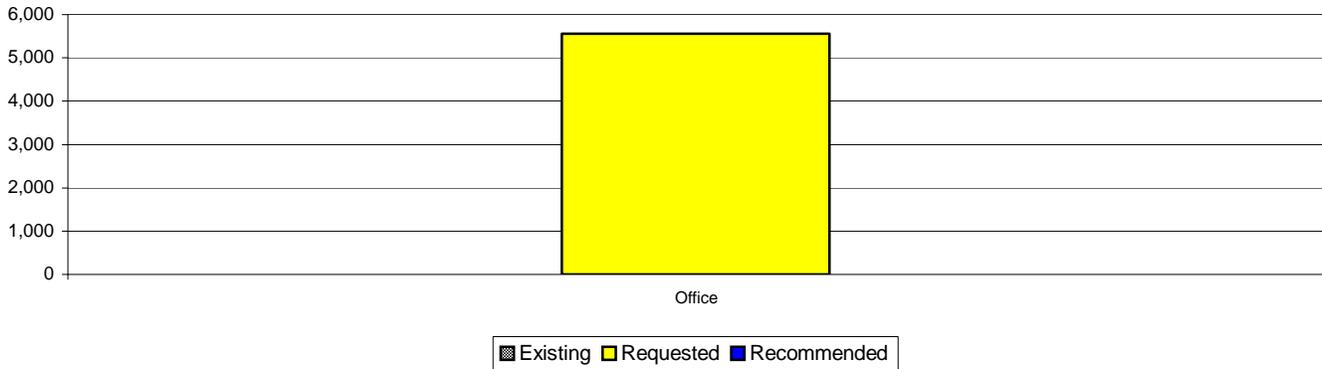
In total OPM has approved \$0.00 in annual lease costs for the Children’s Trust Fund.

Children’s Trust Fund Type of Space Leased

Table 17

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft
Office	0	\$0	\$0.00	5,564	\$106,773	\$19.19	0	\$0	\$0.00
TOTAL	0	\$0	\$0.00	5,564	\$106,773	\$19.19	0	\$0	\$0.00

Children's Trust Fund
Square Footage by Type of Space Leased
Figure 17



Agency Summary: Commission on Child Protection

The Commission on Child Protection has submitted one (1) space request totaling 4,969 square feet of space which represents a 22.9% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$72,738 annually to lease 4,041 square feet of space at an average of \$18.00 per square foot.

The existing space being leased for the Commission on Child Protection is being used as follows:

- 100% - Office Space

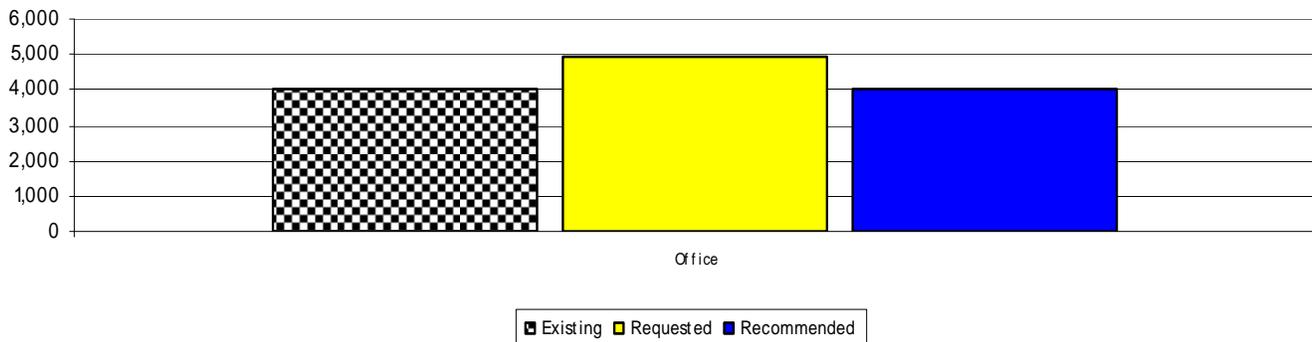
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Commission on Child Protection.

In total OPM has approved \$72,738 in annual costs to lease 4,041 square feet of space, or approximately \$18.00 per square foot.

**Commission on Child Protection
Type of Space Leased
Table 18**

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	4,041	\$72,738	\$18.00	4,969	\$89,442	\$18.00	4,041	\$72,738	\$18.00
TOTAL	4,041	\$72,738	\$18.00	4,969	\$89,442	\$18.00	4,041	\$72,738	\$18.00

**Commission on Child Protection
Square Footage by Type of Space Leased
Figure 18**



Agency Summary: Commission on Human Rights and Opportunities

The Commission on Human Rights and Opportunities has submitted four (4) space requests totaling 46,621 square feet of space representing a 70% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$211,722 annually to lease 27,297 square feet of space at an average of \$7.76 per square foot.

The existing space being leased for the Commission on Human Rights and Opportunities is used as follows:

- 70% - Office Space
- 30% - Regional Office Space

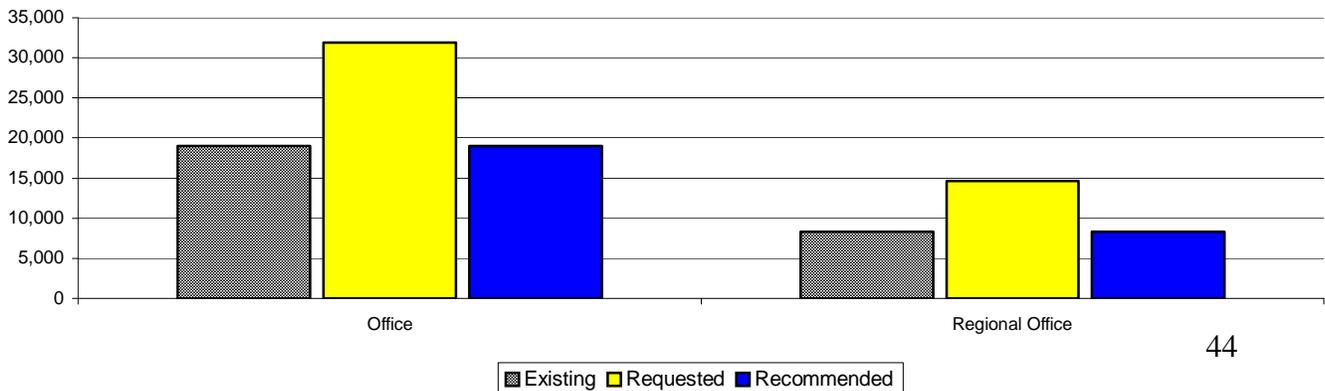
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Commission on Human Rights and Opportunities.

In total OPM has approved \$226,774 in annual costs to lease 27,297 square feet of space, or approximately \$8.31 per square foot.

Commission on Human Rights and Opportunities
Type of Space Leased
Table 19

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	19,019	\$47,357	\$2.49	31,943	\$1,311,260	\$41.05	19,019	\$47,357	\$2.49
<i>Regional Office</i>	8,278	\$164,365	\$19.86	14,678	\$338,748	\$23.08	8,278	\$179,417	\$21.67
TOTAL	27,297	\$211,722	\$7.76	46,621	\$1,650,008	\$35.39	27,297	\$226,774	\$8.31

Commission on Human Rights and Opportunities
Square Footage by Type of Space Leased
Figure 19



Agency Summary: Commission on the Deaf and Hearing Impaired

The Commission on the Deaf and Hearing Impaired has submitted one (1) space request totaling 4,592 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$81,115 annually to lease 4,592 square feet of space at an average of \$17.66 per square foot.

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

- 100% - Office Space

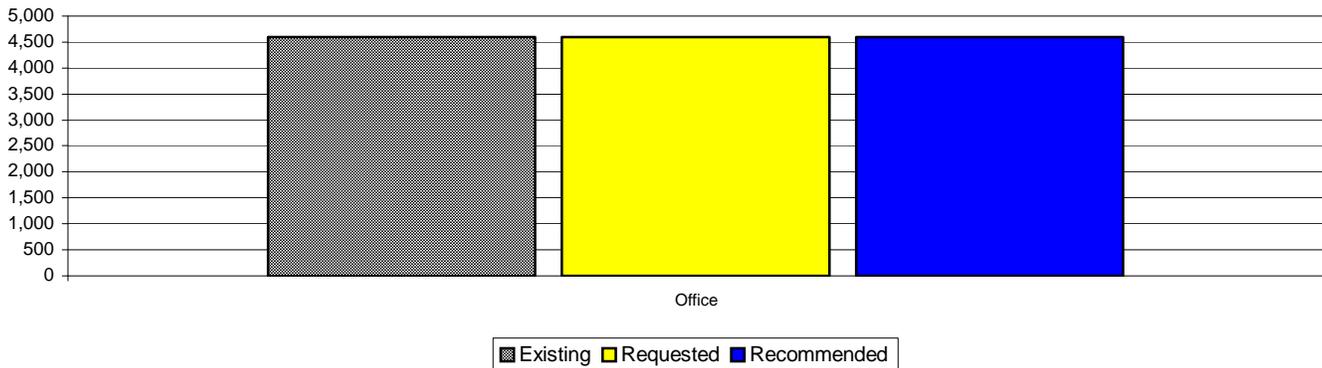
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Commission on the Deaf and Hearing Impaired.

In total OPM has approved \$90,692 in annual costs to lease 4,592 square feet of space, or approximately \$19.75 per square foot.

Commission on the Deaf and Hearing Impaired
Type of Space Leased
Table 20

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	4,592	\$81,115	\$17.66	4,592	\$90,692	\$19.75	4,592	\$90,692	\$19.75
TOTAL	4,592	\$81,115	\$17.66	4,592	\$90,692	\$19.75	4,592	\$90,692	\$19.75

Commission on the Deaf and Hearing Impaired
Square Footage by Type of Space Leased
Figure 20



Agency Summary: Connecticut Community Colleges

The Connecticut Community Colleges have submitted six (6) space requests totaling 42,014 square feet of space which represents a 46% decrease over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$1,664,230 annually to lease 77,761 square feet of space at an average of \$21.40 per square foot.

The existing space being leased for the Connecticut Community Colleges is used as follows:

- 100% - Educational

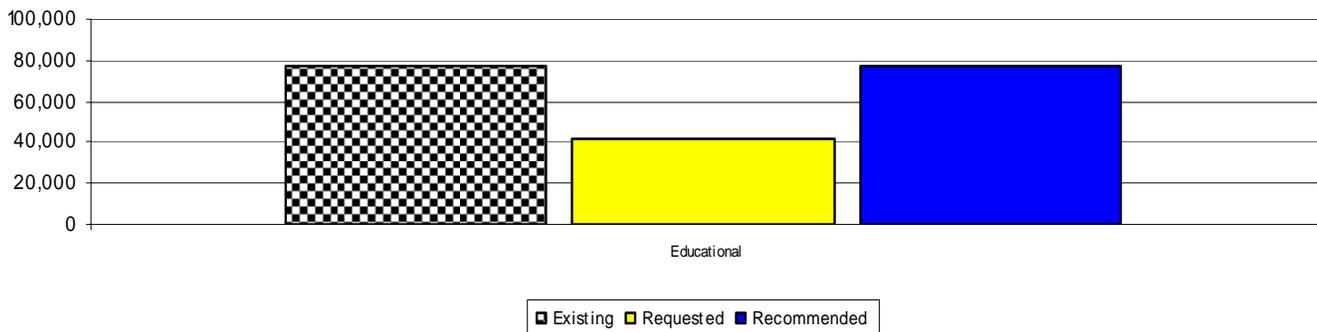
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Connecticut Community Colleges.

In total OPM has approved \$1,700,336 in annual costs to lease 77,761 square feet of space, or approximately \$21.87 per square foot.

**Connecticut Community Colleges
Type of Space Leased**
Table 21

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Educational</i>	77,761	\$1,664,230	\$21.40	42,014	\$824,399	\$19.62	77,761	\$1,700,336	\$21.87
TOTAL	77,761	\$1,664,230	\$21.40	42,014	\$824,399	\$19.62	77,761	\$1,700,336	\$21.87

**Connecticut Community Colleges
Square Footage by Type of Space Leased**
Figure 21



Agency Summary: Connecticut State Library

The Connecticut State Library has submitted two (2) space requests totaling 55,023 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

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

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

- 100% - Warehouse/Other Space

Under this Plan, OPM has recommended approval of a 18.30% decrease in the number of square feet to be leased by the Connecticut State Library.

In total OPM has approved \$373,726 in annual costs to lease 44,956 square feet of space, or approximately \$8.31 per square foot.

Connecticut State Library
Type of Space Leased
Table 22

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Warehouse/Other</i>	55,023	\$476,229	\$8.66	55,023	\$544,168	\$9.89	44,956	\$373,726	\$8.31
TOTAL	55,023	\$476,229	\$8.66	55,023	\$544,168	\$9.89	44,956	\$373,726	\$8.31

Connecticut State Library
Square Footage by Type of Space Leased
Figure 22



Agency Summary: Connecticut State University

Connecticut State University has submitted three (3) space requests totaling 198,125 square feet of space. Please see Appendix C for a listing of location specific recommendations for this agency.

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

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

Connecticut State University
Type of Space Leased
Table 23

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	0	\$0.00	\$0.00	5,625	\$140,625	\$25.00	0	\$0	\$0.00
<i>Residential</i>	0	\$0.00	\$0.00	192,500	\$4,812,500	\$25.00	0	\$0	\$0.00
TOTAL	0	\$0.00	\$0.00	198,125	\$4,953,125	\$25.00	0	\$0	\$0.00

Connecticut State University
Square Footage by Type of Space Leased
Figure 23



Agency Summary: Culture, Arts and Tourism

Culture, Arts and Tourism submitted one (1) space request totaling 21,115 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$496,202 annually to lease 21,115 square feet of space at an average of \$23.50 per square foot.

The existing space being leased for Culture, Arts and Tourism is used as follows:

- 100% - Office

Under this Plan, OPM has recommended no change in the number of square feet to be leased by Culture, Arts and Tourism.

In total OPM has approved \$450,000 in annual costs to lease 21,115 square feet of space, or approximately \$21.31 per square foot.

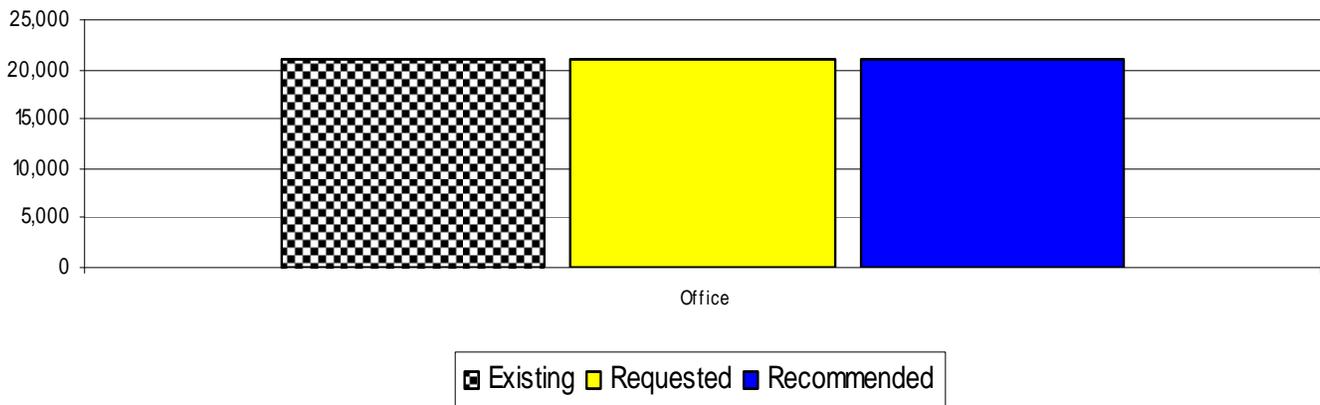
Culture, Arts and Tourism Type of Space Leased

Table 24

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	21,115	\$496,202	\$23.50	21,115	\$450,000	\$21.31	21,115	\$450,000	\$21.31
TOTAL	21,115	\$496,202	\$23.50	21,115	\$450,000	\$21.31	21,115	\$450,000	\$21.31

Culture, Arts and Tourism Square Footage by Type of Space Leased

Figure 24



Agency Summary: Department of Administrative Services

The Department of Administrative Services has submitted one (1) space request totaling 29,178 square feet of space. Please see Appendix C for a listing of location specific recommendations for this agency.

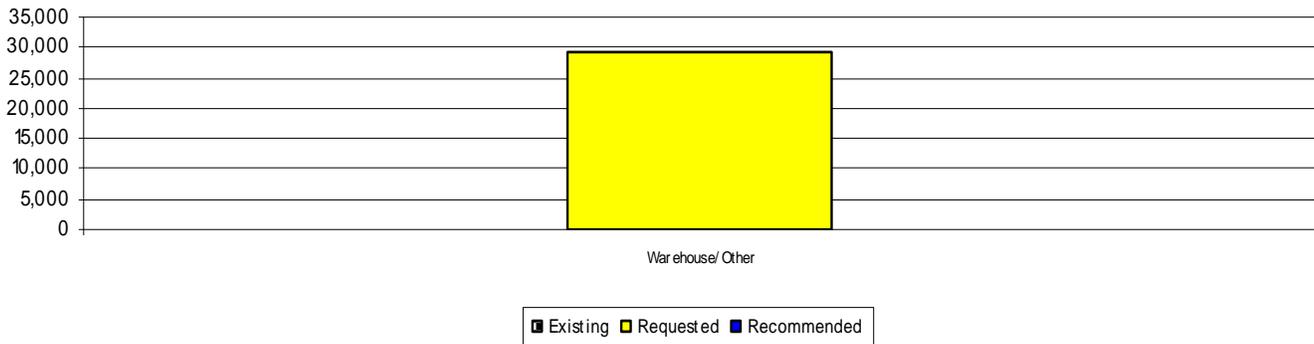
Currently the State does not lease space for the Department of Administrative Services.

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

**Department of Administrative Services
Type of Space Leased**
Table 25

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft
<i>Storage/Warehouse</i>	0	\$0.00	\$0.00	29,178	\$493,400	\$16.91	0	\$0.00	\$0.00
TOTAL	0	\$0.00	\$0.00	29,178	\$493,400	\$16.91	0	\$0.00	\$0.00

**Department of Administrative Services
Square Footage by Type of Space Leased**
Figure 25



Agency Summary: Department of Banking

The Department of Banking has submitted one (1) space request totaling 34,500 square feet of space which represents a 15.0% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

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

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

- 100% - Office Space

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

In total OPM has approved \$784,000 in annual costs to lease 34,500 square feet of space, or approximately \$22.72 per square foot.

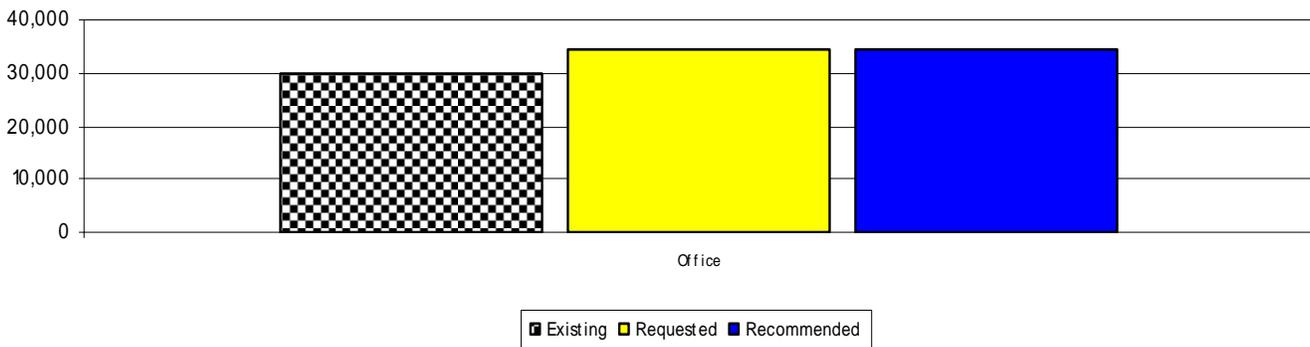
Department of Banking Type of Space Leased

Table 26

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
Office	30,000	\$716,952	\$23.90	34,500	\$784,000	\$22.72	34,500	\$784,000	\$22.72
TOTAL	30,000	\$716,952	\$23.90	34,500	\$784,000	\$22.72	34,500	\$784,000	\$22.72

Department of Banking Square Footage by Type of Space Leased

Figure 26



Agency Summary: Department of Children and Families

The Department of Children and Families has submitted twenty-one (21) space requests totaling 584,762 square feet of space which represents a 23.5% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$10,140,622 annually to lease 473,267 square feet of space at an average of \$21.43 per square foot.

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

- 97% - Regional Office Space
- 3% - Office Space

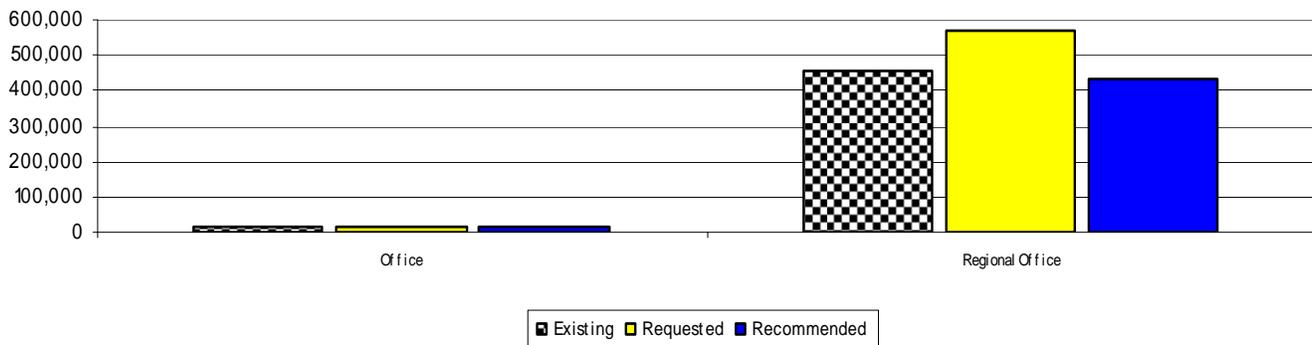
Under this Plan, OPM has recommended approval of a 4.89% decrease in the number of square feet to be leased by the Department of Children and Families.

In total OPM has approved \$8,151,404 in annual costs to lease 450,143 square feet of space, or approximately \$18.11 per square foot.

Department of Children and Families
Type of Space Leased
Table 27

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	14,009	\$292,087	\$20.85	14,009	\$292,087	\$20.85	14,009	\$260,567	\$18.60
<i>Regional Office</i>	459,258	\$9,848,535	\$21.44	570,753	\$12,440,496	\$21.80	436,134	\$7,890,837	\$18.09
TOTAL	473,267	\$10,140,622	\$21.43	584,762	\$12,732,583	\$21.77	450,143	\$8,151,404	\$18.11

Department of Children and Families
Square Footage by Type of Space Leased
Figure 27



Agency Summary: Department of Correction

The Department of Correction has submitted ten (10) space requests totaling 172,827 square feet of space which represents a 300% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$790,386 annually to lease 43,108 square feet of space at an average of \$18.34 per square foot.

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

- 21% - Office Space
- 79% - Regional Office

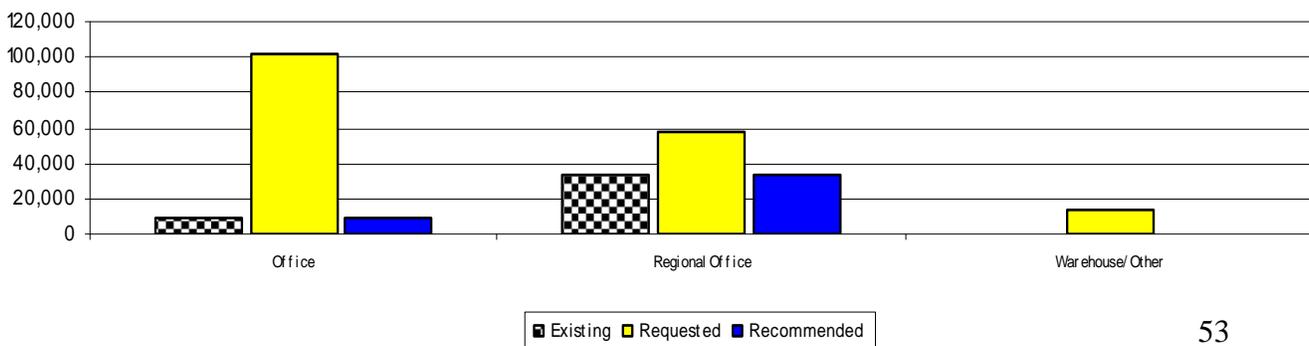
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Department of Correction.

In total OPM has approved \$790,387 in annual costs to lease 43,108 square feet of space, or approximately \$18.34 per square foot.

Department of Correction
Type of Space Leased
Table 28

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
Office	9,000	\$144,750	\$16.08	101,128	\$2,051,850	\$20.29	9,000	\$144,750	\$16.08
Regional Office	34,108	\$645,637	\$18.93	58,380	\$1,024,912	\$17.56	34,108	\$645,637	\$18.93
Warehouse/Other	0	\$0	\$0.00	13,319	\$332,975	\$25.00	0	\$0	\$0.00
TOTAL	43,108	\$790,386	\$18.34	172,827	\$3,409,737	\$19.73	43,108	\$790,387	\$18.34

Department of Correction
Square Footage by Type of Space Leased
Figure 28



Agency Summary: Department of Developmental Services

The Department of Developmental Services has submitted ten (10) space requests totaling 189,000 square feet of space which represents a 111% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$1,528,858 annually to lease 89,266 square feet of space at an average of \$17.13 per square foot.

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

- 5% - Office Space
- 95% - Regional Office Space

Under this Plan, OPM has recommended approval of a 0.01% increase in the number of square feet to be leased by the Department of Mental Retardation.

In total OPM has approved \$1,688,319 in annual costs to lease 89,276 square feet of space, or approximately \$18.91 per square foot.

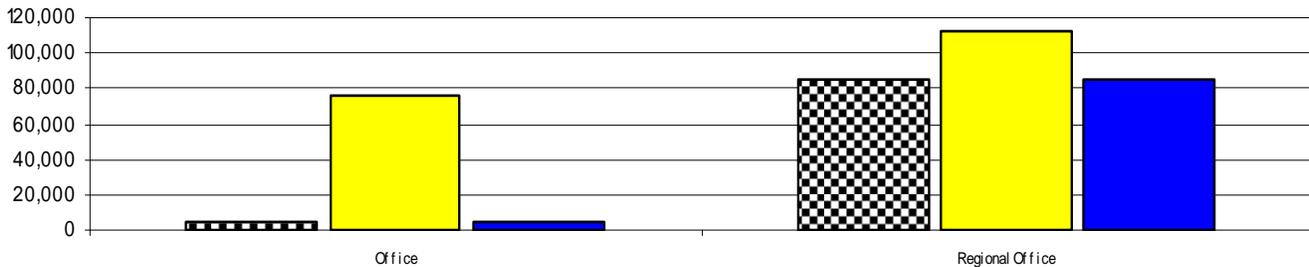
Department of Developmental Services Type of Space Leased

Table 29

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
Office	4,100	\$91,061	\$22.21	76,325	\$1,891,766	\$24.79	4,100	\$86,141	\$21.01
Regional Office	85,166	\$1,437,797	\$16.88	112,675	\$2,236,484	\$19.85	85,176	\$1,602,178	\$18.81
TOTAL	89,266	\$1,528,858	\$17.13	189,000	\$4,128,250	\$21.84	89,276	\$1,688,319	\$18.91

Department of Developmental Services Square Footage by Type of Space Leased

Figure 29



Agency Summary:

Existing Requested Recommended

Department of Education

The Department of Education has submitted five (5) space requests totaling 167,458 square feet of space which represents a 276% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$754,393 annually to lease 44,441 square feet of space at an average of \$16.98 per square foot.

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

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

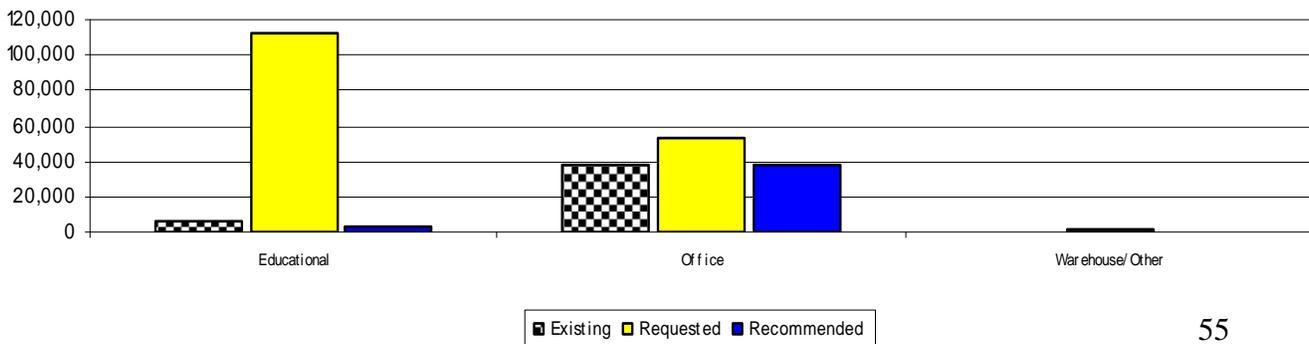
Under this Plan, OPM has recommended approval of a 8.33% decrease in the number of square feet to be leased by the Department of Education.

In total OPM has approved \$696,820 in annual costs to lease 40,741 square feet of space, or approximately \$17.10 per square foot.

Department of Education
Type of Space Leased
Table 30

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Educational</i>	6,820	\$112,580	\$16.51	112,458	\$2,788,456	\$24.80	3,120	\$55,006	\$17.63
<i>Office</i>	37,621	\$641,814	\$17.06	53,000	\$1,001,700	\$18.90	37,621	\$641,814	\$17.06
<i>Warehouse/Other</i>	0	\$0	\$0.00	2,000	\$50,000	\$25.00	0	\$0	\$0.00
TOTAL	44,441	\$754,393	\$16.98	167,458	\$3,840,156	\$22.93	40,741	\$696,820	\$17.10

Department of Education
Square Footage by Type of Space Leased
Figure 30



Agency Summary: Department of Environmental Protection

The Department of Information Technology has submitted one (1) space request totaling 14,000 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$203,000 annually to lease 14,000 square feet of space at an average of \$14.50 per square foot.

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

- 100% - Warehouse/Other Space

Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Department of Environmental Protection.

In total OPM has approved \$221,900 in annual costs to lease 14,000 square feet of space, or approximately \$15.85 per square foot.

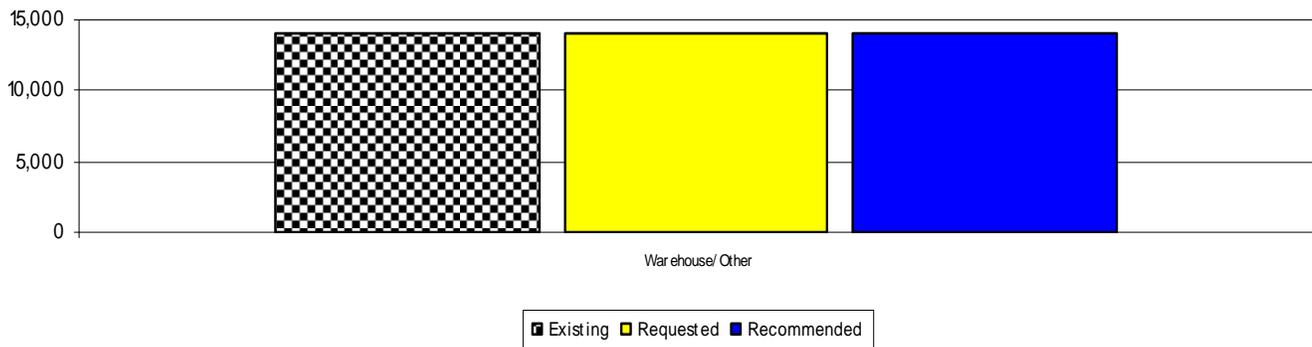
Department of Environmental Protection Type of Space Leased

Table 31

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
Warehouse/Other	14,000	\$203,000	\$14.50	14,000	\$221,900	\$15.85	14,000	\$221,900	\$15.85
TOTAL	14,000	\$203,000	\$14.50	14,000	\$221,900	\$15.85	14,000	\$221,900	\$15.85

Department of Environmental Protection Square Footage by Type of Space Leased

Figure 31



Agency Summary: Department of Information Technology

The Department of Environmental Protection has submitted one (1) space request totaling 192,253 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$5,858,862 annually to lease 192,253 square feet of space at an average of \$30.47 per square foot.

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

- 100% - Office Space

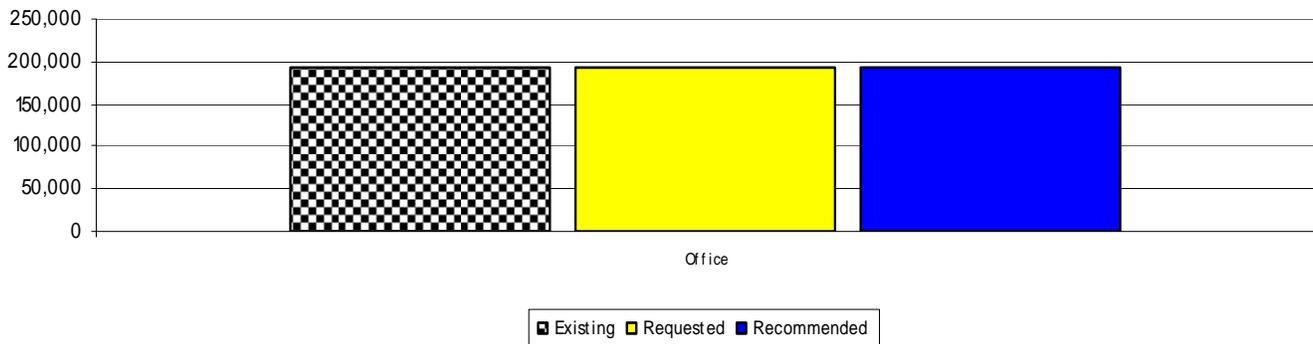
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Department of Information Technology.

In total OPM has approved \$6,502,561 in annual costs to lease 192,253 square feet of space, or approximately \$33.82 per square foot.

Department of Information Technology
Type of Space Leased
Table 32

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	192,253	\$5,858,862	\$30.47	192,253	\$6,502,561	\$33.82	192,253	\$6,502,561	\$33.82
TOTAL	192,253	\$5,858,862	\$30.47	192,253	\$6,502,561	\$33.82	192,253	\$6,502,561	\$33.82

Department of Information Technology
Square Footage by Type of Space Leased
Figure 32



Agency Summary: Department of Labor

The Department of Labor has submitted eighteen (18) space requests totaling 227,979 square feet of space which represents an increase of less than 1% when compared to existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$3,437,560 annually to lease 226,994 square feet of space at an average of \$15.14 per square foot.

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

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

Under this Plan, OPM has recommended approval of a 0.01% increase in the number of square feet to be leased by the Department of Labor.

In total OPM has approved \$4,038,615 in annual costs to lease 227,012 square feet of space, or approximately \$17.79 per square foot.

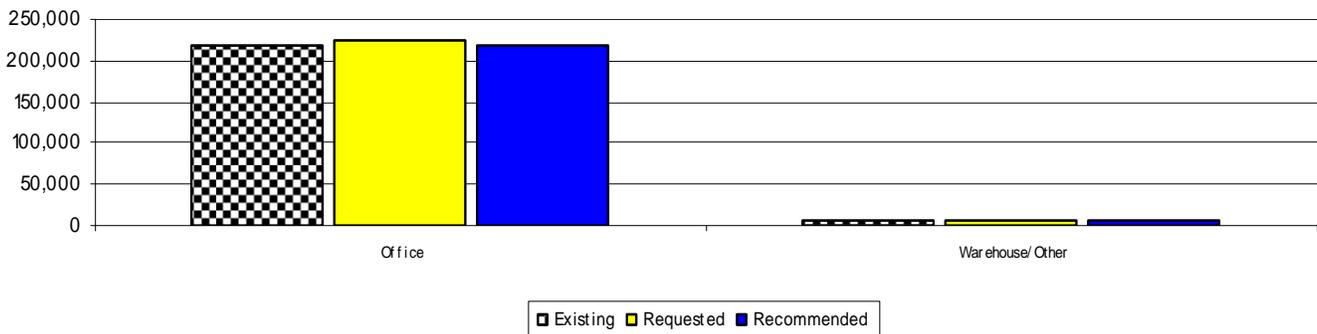
Department of Labor Type of Space Leased

Table 33

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
Office	219,399	\$3,407,180	\$15.53	220,384	\$4,036,651	\$18.32	219,417	\$4,008,235	\$18.27
Storage/Warehouse	7,595	\$30,280	\$4.00	7,595	\$30,380	\$4.00	7,595	\$30,380	\$4.00
TOTAL	226,994	\$3,437,560	\$15.14	227,979	\$4,067,031	\$17.84	227,012	\$4,038,615	\$17.79

Department of Labor Square Footage by Type of Space Leased

Figure 33



Agency Summary: Department of Mental Health & Addiction Services

The Department of Mental Health and Addiction Services has submitted thirteen (13) space requests totaling 146,983 square feet of space which represents a 6% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$3,044,528 annually to lease 137,645 square feet of space at an average of \$22.12 per square foot.

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

- 100% - Office Space

Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Department of Mental Health and Addiction Services.

In total OPM has approved \$2,641,530 in annual costs to lease 137,645 square feet of space, or approximately \$19.19 per square foot.

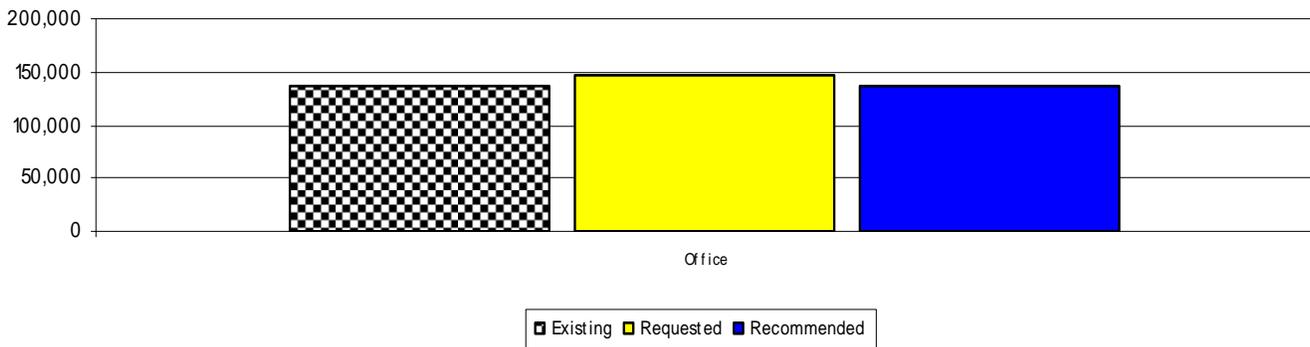
Department of Mental Health and Addiction Services Type of Space Leased

Table 34

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	137,645	\$3,044,528	\$22.12	146,983	\$3,668,746	\$24.96	137,645	\$2,641,530	\$19.19
TOTAL	137,645	\$3,044,528	\$22.12	146,983	\$3,668,746	\$24.96	137,645	\$2,641,530	\$19.19

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

Figure 34



Agency Summary: Department of Motor Vehicles

The Department of Motor Vehicles has submitted nine (9) space requests totaling 75,814 square feet of space which represents a 38% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$1,309,929 annually to lease 54,964 square feet of space at an average of \$23.83 per square foot.

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

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 10.64% decrease in the number of square feet to be leased by the Department of Motor Vehicles.

In total OPM has approved \$1,695,000 in annual costs to lease 49,114 square feet of space, or approximately \$34.51 per square foot.

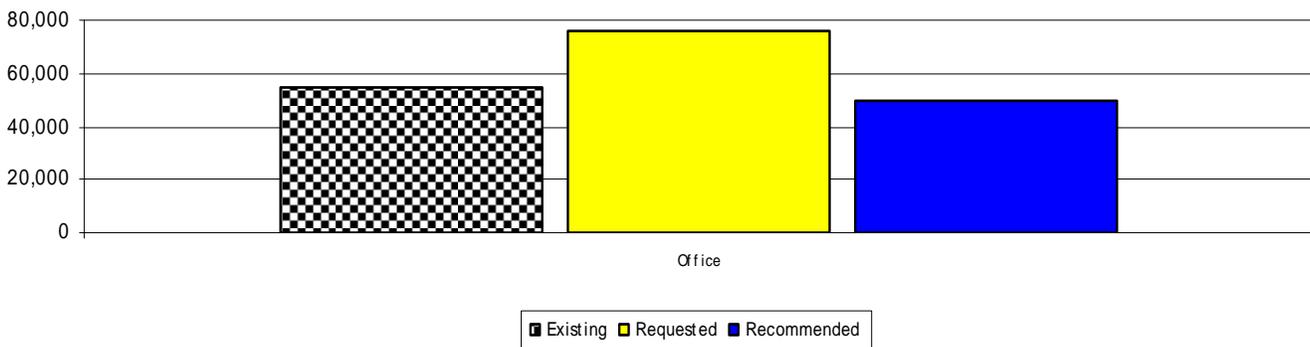
Department of Motor Vehicles Type of Space Leased

Table 35

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
Office	54,964	\$1,309,629	\$23.83	75,814	\$2,351,250	\$31.01	49,114	\$1,695,000	\$34.51
TOTAL	54,964	\$1,309,629	\$23.83	75,814	\$2,351,250	\$31.01	49,114	\$1,695,000	\$34.51

Department of Motor Vehicles Square Footage by Type of Space Leased

Figure 35



Agency Summary: Department of Revenue Services

The Department of Revenue Services has submitted three (3) space requests totaling 16,284 square feet of space which represents an 16.8% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$235,915 annually to lease 13,934 square feet of space at an average of \$19.82 per square foot.

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

- 100% - Regional Office Space

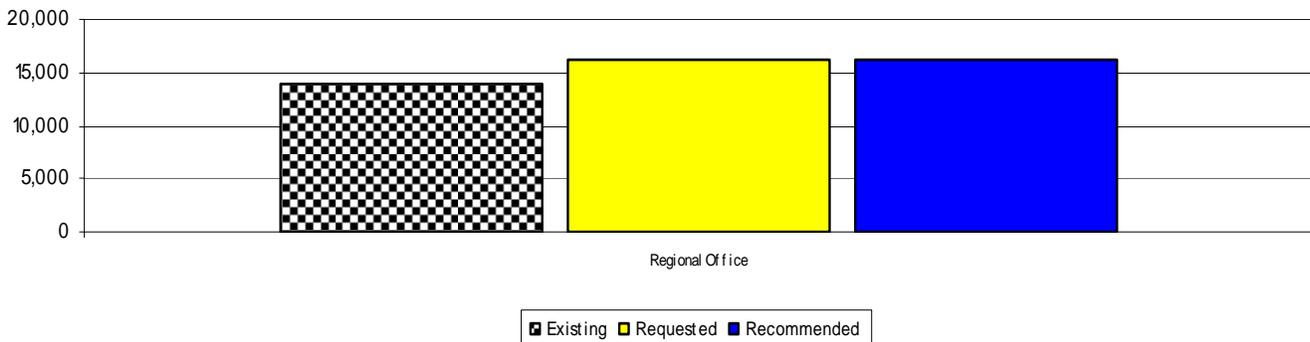
Under this Plan, OPM has recommended approval of an 16.8% increase in the number of square feet to be leased by the Department of Revenue Services.

In total OPM has approved \$322,738 in annual costs to lease 16,284 square feet of space, or approximately \$19.82 per square foot.

**Department of Revenue Services
Type of Space Leased
Table 36**

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Regional Office</i>	13,934	\$235,915	\$16.93	16,284	\$322,738	\$19.82	16,284	\$322,738	\$19.82
TOTAL	13,934	\$235,915	\$16.93	16,284	\$322,738	\$19.82	16,284	\$322,738	\$19.82

**Department of Revenue Services
Square Footage by Type of Space Leased
Figure 36**



Agency Summary: Department of Social Services

The Department of Social Services has submitted twenty-four (24) space requests totaling 501,714 square feet of space which represents an 18% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$7,816,826 annually to lease 426,031 square feet of space at an average of \$18.35 per square foot.

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

- 57% - Regional Office Space
- 43% - Office Space

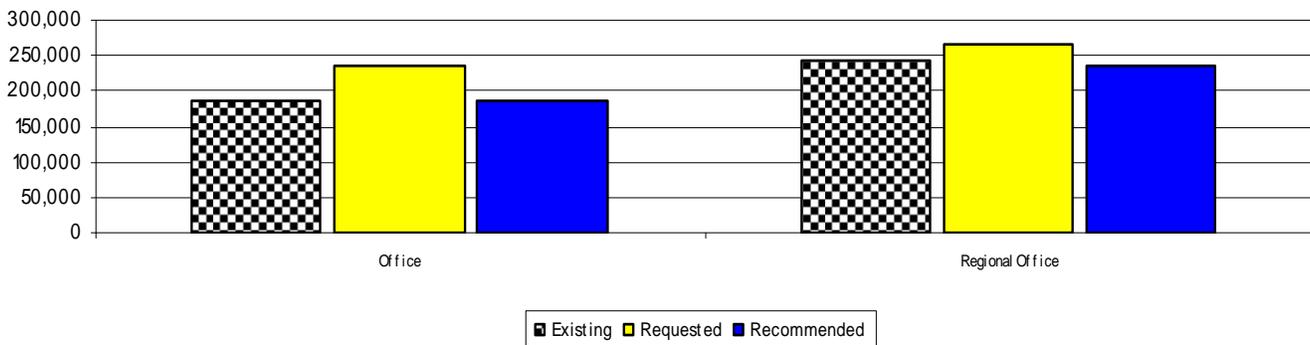
Under this Plan, OPM has recommended approval of a 1.50% decrease in the number of square feet to be leased by the Department of Social Services.

In total OPM has approved \$6,332,837 in annual costs to lease 419,635 square feet of space, or approximately \$15.07 per square foot.

Department of Social Services
Type of Space Leased
Table 37

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	184,787	\$3,241,516	\$17.54	234,031	\$5,126,364	\$21.90	184,787	\$3,013,125	\$16.31
<i>Regional Office</i>	241,244	\$4,575,311	\$18.97	267,683	\$5,103,587	\$19.07	234,848	\$3,309,713	\$14.09
TOTAL	426,031	\$7,816,826	\$18.35	501,714	\$10,229,961	\$20.39	419,635	\$6,332,837	\$15.07

Department of Social Services
Square Footage by Type of Space Leased
Figure 37



Agency Summary: Department of Veterans' Affairs

The Department of Veterans' Affairs has submitted two (2) space requests totaling 2,137 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$38,151 annually to lease 2,137 square feet of space at an average of \$17.85 per square foot.

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

- 100% - Office Space

Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Department of Veterans' Affairs.

In total OPM has approved \$38,151 in annual costs to lease 2,137 square feet of space, or approximately \$17.85 per square foot.

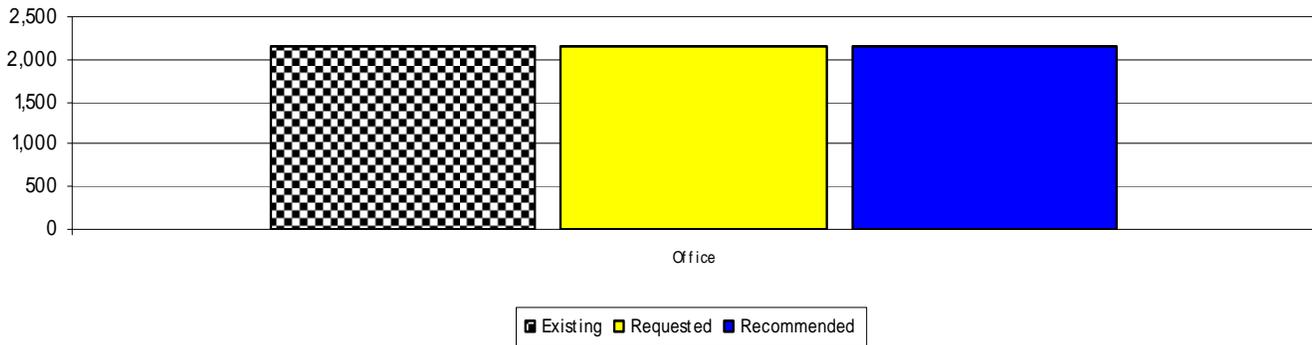
Department of Veterans' Affairs Type of Space Leased

Table 38

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	2,137	\$38,151	\$17.85	2,137	\$38,151	\$17.85	2,137	\$38,151	\$17.85
TOTAL	2,137	\$38,151	\$17.85	2,137	\$38,151	\$17.85	2,137	\$38,151	\$17.85

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

Figure 38



Agency Summary: Division of Criminal Justice

The Division of Criminal Justice has submitted six (6) space requests totaling 19,666 square feet of space which represents a 66% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$189,782 annually to lease 11,866 square feet of space at an average of \$15.99 per square foot.

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

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

Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Division of Criminal Justice.

In total OPM has approved \$212,211 in annual costs to lease 11,866 square feet of space, or approximately \$17.88 per square foot.

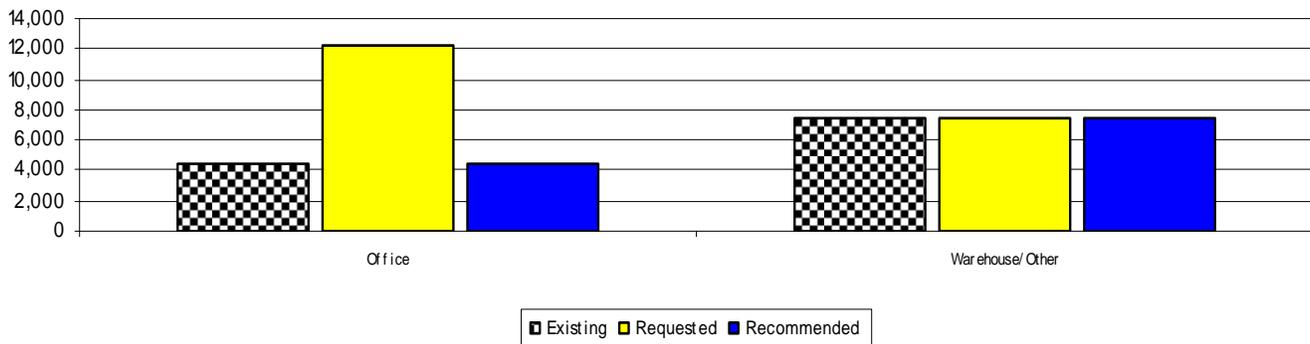
Division of Criminal Justice Type of Space Leased

Table 39

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
Office	4,370	\$105,527	\$24.15	12,170	\$313,579	\$25.77	4,370	\$118,579	\$27.13
Storage/Warehouse	7,496	\$84,255	\$11.24	7,496	\$93,633	\$12.49	7,496	\$93,633	\$12.49
TOTAL	11,866	\$189,782	\$15.99	19,666	\$407,211	\$20.71	11,866	\$212,211	\$17.88

Division of Criminal Justice Square Footage by Type of Space Leased

Figure 39



Agency Summary: Division of Special Revenue

The Division of Special Revenue has submitted one (1) space request totaling 10,070 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$70,350 annually to lease 10,070 square feet of space at an average of \$6.99 per square foot.

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

- 100% - Warehouse/Other Space

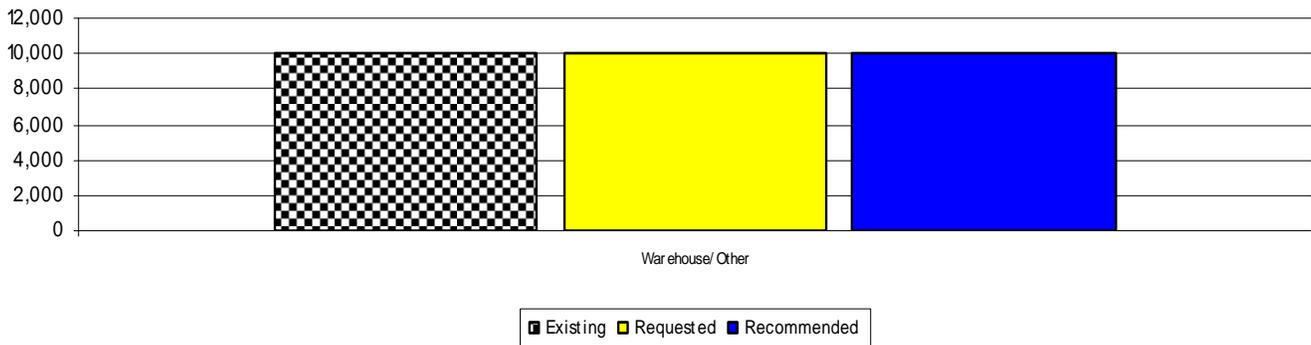
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Division of Special Revenue.

In total OPM has approved \$70,350 in annual costs to lease 10,070 square feet of space, or approximately \$6.99 per square foot.

Division of Special Revenue
Type of Space Leased
Table 40

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Warehouse/Other</i>	10,070	\$70,350	\$6.99	10,070	\$70,350	\$6.99	10,070	\$70,350	\$6.99
TOTAL	10,070	\$70,350	\$6.99	10,070	\$70,350	\$6.99	10,070	\$70,350	\$6.99

Division of Special Revenue
Square Footage by Type of Space Leased
Figure 40



Agency Summary: Insurance Department

The Insurance Department has submitted one (1) space request totaling 42,000 square feet of space which represents no change when compared to existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

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

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

- 100% - Office Space

Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Insurance Department.

In total OPM has approved \$1,167,123 in annual costs to lease 42,000 square feet of space, or approximately \$27.79 per square foot.

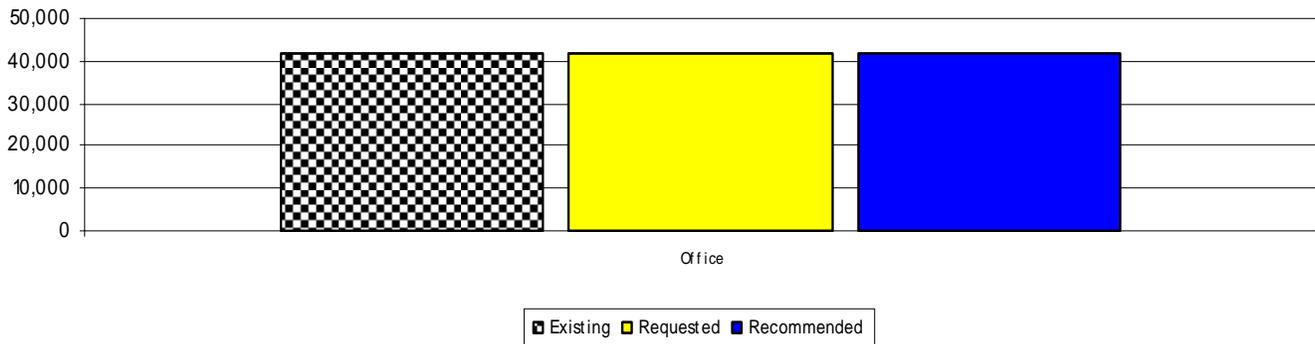
Insurance Department Type of Space Leased

Table 41

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

Insurance Department Square Footage by Type of Space Leased

Figure 41



Agency Summary: Judicial Branch

The Judicial Branch has submitted fifty-eight (58) space requests totaling 751,290 square feet of space which represents a 30% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$13,511,034 annually to lease 577,483 square feet of space at an average of \$23.40 per square foot.

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

- 45% - Court Space
- 1% - Educational
- 41% - Office Space
- 9% - Regional Office
- 4% - Warehouse/Other Space

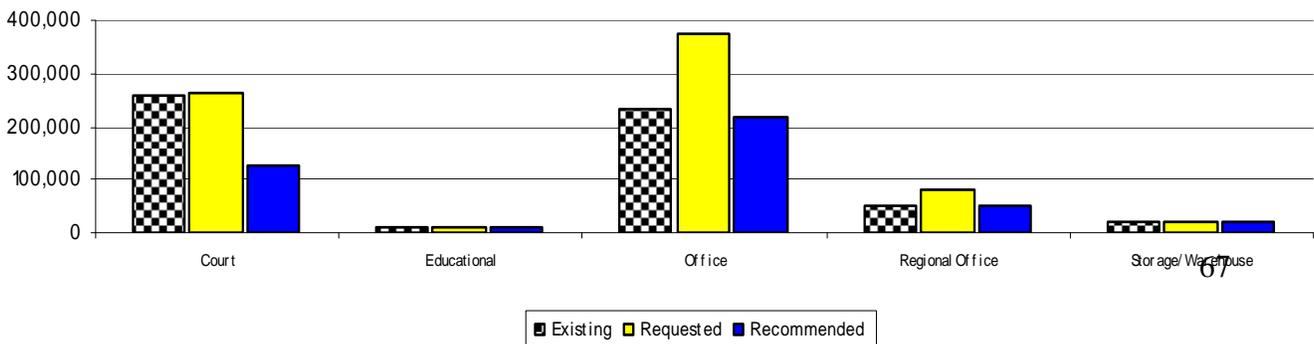
Under this Plan, OPM has recommended approval of a 25.57% decrease in the number of square feet to be leased by the Judicial Branch.

In total OPM has approved \$10,118,070 in annual costs to lease 429,830 square feet of space, or approximately \$23.54 per square foot.

**Judicial Branch
Type of Space Leased**
Table 42

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Court</i>	260,371	\$6,574,784	\$25.25	264,263	\$6,737,184	\$25.49	126,406	\$3,406,742	\$26.94
<i>Educational</i>	7,820	\$181,207	\$23.17	7,820	\$227,009	\$29.03	7,820	\$227,009	\$29.03
<i>Office</i>	233,823	\$5,229,856	\$22.37	376,554	\$9,041,060	\$24.01	220,073	\$4,915,885	\$22.34
<i>Regional Office</i>	52,707	\$1,243,545	\$23.59	79,891	\$1,652,892	\$20.69	52,707	\$1,243,545	\$23.59
<i>Storage/Warehouse</i>	22,762	\$281,641	\$12.37	22,762	\$324,889	\$14.27	22,762	\$324,889	\$14.27
TOTAL	577,483	\$13,511,034	\$23.40	751,290	\$17,983,033	\$23.94	429,830	\$10,118,070	\$23.43

**Judicial Branch
Square Footage by Type of Space Leased**
Figure 42



Agency Summary: Military Department

The Military Department has submitted two (2) space requests totaling 25,340 square feet of space which represents a 1.42% decrease over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$125,956 annually to lease 25,704 square feet of space at an average of \$4.90 per square foot.

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

- 100% - Office Space

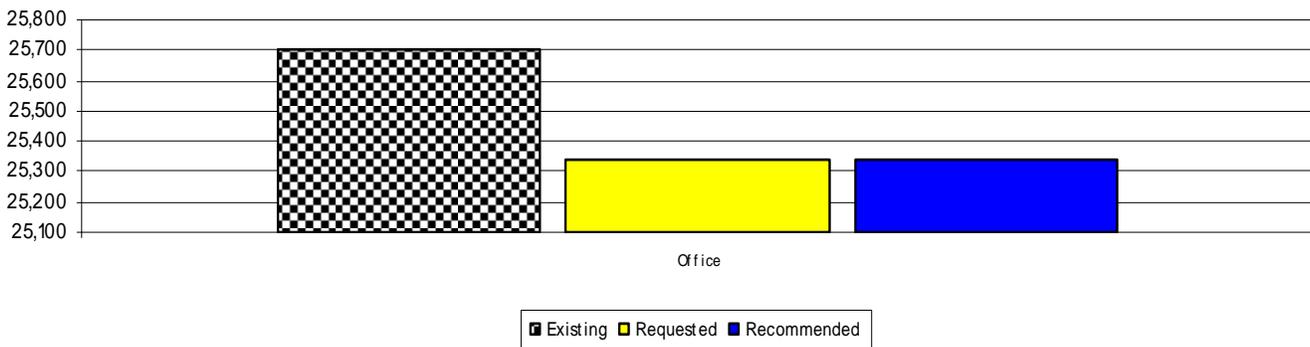
Under this Plan, OPM has recommended approval of a 1.42% decrease in the number of square feet to be leased by the Military Department.

In total OPM has approved \$125,956 in annual costs to lease 25,340 square feet of space, or approximately \$4.97 per square foot.

**Military Department
Type of Space Leased**
Table 43

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	25,704	\$125,956	\$4.90	25,340	\$125,956	\$4.90	25,340	\$125,956	\$4.97
TOTAL	25,704	\$125,956	\$4.90	25,340	\$125,956	\$4.90	25,340	\$125,956	\$4.97

**Military Department
Square Footage by Type of Space Leased**
Figure 43



Agency Summary: Office of the Child Advocate

The Office of the Child Advocate has submitted one (1) space request totaling 5,365 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$116,420 annually to lease 5,365 square feet of space at an average of \$21.70 per square foot.

The existing space being leased for the Office of the Child Advocate is used as follows:

- 100% - Office Space

Under this Plan, OPM has recommended approval of a 0.17% decrease in the number of square feet to be leased by the Office of the Child Advocate.

In total OPM has approved \$119,639 in annual costs to lease 5,356 square feet of space, or approximately \$22.34 per square foot.

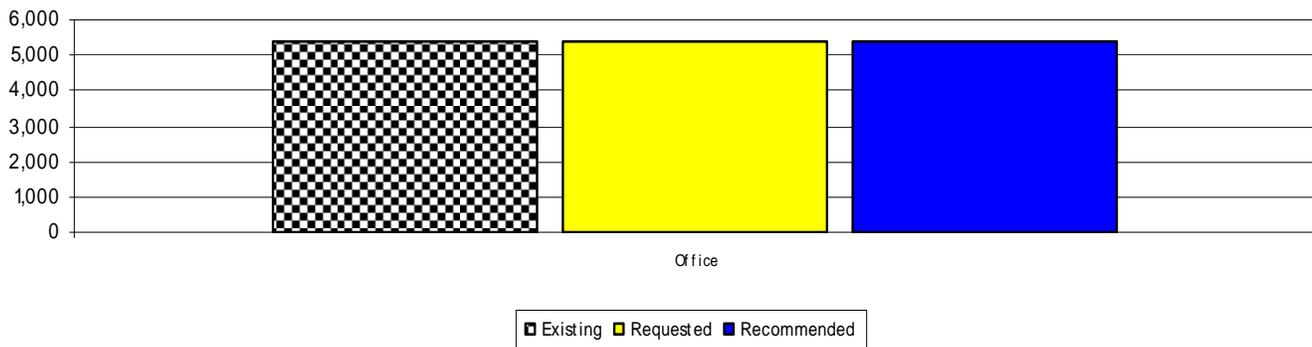
Office of the Child Advocate Type of Space Leased

Table 44

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
Office	5,365	\$116,421	\$21.70	5,365	\$119,640	\$22.30	5,356	\$119,639	\$22.34
TOTAL	5,365	\$116,421	\$21.70	5,365	\$119,640	\$22.30	5,356	\$119,639	\$22.34

Office of the Child Advocate Square Footage by Type of Space Leased

Figure 44



Agency Summary: Office of the Claims Commissioner

The Office of the Claims Commissioner has submitted one (1) space request totaling 2,521 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$55,335 annually to lease 2,521 square feet of space at an average of \$21.95 per square foot.

The existing space being leased for the Office of the Claims Commissioner is used as follows:

- 100% - Office Space

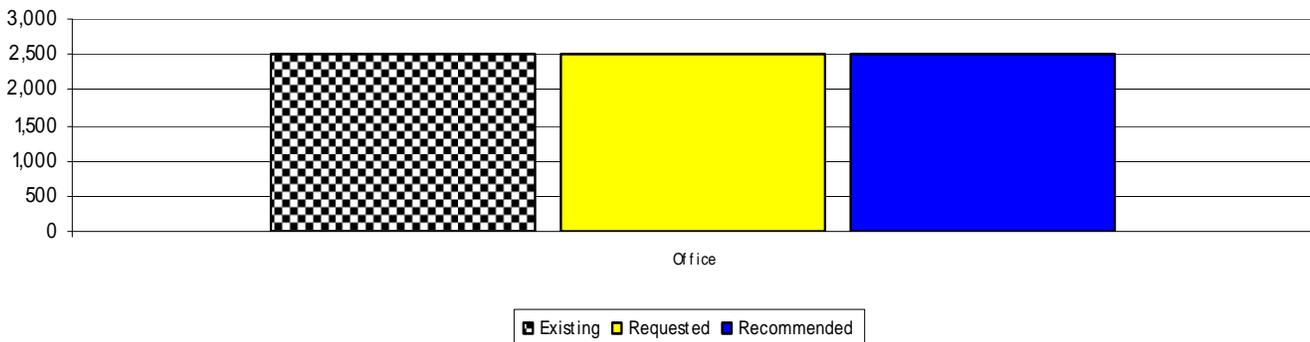
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Office of the Claims Commissioner.

In total OPM has approved \$55,000 in annual costs to lease 2,521 square feet of space, or approximately \$21.82 per square foot.

**Office of the Claims Commissioner
Type of Space Leased**
Table 45

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	2,521	\$55,336	\$21.95	2,521	\$56,848	\$22.55	2,521	\$55,000	\$21.82
TOTAL	2,521	\$55,336	\$21.95	2,521	\$56,848	\$22.55	2,521	\$55,000	\$21.82

**Office of the Claims Commissioner
Square Footage by Type of Space Leased**
Figure 45



Agency Summary: Office of the Governor

The Governor’s Office has submitted one (1) space request totaling 963 square feet of space which represents no change when compared to existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$56,129 annually to lease 963 square feet of space at an average of \$58.29 per square foot.

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

- 100% - Office Space

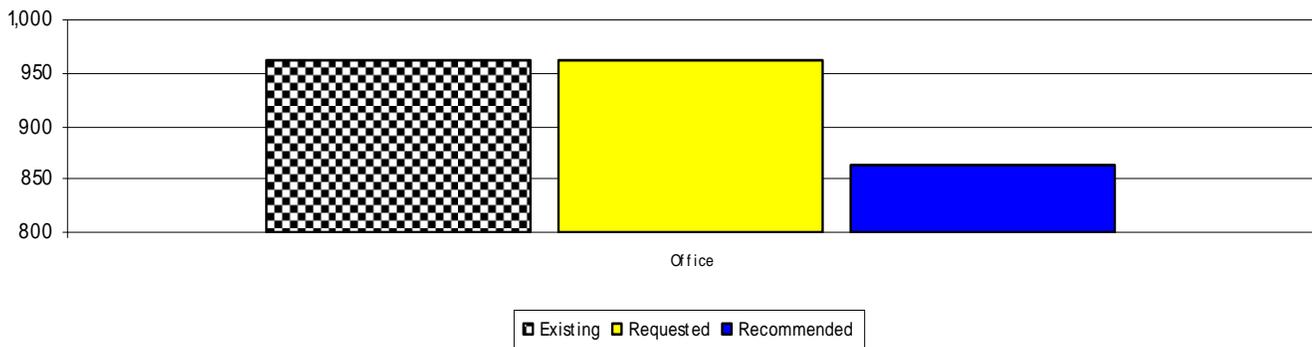
Under this Plan, OPM has recommended approval of a 10.38% decrease in the number of square feet to be leased by the Governor’s Office.

In total OPM has approved \$56,130 in annual costs to lease 863 square feet of space, or approximately \$65.04 per square foot.

Office of the Governor
Type of Space Leased
Table 46

Type of Space	Existing			Requested			Recommended		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	963	\$56,130	\$58.29	963	\$56,130	\$58.29	863	\$56,130	\$65.04
TOTAL	963	\$56,130	\$58.29	963	\$56,130	\$58.29	863	\$56,130	\$65.04

Governor's Office
Square Footage by Type of Space Leased
Figure 46



Agency Summary: Office of Workforce Competitiveness

The Office of Workforce Competitiveness has submitted one (1) space request totaling 3,290 square feet of space which represents no change over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

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

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

- 100% - Office Space

Under this Plan, OPM has recommended a 100% decrease in the number of square feet to be leased by the Office of Workforce Competitiveness.

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

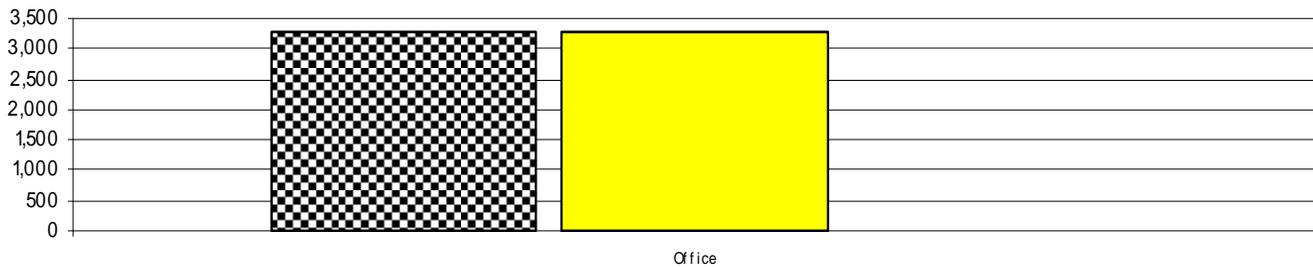
Office of Workforce Competitiveness Type of Space Leased

Table 47

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	3,290	\$70,735	\$21.50	3,290	\$70,735	\$21.50	0	\$0	\$0.00
TOTAL	3,290	\$70,735	\$21.50	3,290	\$70,735	\$21.50	0	\$0	\$0.00

Office of Workforce Competitiveness Square Footage by Type of Space Leased

Figure 47



Agency Summary: Public

Existing Requested Recommended

Defender Services Commission

The Public Defender Services Commission has submitted five (5) space requests totaling 22,495 square feet of space which represents a 110% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$190,723 annually to lease 10,690 square feet of space at an average of \$17.84 per square foot.

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

- 100% Office Space

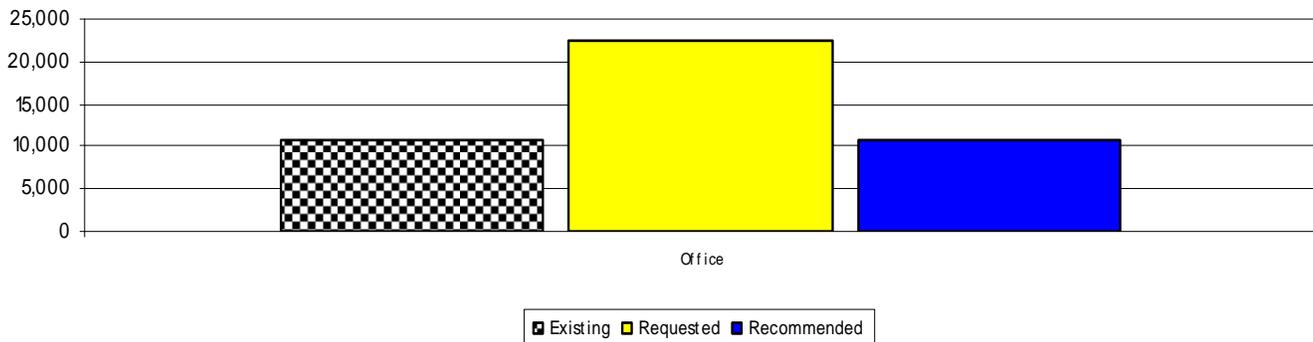
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Public Defender Services Commission.

In total OPM has approved \$192,771 in annual costs to lease 10,690 square feet of space, or approximately \$18.03 per square foot.

**Public Defender Services Commission
Type of Space Leased**
Table 48

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	10,690	\$190,723	\$17.84	22,495	\$426,803	\$18.97	10,690	\$192,771	\$18.03
TOTAL	10,690	\$190,723	\$17.84	22,495	\$426,803	\$18.97	10,690	\$192,771	\$18.03

**Public Defender Services Commission
Square Footage by Type of Space Leased**
Figure 48



Agency Summary: Soldiers, Sailors and Marines Fund

The Soldiers, Sailors and Marines Fund has submitted five (5) space requests totaling 2,974 square feet of space which represents an 8% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$36,731 annually to lease 2,749 square feet of space at an average of \$13.36 per square foot.

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

- 100% - Office Space

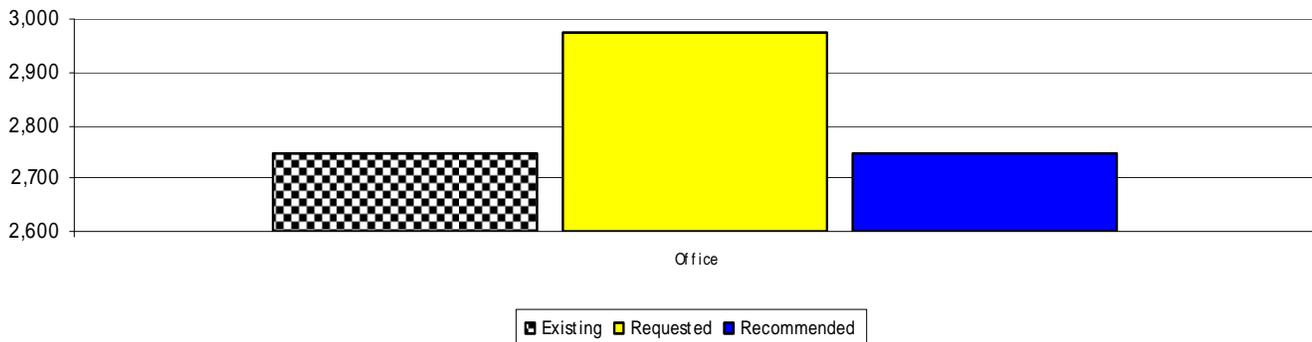
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Soldiers, Sailors and Marines Fund.

In total OPM has approved \$5,400 in annual costs to lease 2,749 square feet of space, or approximately \$1.96 per square foot.

Soldiers, Sailors and Marines Fund
Type of Space Leased
Table 49

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.	Sq. Ft.	Annual Cost	Cost per Sq. Ft.
<i>Office</i>	2,749	\$36,731	\$13.36	2,974	\$50,604	\$17.02	2,749	\$5,400	\$1.96
TOTAL	2,749	\$36,731	\$13.36	2,974	\$50,604	\$17.02	2,749	\$5,400	\$1.96

Soldiers, Sailors and Marines Fund
Square Footage by Type of Space Leased
Figure 49



Agency Summary: State Comptroller

The State Comptroller has submitted one (1) space request totaling 82,156 square feet of space which represents no change when compared to existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

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

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

- 100% - Office Space

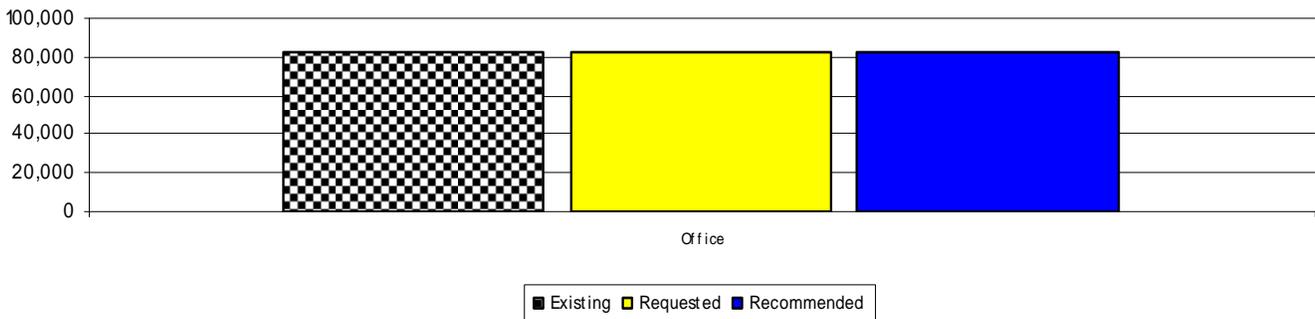
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the State Comptroller.

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

**State Comptroller
Type of Space Leased**
Table 50

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

**State Comptroller
Square Footage by Type of Space Leased**
Figure 50



Agency Summary: State Contracting Standards Board

The State Contracting Standards Board submitted one (1) space request totaling 6,580 square feet of space. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State does not lease space for the State Contracting Standards Board as they are located in State owned space.

Under this Plan, OPM has recommended no change in the number of square feet to be leased by the State Contracting Standards Board.

In total OPM has approved \$0 in annual costs to lease 0.

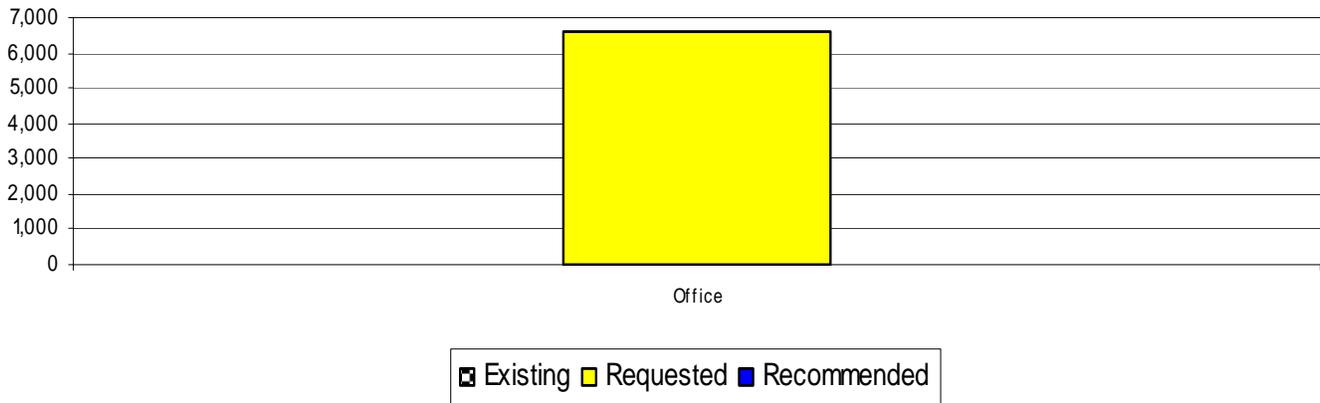
State Contracting Standards Board Type of Space Leased

Table 51

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft	Sq Ft	Annual Cost	Cost per Sq Ft
Office	0	\$0	\$0.00	6,580	\$164,500	\$25.00	0	\$0	\$0.00
TOTAL	0	\$0	\$0.00	6,580	\$164,500	\$25.00	0	\$0	\$0.00

State Contracting Standards Board Square Footage by Type of Space Leased

Figure 51



Agency Summary: State Treasurer

The State Treasurer has submitted one (1) space request totaling 61,021 square feet of space which represents no change when compared to existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

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

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

- 100% - Office Space

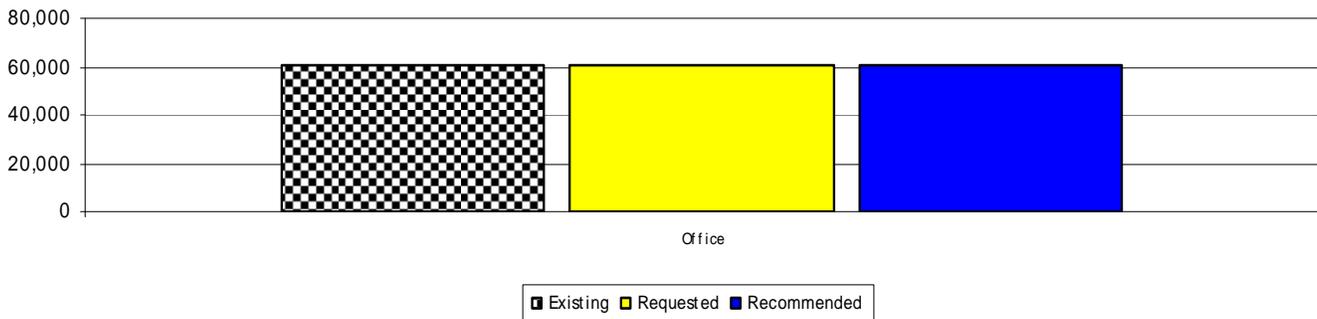
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the State Treasurer.

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

State Treasurer
Type of Space Leased
Table 52

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

State Treasurer
Square Footage by Type of Space Leased
Figure 52



Agency Summary: Teacher’s Retirement Board

The Teacher’s Retirement Board has submitted one (1) space request totaling 13,430 square feet of space which represents no change when compared to existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$297,529 annually to lease 13,430 square feet of space at an average of \$22.15 per square foot.

The existing space being leased for the Teacher’s Retirement Board is being used as follows:

- 100% - Office Space

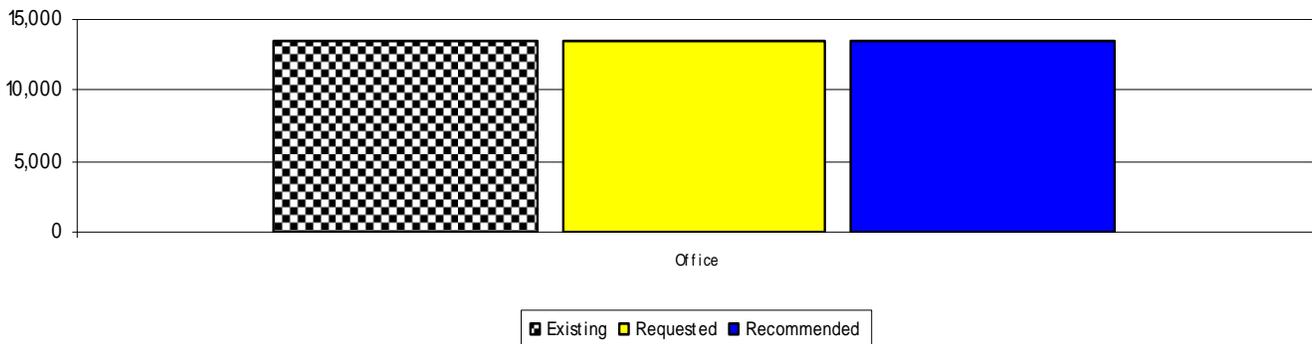
Under this Plan, OPM has recommended no change in the number of square feet to be leased by the Teacher’s Retirement Board.

In total OPM has approved \$297,529 in annual costs to lease 13,430 square feet of space, or approximately \$22.15 per square foot.

Teacher’s Retirement Board
Type of Space Leased
Table 53

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Office</i>	13,430	\$297,529	\$22.15	13,430	\$297,529	\$22.15	13,430	\$297,529	\$22.15
TOTAL	13,430	\$297,529	\$22.15	13,430	\$297,529	\$22.15	13,430	\$297,529	\$22.15

Teacher's Retirement Board
Square Footage by Type of Space Leased
Figure 53



Agency Summary: Workers Compensation Commission

The Workers Compensation Commission has submitted eight (8) space requests totaling 80,680 square feet of space which represents a 1.2% increase over existing square footage levels. Please see Appendix C for a listing of location specific recommendations for this agency.

Currently the State is paying \$1,528,433 annually to lease 79,683 square feet of space at an average of \$19.18 per square foot.

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

- 100% - Court Space

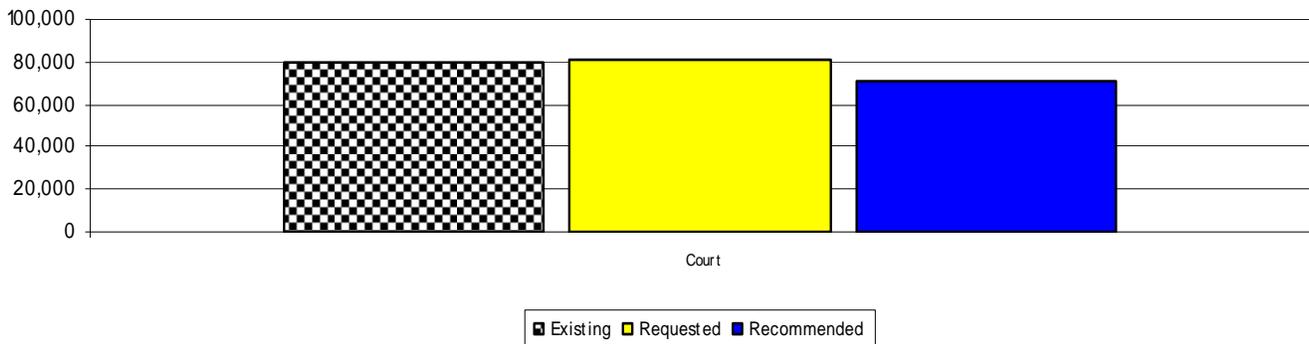
Under this Plan, OPM has recommended approval of a 10.97% decrease in the number of square feet to be leased by the Workers Compensation Commission.

In total OPM has approved \$1,593,674 in annual costs to lease 71,083 square feet of space, or approximately \$22.42 per square foot.

**Workers Compensation Commission
Type of Space Leased**
Table 54

Type of Space	Existing Square Feet, Annual Cost and Cost per Square Foot			Requested Square Feet, Annual Cost and Cost per Square Foot			Recommended Square Feet, Annual Cost and Cost per Square Foot		
	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot	Square Feet	Annual Cost	Cost per Square Foot
<i>Court</i>	79,683	\$1,528,433	\$19.18	80,680	\$1,785,614	\$22.13	71,083	\$1,593,674	\$22.42
TOTAL	79,683	\$1,528,433	\$19.18	80,680	\$1,785,614	\$22.13	71,083	\$1,593,674	\$22.42

**Workers Compensation Commission
Square Footage by Type of Space Leased**
Figure 54



STATE FACILITY PLAN IMPLEMENTATION

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

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

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

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

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

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

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

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

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

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

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

If the Commissioner and the SPRB fail to agree to such modification, in whole or in part, the requesting agency may, within ten (10) days from the date of notification of such final decision, accept the Commissioner's final decision, reject the decision and withdraw its request, or appeal to the Governor.

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

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

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

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

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

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

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

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

Assignment of Space

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

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

The State Leasing Process

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Interim Space Requests

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

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

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

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

Secretary of the OPM and the SPRB and are known as an interim approvals made during between *State Facility Plans*.

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

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

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

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

Lease Compliance

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

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

BUREAU OF REAL PROPERTY MANAGEMENT

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

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

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

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

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

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

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

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

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

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

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

Appendix

- Appendix A – Buildings Proposed for Abandonment and/or Demolition
- Appendix B – Text of C.G.S. 4b-23 – State Facility Plan
- Appendix C – Agency Space Requests and Recommendations
- Appendix D – Agency Parking Requests and Approvals

APPENDIX – A

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

AGENCY	BUILDING NAME	ADDRESS	TOWN
Community Technical Colleges	Building A	60 Bidwell Street	Manchester
Community Technical Colleges	Building B	60 Bidwell Street	Manchester
Community Technical Colleges	Building C	60 Bidwell Street	Manchester
Community Technical Colleges	Building D	60 Bidwell Street	Manchester
Community Technical Colleges	Building E	60 Bidwell Street	Manchester
Community Technical Colleges	Building F	60 Bidwell Street	Manchester
Community Technical Colleges	Building G	60 Bidwell Street	Manchester
Community Technical Colleges	Building H	60 Bidwell Street	Manchester
Community Technical Colleges	Building I	60 Bidwell Street	Manchester
Community Technical Colleges	Building J	60 Bidwell Street	Manchester
Community Technical Colleges	Building K	60 Bidwell Street	Manchester
Community Technical Colleges	Athletic Trailer	60 Bidwell Street	Manchester
Community Technical Colleges	Building M	60 Bidwell Street	Manchester
Community Technical Colleges	Building N	60 Bidwell Street	Manchester
Community Technical Colleges	Music Practice Building	60 Bidwell Street	Manchester
Community Technical Colleges	Music Trailer	60 Bidwell Street	Manchester
Community Technical Colleges	Wing C Old Gym	181 Richards Avenue	Norwalk
Community Technical Colleges	North Building	2 Park Place	Winchester
Connecticut State University	306 High Street	306 High Street	Willimantic
Department of Correction	Garage & Egg Room	199 West Main Street	East Lyme
Developmental Services	Cow & Hay Barn	Spruce Brook Rd.	Southbury
Developmental Services	Personnel Village 14	14 Village Road	Southbury
Developmental Services	Personnel Village 25	25 Village Rd	Southbury
Developmental Services	Piggery	Cassidy Road	Southbury
Developmental Services	Staff House Apt 80/81/82	Purchase Brook Road	Southbury
Developmental Services	Abatoir	Cassidy Rd.	Southbury
Developmental Services	Cottage 23	Colony Court Circle	Southbury
Military Department	1	1635 King Street	Enfield
Military Department	1	290 Goffe Street	New Haven
Military Department	10	38 Smith Street	Niantic
Military Department	19	38 Smith Street	Niantic
Military Department	20	38 Smith Street	Niantic
Military Department	22	38 Smith Street	Niantic
Military Department	301	38 Smith Street	Niantic
Military Department	402	38 Smith Street	Niantic
Military Department	403	38 Smith Street	Niantic
Military Department	404	38 Smith Street	Niantic
Military Department	405	38 Smith Street	Niantic
Military Department	406	38 Smith Street	Niantic
Military Department	407	38 Smith Street	Niantic

Military Department	408	38 Smith Street	Niantic
Military Department	409	38 Smith Street	Niantic
Military Department	410	38 Smith Street	Niantic
Military Department	501	38 Smith Street	Niantic
Military Department	153	AASF	Windsor Locks
Military Department	154	AASF	Windsor Locks
Military Department	156	AASF	Windsor Locks
Military Department	P100	580 North Street	Windsor Locks
Military Department	T904	580 North Street	Windsor Locks
Military Department	T905	580 North Street	Windsor Locks
Military Department	P1011	580 North Street	Windsor Locks
Military Department	P1013	580 North Street	Windsor Locks
Military Department	T1004	580 North Street	Windsor Locks
Military Department	T1006	580 North Street	Windsor Locks
Military Department	T1008	580 North Street	Windsor Locks
Military Department	T1009	580 North Street	Windsor Locks
Military Department	T1010	580 North Street	Windsor Locks
Military Department	T1012	580 North Street	Windsor Locks
Military Department	T1014	580 North Street	Windsor Locks
Military Department	T1016	580 North Street	Windsor Locks
Military Department	T1019	580 North Street	Windsor Locks
Military Department	T1021	580 North Street	Windsor Locks
Military Department	T1022	580 North Street	Windsor Locks
Military Department	T1023	580 North Street	Windsor Locks
Military Department	T1029	580 North Street	Windsor Locks
Military Department	T1031	580 North Street	Windsor Locks
Military Department	T1032	580 North Street	Windsor Locks
Military Department	T1033	580 North Street	Windsor Locks
Military Department	T1034	580 North Street	Windsor Locks
Military Department	T1061	580 North Street	Windsor Locks
Military Department	P105	580 North Street	Windsor Locks
Military Department	P104	580 North Street	Windsor Locks

APPENDIX – B

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

Sec. 4b-23. (Formerly Sec. 4-26b). State facility plan. Implementation. Responsibilities of Secretary of the Office of Policy and Management, Commissioner of Public Works and Properties Review Board. Regulations. (a) As used in this section, "facility" means buildings and real property owned or leased by the state. The Secretary of the Office of Policy and Management shall establish guidelines which further define such term. All agencies and departments of the state shall notify the Secretary of the Office of Policy and Management of their facility needs including, but not limited to, the types of such facilities and the municipalities or general location for the facilities. Each agency and department shall continue long-range planning for facility needs, establish a plan for its long-range facility needs and submit such plan and related facility project requests to the Secretary of the Office of Policy and Management, and a copy thereof to the Commissioner of Public Works, on or before September first of each even-numbered year. Each such request shall be accompanied by a capital development impact statement, as required by section 4-66b, and a colocation statement, as required by section 4b-31, if the secretary so requires. Each agency and department shall base its long-term planning for facility needs on a program plan. The secretary shall establish a content guide and schedule for such plans. Each agency and department shall prepare its program plan in accordance with such guide and file it with the secretary pursuant to such schedule. Facility plans shall include, but not be limited to: Identification of (1) long-term and short-term facility needs, (2) opportunities for the substitution of state-owned space for leased space, (3) facilities proposed for demolition or abandonment which have potential for other uses and (4) space modifications or relocations that could result in cost or energy savings. Each agency or department program plan and facility plan and its facility project requests shall cover a period of at least five years. The secretary shall provide agencies and departments with instructions for preparing program plans, long-term facility plans and facility project requests and shall provide appropriate programmatic planning assistance. The Commissioner of Public Works shall assist agencies and departments with long-term facilities planning and the preparation of cost estimates for such plans and requests. The Secretary of the Office of Policy and Management shall review such plans and prepare an integrated state facility plan which meets the aggregate facility needs of the state. The secretary shall review the cost effective retrofit measures recommended to him by the Commissioner of Public Works under subsection (b) of section 16a-38a and include in the plan those measures which would best attain the energy performance standards established under subdivision (1) of subsection (b) of section 16a-38.

(b) On or before December first of each even-numbered year, the Commissioner of Public Works shall provide the Secretary of the Office of Policy and Management with a review of the plans and requests submitted pursuant to subsection (a) for consistency with realistic cost factors, space requirements, space standards, implementation schedules, priority needs, objectives of the Commissioner of Public Works in carrying out his responsibilities under section 4b-30 and the need for the maintenance, improvement and replacement of state facilities.

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

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

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

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

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

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

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

(i) As used in this subsection, (1) "project" means any state program, except the downtown Hartford higher education center project, as defined in subsection (l) of section 4b-55, requiring consultant services if (A) the cost of such services is estimated to exceed fifty thousand dollars or, in the case of a constituent unit of the state system of higher education, the cost of such services is estimated to exceed three hundred thousand dollars, or (B) (i) the construction costs in connection with such program are estimated to

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

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

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

(l) The Commissioner of Public Works shall monitor the amount of leased space being requested and the costs of all proposed and approved facility project actions and shall advise the Secretary of the Office of Policy and Management and the Governor when the space to be leased or the forecast costs to complete the project exceed the

square footage amount or the cost levels in the approved state facility plan by ten per cent or more. Approval of the Secretary of the Office of Policy and Management, the Properties Review Board, the State Bond Commission and the Governor shall be required to continue the project.

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

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

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

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

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

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

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

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

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

Appendix C

Agency Space Requests and Approvals

Attorney General**OAG29000**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
88865	Bridgeport	Offices	FY 09-10	1,815	\$27,769.50	1,815	\$45,139.00	1,815	\$27,769.00
88865	Bridgeport	Office	FY 09-10	1,251	\$16,013.00	1,251	\$31,112.00	1,251	\$16,013.00
555	Hartford	Offices	Other	97,194	\$1,675,543.00	97,194	\$1,675,543.00	97,194	\$1,674,543.00
9999	Hartford	Offices	FY 09-10	0	\$0.00	28,162	\$704,050.00	0	\$0.00
9999	Shelton	Offices	FY 09-10	0	\$0.00	5,175	\$129,375.00	0	\$0.00

Board for State Academic Awards**BAA77000**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
88865	Newington	Connecticut Distance Learning Consortium Technology Services & Charter Oak State College	Other	10,027	\$80,215.92	10,027	\$20,000.00	10,027	\$20,000.00

Board of Education and Services for the Blind**ESB65000**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
88865	Windsor	Main Headquarters	FY 10-11	40,000	\$400,000.00	61,181	\$2,569,602.00	40,000	\$400,000.00

Children's Trust Fund**CTF9400**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
9999	Hartford	Office	FY 09-10	0	\$0.00	5,564	\$106,773.00	0	\$0.00

Commission on Child Protection**CPC98920**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
88865	Hartford	Office Space	FY 11-12	4,041	\$72,738.00	4,969	\$89,442.00	4,041	\$72,738.00

Commission on Human Rights and Opportunities**HRO041100**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
88865	Bridgeport	Regional Office Space	FY 10-11	3,851	\$73,169.00	5,351	\$110,000.00	3,851	\$73,169.00
88865	Hartford	Regional Office Space	FY 10-11	4,427	\$91,196.20	4,427	\$106,248.00	4,427	\$106,248.00
52	Hartford	Office Space	FY 09-10	19,019	\$47,357.31	31,943	\$1,311,260.45	19,019	\$47,357.31
9999	Norwich	Regional Office Space	FY 09-10	0	\$0.00	4,900	\$122,500.00	0	\$0.00

Commission on the Deaf and Hearing Impaired**COD65500**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
869	West Hartford	Office Space	FY 09-10	4,592	\$81,115.08	4,592	\$90,692.40	4,592	\$90,692.40

Connecticut Community Colleges

CCC78000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
101405	Bristol	Tunxis Community College	FY 12-13	8,003	\$188,311.25	8,003	\$202,555.93	8,003	\$202,555.93
8805	Danbury	Naugatuck Valley	Other	2,337	\$27,960.00	2,337	\$27,960.00	2,337	\$27,960.00
120104	Hartford	Capital Community College - Classrooms & Office	FY 10-11	40,000	\$960,000.00	0	\$0.00	40,000	\$965,600.00
82905	Meriden	Middlesex Community College - Meriden Center	FY 11-12	12,950	\$244,103.00	12,950	\$259,388.50	12,950	\$259,388.50
6117	Meriden	Middlesex Community College	FY 12-13	2,380	\$23,800.00	2,380	\$24,775.80	2,380	\$24,775.80
825	Willimantic	Quinebaug Valley Community College	FY 09-10	12,091	\$220,056.50	16,344	\$309,718.80	12,091	\$220,056.50

Connecticut State Library

CSL66000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
810	Hartford	Historical Services Storage - Hartford	FY 11-12	44,956	\$327,729.24	44,956	\$373,726.00	44,956	\$373,726.00
8801	Willimantic	Library Services Center	FY 10-11	10,067	\$148,500.00	10,067	\$170,442.00	0	\$0.00

Connecticut State University

CSU83000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
9999	Danbury	Student Housing	FY 10-11	0	\$0.00	82,500	\$2,062,500.00	0	\$0.00
9999	New Haven	Student Housing	FY 10-11	0	\$0.00	110,000	\$2,750,000.00	0	\$0.00
9999	New Haven/Hamden	Offices	FY 10-11	0	\$0.00	5,625	\$140,625.00	0	\$0.00

Culture, Arts & Tourism

CAT45200

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
88865	Hartford	Office Space	Other	21,115	\$496,202.40	21,115	\$450,000.00	21,115	\$450,000.00

Department of Administrative Services

DAS23000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
9999	Hartford	Fleet Operations Repair Facility	Other	0	\$0.00	29,178	\$493,399.98	0	\$0.00

Department of Banking

DOB37000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
8802	Hartford	Office Space	FY 09-10	30,000	\$716,952.00	34,500	\$784,000.00	34,500	\$784,000.00

Department of Children and Families

DCF91000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
974	Bridgeport	Regional Office - Bridgeport	FY 10-11	40,000	\$820,000.00	44,000	\$946,000.00	40,000	\$775,005.00
975	Danbury	Regional Office - Danbury	FY 09-10	13,800	\$248,400.00	17,050	\$409,200.00	13,800	\$357,920.00
976	Hartford	Regional Office - Hartford	FY 09-10	63,645	\$1,006,864.00	63,645	\$1,006,864.00	63,645	\$1,006,864.00
977	Manchester	Regional Office -	Other	40,198	\$1,125,283.00	54,490	\$1,125,283.00	40,198	\$582,871.00
259	Meriden	Office Space	Other	14,009	\$292,087.00	14,009	\$292,087.00	14,009	\$260,567.00
221	Meriden	Regional Office - Meriden	FY 09-10	14,569	\$347,001.60	14,569	\$358,397.40	14,569	\$228,904.00
972	Middletown	Regional Office -	FY 10-11	10,000	\$185,000.00	12,302	\$185,000.00	0	\$0.00
9999	Middletown	Regional Office -	FY 10-11	0	\$0.00	12,302	\$307,550.00	0	\$0.00

7222008	Middletown	Regional Office -	FY 09-10	14,869	\$431,349.69	14,868	\$431,349.69	19,868	\$485,869.00
71405	Milford	Regional Office - Milford	Other	39,907	\$1,330,103.00	39,907	\$1,330,103.00	39,907	\$809,356.00
973	New Britain	Regional Office	Other	41,482	\$736,980.04	54,792	\$1,160,494.58	41,482	\$641,727.00
978	New Haven	Regional Office - New	Other	56,334	\$1,467,500.00	56,334	\$1,467,500.70	45,000	\$1,186,275.00
7808	Norwalk	Regional Office - Norwalk	FY 09-10	15,040	\$436,160.00	15,040	\$436,160.00	15,040	\$465,293.00
965	Norwich	Regional Office - Norwich	FY 09-10	36,022	\$612,372.00	36,022	\$612,372.00	36,002	\$521,525.00
9999	South Norwalk	Regional Office - Norwalk	FY 10-11	0	\$0.00	15,040	\$376,000.00	0	\$0.00
966	Stamford	Regional Office - Stamford	FY 09-10	9,000	\$222,300.00	12,000	\$318,000.00	9,000	\$178,539.00
967	Torrington	Regional Office -	FY 09-10	10,000	\$205,000.00	12,000	\$246,000.00	10,000	\$145,000.00
9999	Waterbury	Regional Office -	FY 10-11	0	\$0.00	42,000	\$1,050,000.00	5,000	\$95,120.00
257	Waterbury	Office Space - DSS space	FY 10-11	5,129	\$128,225.00	5,129	\$128,225.00	5,129	\$102,336.00
80504	Waterbury	Regional Office -	FY 10-11	26,000	\$104,000.00	26,000	\$104,000.00	14,231	\$0.00
970	Willimantic	Regional Office -	FY 11-12	23,263	\$441,997.00	23,263	\$441,997.00	23,263	\$308,233.00

Department of Correction

DOC88000

ID #	Town	Description	Anticipated Fiscal Year	Existing Square Feet	Existing Total Annual Cost	Requested Square Feet	Requested Total Annual Cost	Approved Square Feet	Approved Total Annual Cost
9999	Bridgeport	Parole & Community	FY 09-10	0	\$0.00	11,116	\$277,900.00	0	\$0.00
806	Hartford	Regional Office - Hartford - Parole & Community Services	FY 09-10	19,805	\$323,217.00	28,906	\$323,217.00	19,805	\$323,217.00
9999	Meriden/ Middletown	Regional Office - Meriden/Middletown - Parole & Community Service	FY 09-10	0	\$0.00	15,171	\$379,275.00	0	\$0.00
9999	New Haven	Regional Office	FY 09-10	0	\$0.00	19,844	\$496,100.00	0	\$0.00
88865	New Haven	New Haven - Parole	FY 09-10	4,000	\$66,000.00	19,844	\$66,000.00	4,000	\$66,000.00

807	New Haven	New Haven - Community Services	FY 09-10	5,000	\$78,750.00	5,000	\$78,750.00	5,000	\$78,750.00
9999	Niantic	Food Warehouse	FY 09-10	0	\$0.00	13,319	\$332,975.00	0	\$0.00
524043	Norwich	Regional Office - Norwich - Parole & Community Service	Other	3,855	\$118,155.75	3,855	\$118,156.00	3,855	\$118,156.00
803	Waterbury	Regional Office - Waterbury -Parole & Community Service	FY 13-14	10,448	\$204,264.00	10,448	\$204,264.00	10,448	\$204,264.00
9999	Wethersfield	Central Admin. Office	FY 09-10	0	\$0.00	45,324	\$1,133,100.00	0	\$0.00

Department of Developmental Services

DMR50000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
9999	Bridgeport	Bridgeport Office	FY 11-12	0	\$0.00	10,125	\$253,125.00	0	\$0.00
8824	East Hartford	Regional Office - North	FY 09-10	32,628	\$563,140.00	36,000	\$620,000.00	32,638	\$460,000.00
9999	Hartford	Central Office Space	FY 11-12	0	\$0.00	13,950	\$348,750.00	0	\$0.00
9999	Middletown	Middletown Office	FY 11-12	0	\$0.00	24,075	\$601,875.00	0	\$0.00
9999	Middletown Area	Regional & Central Office Space	FY 11-12	0	\$0.00	24,075	\$601,875.00	0	\$0.00
1021	New Haven	Regional Office - South	FY 10-11	12,972	\$248,284.00	27,000	\$530,000.00	12,972	\$248,284.00
787	New London	Office Space	FY 12-13	4,100	\$91,061.00	4,100	\$86,141.00	4,100	\$86,141.00
1022	Wallingford	Office Space	FY 11-12	25,232	\$431,215.00	25,232	\$460,484.00	25,232	\$494,295.00
783	Waterbury	Regional Office - West	FY 11-12	5,641	\$129,743.00	15,750	\$431,000.00	5,641	\$148,546.00

916	Willimantic	Regional Office - North	FY 09-10	8,693	\$65,415.00	8,693	\$195,000.00	8,693	\$251,053.00
-----	-------------	-------------------------	----------	-------	-------------	-------	--------------	-------	--------------

Department of Education

SDE64000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
8807	Danbury	Nurse Training Program - Danbury	Other	3,700	\$64,750.00	0	\$0.00	0	\$0.00
9999	Hartford	SDE Hartford Storage	FY 09-10	0	\$0.00	2,000	\$50,000.00	0	\$0.00
9999	Hartford	Brainard Airport-Hartford	FY 09-10	0	\$0.00	109,338	\$2,733,450.00	0	\$0.00
836	Hartford	LPN or SDE Offices - Hartford	FY 12-13	3,120	\$47,829.60	3,120	\$55,006.00	3,120	\$55,006.00
8806	Middletown	SDE Central Offices - Middletown	FY 09-10	37,621	\$641,814.26	53,000	\$1,001,700.00	37,621	\$641,814.26

Department of Environmental Protection

DEP43000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
897	West Hartford	Warehouse	FY 12-13	14,000	\$203,000.00	14,000	\$221,900.00	14,000	\$221,900.00

Department of Information Technology

ITD25000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
8815	East Hartford	Offices & Data Center	FY 10-11	192,253	\$5,858,862.00	192,253	\$6,502,561.00	192,253	\$6,502,561.00

Department of Labor

DOL40000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
902	Bridgeport	Employment Security	FY 13-14	21,727	\$355,236.00	21,727	\$475,000.00	21,727	\$475,000.00
925	Danbury	Employment Security	FY 09-10	10,900	\$214,750.00	11,885	\$243,166.00	10,900	\$214,750.00
979	Danielson	Office Space	Other	4,900	\$117,551.00	4,900	\$117,551.00	4,900	\$117,551.00
980	Enfield	Employment Security	FY 10-11	11,700	\$190,944.00	11,700	\$234,000.00	11,700	\$234,000.00
981	Hamden	Employment Security - Hamden Call Center	FY 09-10	10,820	\$154,725.00	10,820	\$200,000.00	10,820	\$200,000.00
982	Hamden	Employment Security	FY 09-10	22,391	\$305,860.00	22,391	\$400,000.00	22,391	\$400,000.00
983	Hartford	Employment Security - Hartford Call Center	FY 11-12	14,000	\$229,600.00	14,000	\$263,620.00	14,000	\$263,620.00
984	Hartford	Employment Security	FY 09-10	28,268	\$289,747.00	28,268	\$376,529.00	28,286	\$376,529.00
986	Meriden	Employment Security	FY 12-13	1,845	\$24,538.00	1,845	\$30,000.00	1,845	\$30,000.00
987	Middletown	Employment Security	FY 13-14	15,000	\$173,250.00	15,000	\$250,000.00	15,000	\$250,000.00
988	New Britain	Employment Security	FY 11-12	11,702	\$204,199.00	11,702	\$230,000.00	11,702	\$230,000.00
989	New London	Employment Security	FY 09-10	13,912	\$234,374.00	13,912	\$270,000.00	13,912	\$270,000.00
990	Newington	Warehouse	Other	7,595	\$30,380.00	7,595	\$30,380.00	7,595	\$30,380.00
991	Norwich	Employment Security	FY 10-11	9,848	\$167,416.00	9,848	\$180,000.00	9,848	\$180,000.00
8817	Norwich	Norwich Field Audit Office	FY 10-11	2,850	\$47,750.00	2,850	\$52,000.00	2,850	\$52,000.00
994	Torrington	Office Space	Other	6,300	\$131,859.00	6,300	\$131,859.00	6,300	\$131,859.00
995	Waterbury	Employment Security	Other	24,256	\$409,926.00	24,256	\$409,926.00	24,256	\$409,926.00
996	Willimantic	Employment Security	FY 11-12	8,980	\$155,455.00	8,980	\$173,000.00	8,980	\$173,000.00

Department of Mental Health and Addiction Services

MHA53000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
866	Bridgeport	Connecticut Mental Health Center - Greater Bridgeport - ACCESS Project/General Assistance Project - Forensic Division	FY 10-11	4,931	\$73,964.96	4,931	\$162,835.32	4,931	\$62,377.00
8819	Bridgeport	Office Space	FY 12-13	25,631	\$538,215.00	26,284	\$624,860.70	25,631	\$474,173.00
844	Danbury	Office Space	Other	11,400	\$259,268.00	11,400	\$259,268.00	11,400	\$202,630.00
9999	New Haven	ACT/OUTREACH and ENGAGEMENT	FY 10-11	0	\$0.00	6,396	\$159,900.00	0	\$0.00
1001	New Haven	Alcohol & Drug Unit - Substance Abuse Treatment Unit - New Haven Office	FY 09-10	7,600	\$122,740.00	7,600	\$190,000.00	7,600	\$159,600.00
842	New Haven	Connecticut Mental Health Center - Consultation & Education Center	FY 09-10	4,776	\$90,266.40	4,776	\$99,579.60	4,776	\$87,639.00
999	New Haven	Hispanic Clinic - New Haven	FY 09-10	4,634	\$83,370.00	4,634	\$106,582.04	4,634	\$88,046.00
867	Old Saybrook	River Valley Services - Lower County Clinical Team	FY 09-10	1,854	\$37,080.00	2,143	\$42,860.00	1,854	\$34,288.00
805	Stamford	Respite Care - Stamford	FY 09-10	478	\$12,717.00	478	\$14,517.00	478	\$12,000.00

Apartment									
804	Stamford	F.S. Dubois Center	FY 10-11	34,000	\$984,658.84	34,000	\$1,104,307.60	34,000	\$860,200.00
843	Torrington	Office Space	Other	15,214	\$329,304.18	15,214	\$329,304.00	15,214	\$264,645.00
865	Waterbury	Local Mental Health	FY 10-11	20,327	\$391,904.56	22,327	\$444,307.30	20,327	\$292,708.00
Authority - Waterbury									
1000	West Haven	West Haven Mental	FY 09-10	6,800	\$121,040.00	6,800	\$130,424.00	6,800	\$103,224.00
Health Center									

Department of Motor Vehicles

DMV35000

ID #	Town	Description	Anticipated Fiscal Year	Existing Square Feet	Existing Total Annual Cost	Requested Square Feet	Requested Total Annual Cost	Approved Square Feet	Approved Total Annual Cost
877	Bridgeport	Branch Office - Bridgeport	FY 12-13	15,000	\$443,223.00	15,000	\$675,000.00	15,000	\$675,000.00
875	Danbury	Branch Office - Danbury	FY 12-13	9,889	\$261,855.00	9,889	\$300,000.00	9,889	\$300,000.00
9999	Fairfield	Branch Office	FY 10-11	0	\$0.00	12,000	\$300,000.00	0	\$0.00
878	New Britain	Branch Office - New Britain	FY 09-10	11,500	\$271,411.00	11,500	\$300,000.00	11,500	\$300,000.00
9999	Norwich	Branch Office	FY 09-10	0	\$0.00	11,000	\$275,000.00	0	\$0.00
88865	Stamford	Branch Office - Stamford	FY 12-13	1,850	\$0.00	1,850	\$35,000.00	0	\$0.00
9999	Stamford	Branch Office	FY 09-10	0	\$0.00	1,850	\$46,250.00	0	\$0.00
873	Waterbury	Branch Office - Waterbury	FY 11-12	7,725	\$191,017.00	7,725	\$260,000.00	7,725	\$260,000.00
876	Willimantic	Branch Office - Willimantic	FY 09-10	9,000	\$142,123.00	5,000	\$160,000.00	5,000	\$160,000.00

Department of Revenue Services

DRS16000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
41405	Bridgeport	Regional Office - Bridgeport	Other	5,785	\$114,485.15	5,785	\$114,463.00	5,785	\$114,463.00
802	Hamden	Regional Office - Hamden	FY 09-10	3,500	\$45,150.00	5,850	\$125,775.00	5,850	\$125,775.00
11804	Norwich	Regional Office - Norwich	FY 11-12	4,649	\$76,280.01	4,649	\$82,500.00	4,649	\$82,500.00

Department of Social Services

DSS60000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
9999	Ansonia/Derby Area	Social Services-BRS	FY 09-10	0	\$0.00	1,025	\$25,625.00	0	\$0.00
9999	Branford/Guilford Area	Social Services-BRS	FY 09-10	0	\$0.00	1,025	\$25,625.00	0	\$0.00
1014	Bridgeport	Regional Office - Bridgeport	FY 13-14	57,430	\$1,013,640.00	57,430	\$1,150,000.00	57,430	\$861,450.00
852	Bridgeport	Rehabilitation Office - Bridgeport	FY 09-10	6,080	\$133,760.00	6,080	\$133,760.00	6,080	\$133,760.00
855	Danbury	Regional Office - Danbury	FY 13-14	14,643	\$285,539.00	14,643	\$307,503.00	14,643	\$241,610.00
9999	East Hartford	Social Services-BRS	FY 09-10	0	\$0.00	1,025	\$25,625.00	0	\$0.00
846	Enfield	Rehabilitation Office - Enfield	FY 09-10	600	\$9,000.00	1,300	\$18,200.00	600	\$7,170.00
858	Hartford	Office Space	FY 09-10	72,544	\$1,323,928.00	87,646	\$1,761,904.00	72,544	\$895,918.00
860	Hartford	Disability Determination Services	FY 09-10	35,309	\$529,635.00	35,309	\$812,107.00	35,309	\$459,017.00
880	Killingly	Rehabilitation Office - Killingly	FY 09-10	528	\$14,435.00	528	\$14,435.52	528	\$7,540.00
851	Manchester	Office Space	FY 09-10	25,370	\$339,957.96	25,370	\$452,600.80	25,370	\$339,957.96

9999	Meriden/ Wallingford	Social Services	FY 10-11	0	\$0.00	19,333	\$483,325.00	0	\$0.00
859	Middletown	Regional Office - Middletown	FY 09-10	24,000	\$381,600.00	25,000	\$547,274.00	24,000	\$309,600.00
88865	New Britain	Regional Office - New Britain	Other	23,942	\$385,466.00	23,942	\$385,466.00	23,942	\$385,466.00
857	New Haven	Office Space	FY 09-10	48,294	\$949,460.00	66,760	\$932,074.20	48,294	\$637,480.80
1015	New Haven	Rehabilitation Office - New Haven	FY 10-11	5,000	\$80,000.00	0	\$0.00	5,000	\$80,000.00
1017	New London	Rehabilitation Office - New London	FY 10-11	707	\$17,626.00	1,125	\$16,875.00	707	\$17,626.00
1016	Newington	Office Space	FY 09-10	28,325	\$741,831.00	28,325	\$741,831.75	28,325	\$741,831.75
736	Norwich	Regional Office - Norwich	FY 10-11	3,127	\$64,016.00	3,822	\$76,819.20	3,127	\$64,016.00
847	Stamford	Regional Office - Stamford	FY 13-14	17,600	\$347,600.00	17,600	\$382,800.00	17,600	\$277,200.00
850	Torrington	Regional Office - Torrington	FY 09-10	8,280	\$136,620.00	10,183	\$188,386.00	8,280	\$103,500.00
1018	Waterbury	Regional Office - Waterbury	FY 09-10	42,249	\$876,667.00	34,425	\$800,000.00	35,853	\$573,648.00
848	Willimantic	Regional Office - Willimantic	FY 09-10	12,003	\$186,046.00	19,909	\$450,000.00	12,003	\$186,046.00
9999	Willimantic	Social Services-BRS	FY 10-11	0	\$0.00	19,909	\$497,725.00	0	\$0.00

Department of Veterans' Affairs

DVA21000

ID #	Town	Description	Anticipated Fiscal Year	Existing Square Feet	Existing Total Annual Cost	Requested Square Feet	Requested Total Annual Cost	Approved Square Feet	Approved Total Annual Cost
885	Bridgeport	Advocacy & Assistance Regional Office - Bridgeport	FY 12-13	1,127	\$23,667.00	1,127	\$23,667.00	1,127	\$23,667.00
8810	West Haven	Advocacy & Assistance Regional Office - West Haven	FY 11-12	1,010	\$14,484.00	1,010	\$14,484.00	1,010	\$14,484.00

Division of Criminal Justice

DCJ30000

ID #	Town	Description	Anticipated Fiscal Year	Existing Square Feet	Existing Total Annual Cost	Requested Square Feet	Requested Total Annual Cost	Approved Square Feet	Approved Total Annual Cost
9999	Bridgeport Area	Space for District Cold Case Unit	FY 09-10	0	\$0.00	2,600	\$65,000.00	0	\$0.00
9999	Hartford Area	Space for District Cold Case Unit	FY 09-10	0	\$0.00	2,600	\$65,000.00	0	\$0.00
908	Litchfield	State's Attorney's Office - Judicial District of Litchfield	FY 10-11	2,600	\$58,162.00	2,600	\$64,838.78	2,600	\$64,838.78
909	New Haven	State's Attorney's Office - New Haven Career Criminal Unit	FY 11-12	1,770	\$47,365.20	1,770	\$53,739.86	1,770	\$53,739.86
9999	New London Area	Space for District Cold Case Unit	FY 09-10	0	\$0.00	2,600	\$65,000.00	0	\$0.00
88865	West Hartford	Records Storage/Warehouse Space	FY 12-13	7,496	\$84,255.04	7,496	\$93,632.54	7,496	\$93,632.54

Division of Special Revenue

DSR18000

ID #	Town	Description	Anticipated Fiscal Year	Existing Square Feet	Existing Total Annual Cost	Requested Square Feet	Requested Total Annual Cost	Approved Square Feet	Approved Total Annual Cost
666	Newington	Warehouse	FY 09-10	10,070	\$70,350.00	10,070	\$70,350.00	10,070	\$70,350.00

Insurance Department

DOI37500

ID #	Town	Description	Anticipated Fiscal Year	Existing Square Feet	Existing Total Annual Cost	Requested Square Feet	Requested Total Annual Cost	Approved Square Feet	Approved Total Annual Cost
906	Hartford	Office Space	FY 09-10	42,000	\$1,167,123.00	42,000	\$1,167,123.00	42,000	\$1,167,123.00

Judicial Branch

JUD95000

ID #	Town	Description	Anticipated Fiscal Year	Existing Square Feet	Existing Total Annual Cost	Requested Square Feet	Requested Total Annual Cost	Approved Square Feet	Approved Total Annual Cost
761	Bantam	GA #18 - Superior Court	FY 11-12	13,720	\$181,515.60	13,720	\$208,742.94	13,720	\$208,742.94
1023	Bridgeport	Adult Supervision - Support Enforcement Magistrates	Other	33,367	\$914,589.47	33,367	\$1,051,777.89	33,367	\$1,051,777.89
1033	Bristol	Court Support Services Division - Adult Supervision	FY 11-12	5,204	\$76,759.00	8,679	\$88,272.85	5,204	\$76,759.00
1034	Bristol	Judicial District - GA #17 - Superior Court	FY 10-11	22,581	\$146,776.50	22,581	\$168,792.98	0	\$0.00
1035	Danbury	CSSD Adult Supervision	FY 12-13	6,263	\$117,190.56	6,263	\$81,315.66	6,263	\$81,315.66
9999	Danbury	Support Enforcement	FY 10-11	0	\$0.00	3,700	\$92,500.00	0	\$0.00
94	Danielson	Adult Probation	FY 10-11	1,557	\$28,026.00	9,431	\$223,986.25	1,557	\$28,026.00
1044	Derby	CSSD Adult Supervision	FY 13-14	5,730	\$243,544.48	5,730	\$152,217.45	5,730	\$152,217.45
742	East Hartford	Training Academy	FY 10-11	5,330	\$130,585.00	5,330	\$168,961.00	5,330	\$168,961.00
53	East Hartford	Support Enforcement Administration &	FY 09-10	8,712	\$153,156.96	8,712	\$176,130.50	8,712	\$176,130.50

		Statewide Grievance Committee							
9999	East Hartford	Support Enforcement Central Administration	FY 10-11	0	\$0.00	9,740	\$243,500.00	0	\$0.00
1047	East Hartford	Support Enforcement Administration & Statewide Grievance Committee	FY 09-10	8,712	\$137,577.60	8,712	\$158,214.24	0	\$0.00
1045	East Hartford	Judicial Information System - Data Center	FY 10-11	31,271	\$783,957.32	53,669	\$1,124,365.55	31,271	\$783,957.32
9999	Enfield	CSSD Adult Supervision	FY 10-11	0	\$0.00	7,286	\$182,150.00	0	\$0.00
759	Hartford	Support Enforcement	FY 10-11	10,939	\$170,101.45	13,056	\$233,473.92	10,939	\$170,101.45
755	Hartford	Administrative Services & Court Operations - Administration; Family Court; Support Enforcement; CSSD Family Services	Other	79,097	\$2,650,558.11	0	\$0.00	0	\$0.00
754	Hartford	Court Support Services Division - Adult Supervision	FY 09-10	20,118	\$657,657.42	23,223	\$812,806.15	20,118	\$657,657.42
9999	Hartford	CSSD Low Risk Monitoring	FY 09-10	0	\$0.00	5,993	\$149,825.00	0	\$0.00
760	Litchfield	Court Support Services Division - Intake, Assessment & Referral - Family Services	FY 09-10	2,550	\$70,584.00	2,550	\$81,171.60	2,550	\$81,171.60
765	Manchester	Court Support Services Division - Adult	FY 12-13	6,700	\$141,437.00	10,698	\$318,051.54	6,700	\$141,437.00

Supervision									
766	Meriden	Judicial Information System - Training	FY 11-12	2,490	\$50,621.70	2,490	\$58,048.13	2,490	\$58,048.13
767	Meriden	GA #7 - Infractions Annex; CSSD Adult Supervision	FY 12-13	6,491	\$79,849.80	6,491	\$91,815.20	6,491	\$91,815.20
9999	Meriden	CSSD Adult Supervision	FY 10-11	0	\$0.00	7,916	\$197,900.00	0	\$0.00
88865	Meriden	GA 7 Courthouse	FY 09-10	36,776	\$917,928.96	0	\$0.00	0	\$0.00
9999	Meriden	Juvenile Court	FY 10-11	0	\$0.00	35,000	\$875,000.00	0	\$0.00
770	Middletown	Court Support Services Division - Adult Supervision	FY 11-12	5,950	\$116,341.78	5,950	\$130,349.53	5,950	\$130,349.53
772	Middletown	Support Enforcement	FY 11-12	3,214	\$64,129.78	3,214	\$71,889.15	3,214	\$71,889.15
109	Middletown	Juvenile Matters - Superior Court	FY 09-10	5,648	\$134,817.72	5,648	\$155,040.38	5,648	\$155,040.38
773	Milford	Court Support Services Division - Adult Supervision	FY 11-12	4,797	\$132,846.75	4,797	\$130,356.08	4,797	\$130,356.08
9999	New Britain	CSSD Adult Supervision	FY 09-10	0	\$0.00	16,071	\$401,775.00	0	\$0.00
9999	New Haven	16/17 Juvenile Program	FY 10-11	0	\$0.00	29,000	\$725,000.00	0	\$0.00
927	New Haven	Support Enforcement	FY 11-12	15,718	\$423,915.36	15,718	\$298,249.05	15,718	\$298,249.05
778	New Haven	Court Support Services Division - Adult Supervision	FY 09-10	13,574	\$249,082.92	22,933	\$590,524.75	13,574	\$249,082.92
8823	New London	Court Support Services Division - Adult Supervision	FY 10-11	9,150	\$187,941.00	14,238	\$216,132.15	9,150	\$187,941.00
932	Norwalk	Court Support Services Division - Adult Supervision	FY 09-10	4,442	\$107,496.40	6,085	\$365,100.00	4,442	\$107,496.40

Supervision									
9999	Norwalk	CSSD Adult Supervision	FY 10-11	0	\$0.00	6,085	\$152,125.00	0	\$0.00
933	Norwalk	Juvenile Matters - Superior Court	FY 11-12	10,235	\$230,976.67	27,136	\$970,112.00	10,235	\$230,976.67
9999	Norwalk	Juvenile Court	FY 10-11	0	\$0.00	29,000	\$725,000.00	0	\$0.00
9999	Norwich	CSSD Adult Supervision	FY 10-11	0	\$0.00	16,598	\$414,950.00	0	\$0.00
937	Norwich	Support Enforcement	FY 10-11	5,038	\$99,500.50	0	\$0.00	0	\$0.00
940	Putnam	Support Enforcement	FY 09-10	2,721	\$57,178.20	2,721	\$62,076.00	2,721	\$62,076.00
939	Putnam	Court Support Services Division - Intake, Assessment & Referral - Family Services	FY 09-10	4,563	\$85,328.04	4,563	\$103,488.84	4,563	\$103,488.84
9999	Rockville	Juvenile Court	FY 09-10	0	\$0.00	18,500	\$462,500.00	18,500	\$462,500.00
81	Rockville	Support Enforcement	FY 09-10	4,014	\$95,218.26	5,721	\$97,257.15	4,014	\$95,218.26
945	Rocky Hill	Warehouse - Materials Management	Other	22,762	\$281,641.40	22,762	\$324,889.20	22,762	\$324,889.20
950	Torrington	Juvenile Matters - Superior Court	FY 12-13	4,877	\$102,660.85	0	\$0.00	0	\$0.00
9999	Torrington	CSSD Adult Supervision	FY 11-12	0	\$0.00	7,014	\$175,350.00	0	\$0.00
128	Vernon	Juvenile Matters - Superior Court	FY 09-10	9,072	\$166,512.00	9,072	\$191,488.80	0	\$0.00
953	Vernon	Court Support Services Division Intake, Assessment & Referral - Family Services	FY 09-10	2,378	\$45,063.10	2,378	\$54,693.96	2,378	\$54,693.96
955	Waterbury	Support Enforcement, CSSD Adult Supervision	FY 12-13	17,040	\$425,095.72	17,040	\$428,760.48	17,040	\$428,760.48
88865	Waterbury	CSSD Adult Supervision	FY 09-10	17,935	\$354,216.25	17,935	\$407,348.69	17,935	\$407,348.69

9999	Waterford	16/17 Juvenile Program	FY 10-11	0	\$0.00	25,241	\$631,025.00	0	\$0.00
776	Waterford	Juvenile Matters - Superior Court	FY 10-11	19,962	\$552,148.98	19,962	\$634,971.33	19,962	\$634,971.33
938	Wethersfield	Office of Victim Services	FY 12-13	10,206	\$196,465.50	10,206	\$225,935.33	10,206	\$225,935.33
960	Wethersfield	Court Support Services Division - Administration	FY 09-10	21,436	\$459,587.84	26,222	\$528,526.02	21,436	\$459,587.84
959	Wethersfield	Centralized Infractions Bureau - Jury Administration - Superior Court Operation	FY 11-12	30,618	\$589,396.50	30,618	\$677,805.98	30,618	\$677,805.98
961	Willimantic	Court Support Services Division - Adult Supervision	FY 12-13	5,980	\$204,605.93	5,980	\$120,377.40	5,980	\$120,377.40
962	Willimantic	Superior Court - Juvenile Matters	FY 10-11	18,545	\$496,449.65	18,545	\$570,917.10	18,545	\$570,917.10

Military Department

MIL36000

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
910	Hartford	Foot Guard - Hartford Armory	FY 11-12	23,404	\$95,956.40	23,040	\$95,956.40	23,040	\$95,956.00
912	Hartford	Store Front Recruiting Office	FY 09-10	2,300	\$30,000.00	2,300	\$30,000.00	2,300	\$30,000.00

Office of the Child Advocate**OCA41300**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
50207	Hartford	Office Space	FY 11-12	5,365	\$116,420.50	5,365	\$119,639.50	5,356	\$119,639.50

Office of the Claims Commissioner**OCC29500**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
50107	Hartford	Office Space	FY 12-13	2,521	\$55,335.95	2,521	\$56,848.55	2,521	\$55,000.00

Office of the Governor**GOV1200**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
1707	Washington, DC	Office Space	Other	963	\$56,129.76	963	\$56,130.00	863	\$56,130.00

Office of Workforce Competitiveness**OWC22000**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
83005	Wethersfield	Office Space	FY 10-11	3,290	\$70,735.00	3,290	\$70,735.00	0	\$0.00

Public Defender Services Commission**PDS98500**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
886	Hamden	Office of Chief Public Defender - Legal Services Unit	FY 09-10	5,400	\$94,344.00	7,240	\$133,940.00	5,400	\$94,344.00
9999	Hartford	Office of Chief Public Defender - Capital Defense and Trial Services	FY 11-12	0	\$0.00	6,600	\$132,000.00	0	\$0.00
889	Litchfield	Office of Chief Public Defender - Litchfield	FY 10-11	725	\$17,084.12	725	\$19,132.09	725	\$19,132.09

9999	Middletown	Office of Chief Public Defender - Juvenile Post Conviction & Reentry Unit	FY 10-11	0	\$0.00	2,930	\$43,950.00	0	\$0.00
893	Rocky Hill	Office of Chief Public Defender - Habeas Corpus Unit	FY 10-11	4,565	\$79,295.00	5,000	\$97,781.00	4,565	\$79,295.00

Soldiers, Sailors and Marines Fund

SSM63000

ID #	Town	Description	Anticipated Fiscal Year	Existing Square Feet	Existing Total Annual Cost	Requested Square Feet	Requested Total Annual Cost	Approved Square Feet	Approved Total Annual Cost
88865	Bridgeport	Veterans Assistance Office - Bridgeport	FY 10-11	250	\$0.00	250	\$4,812.50	250	\$0.00
9999	Bridgeport	Veterans Assistance Office - Bridgeport	FY 11-12	0	\$0.00	225	\$5,625.00	0	\$0.00
88865	Hartford	Veterans Assistance Office - Hartford	FY 11-12	486	\$7,776.00	486	\$8,748.00	486	\$0.00
88865	Hartford	Veterans Assistance Office - Headquarters	FY 11-12	1,653	\$23,555.25	1,653	\$25,208.25	1,653	\$0.00
815	New Haven	Veterans Assistance Office - New Haven	FY 10-11	360	\$5,400.00	360	\$6,210.00	360	\$5,400.00

State Comptroller**OSC15000**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
6666	Hartford	Office Space	Other	82,156	\$1,306,280.00	82,156	\$1,306,280.00	82,156	\$1,306,280.00

State Contracting Standards Board**CSB13950**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
9999	Hartford	Offices	FY 09-10	0	\$0.00	6,580	\$164,500.00	0	\$0.00

State Treasurer**OTT14000**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
524044	Hartford	Office Space	Other	61,021	\$1,051,951.00	61,021	\$1,051,951.00	61,021	\$1,051,951.00

Teacher's Retirement Board**TRB77500**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
3306	Hartford	Office Space	FY 09-10	13,430	\$297,529.00	13,430	\$297,529.00	13,430	\$297,529.00

Workers' Compensation Commission**WCC42000**

<u>ID #</u>	<u>Town</u>	<u>Description</u>	<u>Anticipated Fiscal Year</u>	<u>Existing Square Feet</u>	<u>Existing Total Annual Cost</u>	<u>Requested Square Feet</u>	<u>Requested Total Annual Cost</u>	<u>Approved Square Feet</u>	<u>Approved Total Annual Cost</u>
887	Bridgeport	4th District Office	FY 09-10	9,131	\$134,875.00	9,131	\$145,965.00	9,131	\$145,965.00
871	Hartford	1st District Office	FY 12-13	9,974	\$196,700.00	9,974	\$199,217.00	9,974	\$199,217.00
864	Hartford	Chairman's Office/ Appellate Court and Administration	FY 09-10	17,100	\$393,300.00	17,100	\$480,295.00	17,100	\$480,295.00
903	Middletown	8th District Office	Other	8,600	\$101,996.00	9,597	\$191,940.00	0	\$0.00
904	New Britain	6th District Office	FY 13-14	8,400	\$138,600.00	8,400	\$142,800.00	8,400	\$142,800.00

872	New Haven	3rd District Office	FY 11-12	8,800	\$179,385.00	8,800	\$203,512.00	8,800	\$203,512.00
863	Norwich	2nd District Office	FY 11-12	9,638	\$205,674.00	9,638	\$226,493.00	9,638	\$226,493.00
900	Stamford	7th District Office	FY 09-10	8,040	\$177,903.00	8,040	\$195,392.00	8,040	\$195,392.00

Appendix D

Parking Requests and Approvals

<u>ID #</u>	<u>Agency Name</u>	<u>Town</u>	<u>Description</u>	<u>Existing Spaces</u>	<u>Approved Annual Cost</u>	<u>Approved Annual Cost</u>
8107	Commission on Human Rights and Opportunities	Norwich	Parking	15	\$5,940.00	\$0.00
324	Connecticut Community Colleges	New Haven	Parking	700		
110403	Department of Children and Families	New Britain	Parking	55	\$26,400.00	\$26,400.00
88865	Department of Children and Families	Hartford	Parking	60	\$43,250.00	\$43,250.00
88865	Department of Children and Families	Waterbury	Parking	77	\$24,000.00	\$24,000.00
88865	Department of Children and Families	Hartford	Parking	83	\$62,748.00	\$62,748.00
88865	Department of Children and Families	Waterbury	Parking	96	\$48,960.00	\$48,960.00
2407	Department of Children and Families	Norwich	Parking	100	\$33,600.00	\$0.00
1053	Department of Children and Families	Hartford	Parking	160	\$29,880.00	\$29,880.00
8822	Department of Mental Health and Addiction Services	New Haven	Parking		\$447,600.00	\$447,600.00
8820	Department of Mental Health and Addiction Services	Danbury	Parking		\$1,200.00	\$1,200.00
8821	Department of Mental Health and Addiction Services	New Haven	Parking	60	\$72,900.00	\$72,900.00

<u>ID #</u>	<u>Agency Name</u>	<u>Town</u>	<u>Description</u>	<u>Existing Spaces</u>	<u>Existing Annual Cost</u>	<u>Approved Annual Cost</u>
88865	Department of Mental Health and Addiction Services	New Haven	Parking	75	\$90,000.00	\$90,000.00
88865	Department of Mental Health and Addiction Services	New Haven	Parking	243	\$291,600.00	\$291,600.00
1037	Judicial Branch	Danbury	Parking	12	\$7,920.00	\$7,920.00
931	Judicial Branch	New London	Parking	25	\$10,695.00	\$10,695.00
88865	Judicial Branch	Litchfield	Parking	30	\$9,000.00	\$9,000.00
88865	Judicial Branch	Meriden	Parking	43	\$9,600.00	\$9,600.00
1040	Judicial Branch	Danielson	Parking	50	\$9,000.00	\$9,000.00
1036	Judicial Branch	Danbury	Parking	50	\$33,000.00	\$33,000.00
750	Judicial Branch	Hartford	Parking	60	\$25,200.00	\$25,200.00
1043	Judicial Branch	Derby	Parking	90	\$21,600.00	\$21,600.00
1029	Judicial Branch	Bridgeport	Parking	94	\$62,040.00	\$62,040.00
936	Judicial Branch	Norwich	Parking	100	\$6,000.00	\$6,000.00
60908	Judicial Branch	New Britain	Parking	100	\$84,000.00	\$84,000.00
88865	Judicial Branch	Meriden	Parking	107	\$51,360.00	\$51,360.00
777	Judicial Branch	New Britain	Parking	125	\$82,500.00	\$82,500.00
1031	Judicial Branch	Bridgeport	Parking	140	\$126,000.00	\$126,000.00
926	Judicial Branch	New Haven	Parking	155	\$158,100.00	\$158,100.00
957	Judicial Branch	Waterbury	Parking	167	\$100,200.00	\$100,200.00
410	Judicial Branch	New Haven	Parking	203	\$133,980.00	\$133,980.00

Addendum

2009-2014 State Facility Plan

Issued: April 2, 2009

The purpose of this Addendum to the *2009-2014 State Facility Plan* is to correct an error for the Judicial Branches' request ID# 755 which was identified subsequent to the issuance of the Plan.

For the purposes of the *2009-2014 State Facility Plan*, the agency's requested and approved square footage and annual costs are as follows:

Judicial Branch

JUD95000

ID #	Town	Description	Anticipated Fiscal Year	Existing Square Feet	Existing Total Annual Cost	Requested Square Feet	Requested Total Annual Cost	Approved Square Feet	Approved Total Annual Cost
755	Hartford	Administrative Services & Court Operations - Administration; Family Court; Support Enforcement; CSSD Family Services	FY 09-10	79,097	\$2,650,558.11	79,097	\$2,915,613.92	79,097	\$2,915,613.92

Calculated totals for square footage and costs shown in the *2009-2014 State Facility Plan* do not reflect the information contained within this Addendum.

The information contained within this Addendum supersedes any information contained within any version of the *2009-2014 State Facility Plan* issued prior to April 2, 2009.