

## INVITATION TO SUBMIT LEASE PROPOSAL

The State of Connecticut, Department of Public Works, will accept lease proposals/site offerings from property owners or their representative(s) through **4 p.m. Tuesday, May 12, 2009**, to lease a total of **4,582 to 5,361± net usable square feet of office space** with on-site, reserved, paved and lighted parking for **Thirty (30) cars** in **Torrington**, for use and occupancy by the **Judicial Branch – Superior Court Juvenile Matters** for a term of five (5) years, with one (1) or two (2) five (5) year renewal options. Offers from option holders cannot be considered. The premises must be accessible to handicapped individuals and public transportation. Preference will be given to proponents offering purchase and/or renewal options.

Proposals should be addressed exclusively to:

Department of Public Works  
State Office Building  
165 Capitol Avenue – Room G-35  
Hartford, CT 06106

Attention: Bidding & Contracts Section  
Solicitation Number: **LP 09-07**  
(Two (2) copies should be submitted)

Proposals must be submitted using the State of Connecticut “Proposal to Lease Space” form together with a “Notice of Listing Agreement”, if applicable. Lease proposal information and related forms may be obtained using the “Leasing” link at [www.ct.gov/dpw/](http://www.ct.gov/dpw/) or by calling (860) 713-5600. The submission of a proposal shall not bind the State of Connecticut, nor does it constitute a competitive bid. The Department of Public Works reserves the right to reject any and all proposals. ***Faxed proposals will not be accepted.*** If you are awarded the subject lease and the lease has a value of \$50,000 or more, you will be required to sign and submit, at the time of lease execution, a certification, certifying that you, your company, and specified other individuals have given no gifts to DPW personnel and other individuals set forth in the Contractor/Consultant Certification. See [www.ct.gov/dpw/](http://www.ct.gov/dpw/), click on Affidavits, click on Contractor/Consultant Certification or see Conn. Gen. Stat. §4-252. For the purposes of signing the Certification, the “date DPW began planning the subject project or services is April 23, 2009. Pursuant to Conn. Gen. Stat. §4-252(d), any bidder, proposer, or person who responded to a request for qualifications for a contract with a value of \$50,000 or more who does not make this certification shall be disqualified.

State of Connecticut  
Department of Public Works  
Raeanne V. Curtis, Commissioner

## AGENCY SPACE REQUEST

Solicitation Number: **LP 09- 07**

Agency Name: **Judicial Branch – Superior Court Juvenile Matters**

Function of facility being requested: Office

Geographic area requested: Torrington

Date of need: Immediate                      Square Feet Required: 4,582 to 5,361 nusf

### SPACE NEEDS:

<b>OFFICE SPACE:</b>	<b>TOTAL NEEDED</b>	<b>TOTAL SQUARE FEET</b>
Private Offices	14	1,440
Open office area		1,469-2,248
Courtroom – Juvenile	1	484
Holding Room – cell/vestibule	1	81
Judge’s Chambers	1	196
Judge’s Lavatory (private)	1	56
Mail Work Area	4	141
Storage/Active and Inactive	4	220
Service Counter Area	1	100
Vault Active	1	56
Marshals’ Station Main Entrance	1	64
Janitors Closets	1	25
Lavatories (Staff)	1	100
Lavatories (Public)	1	150
Parking	<b>30</b>	