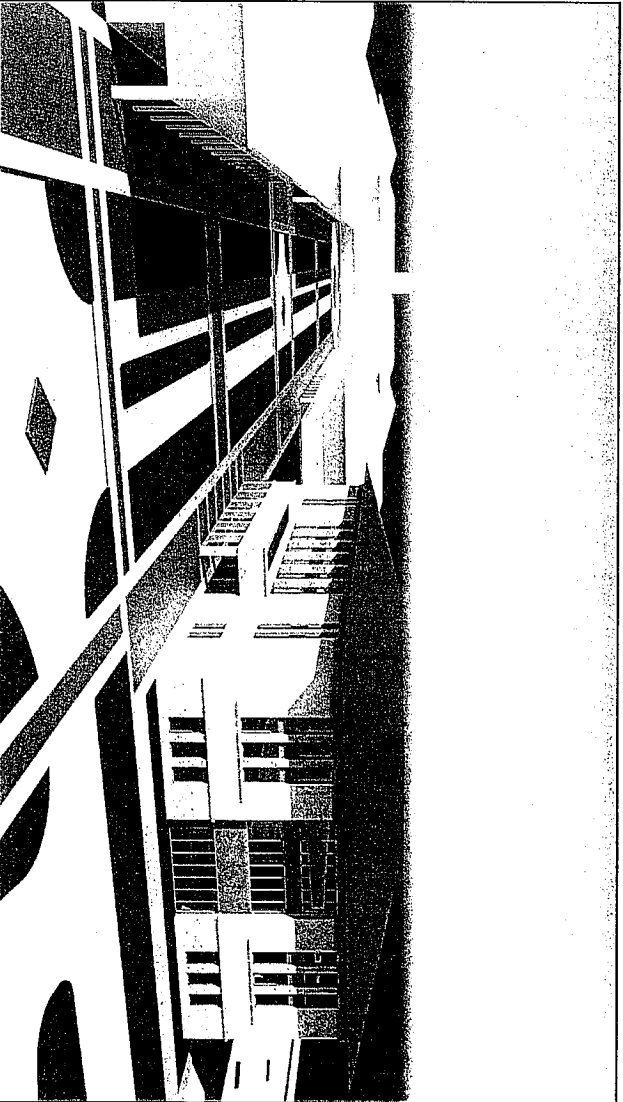
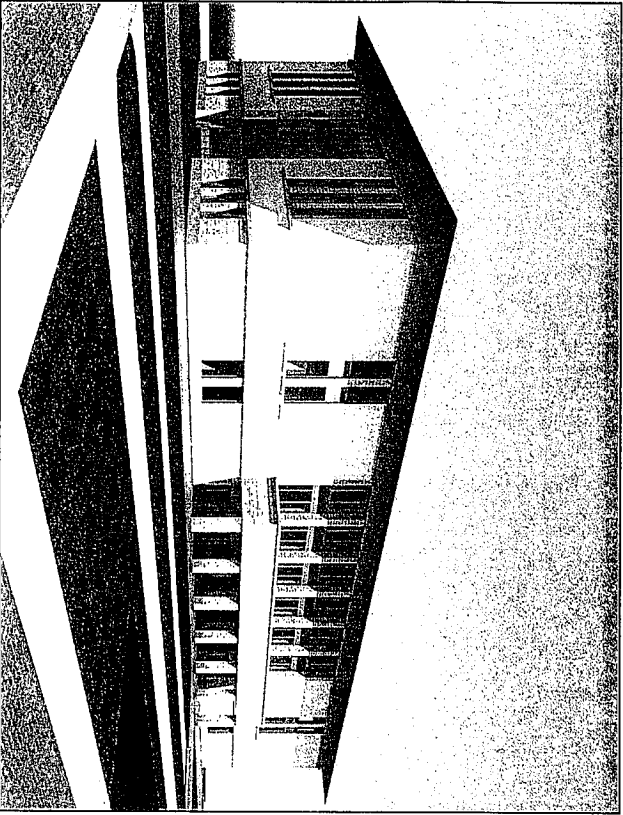


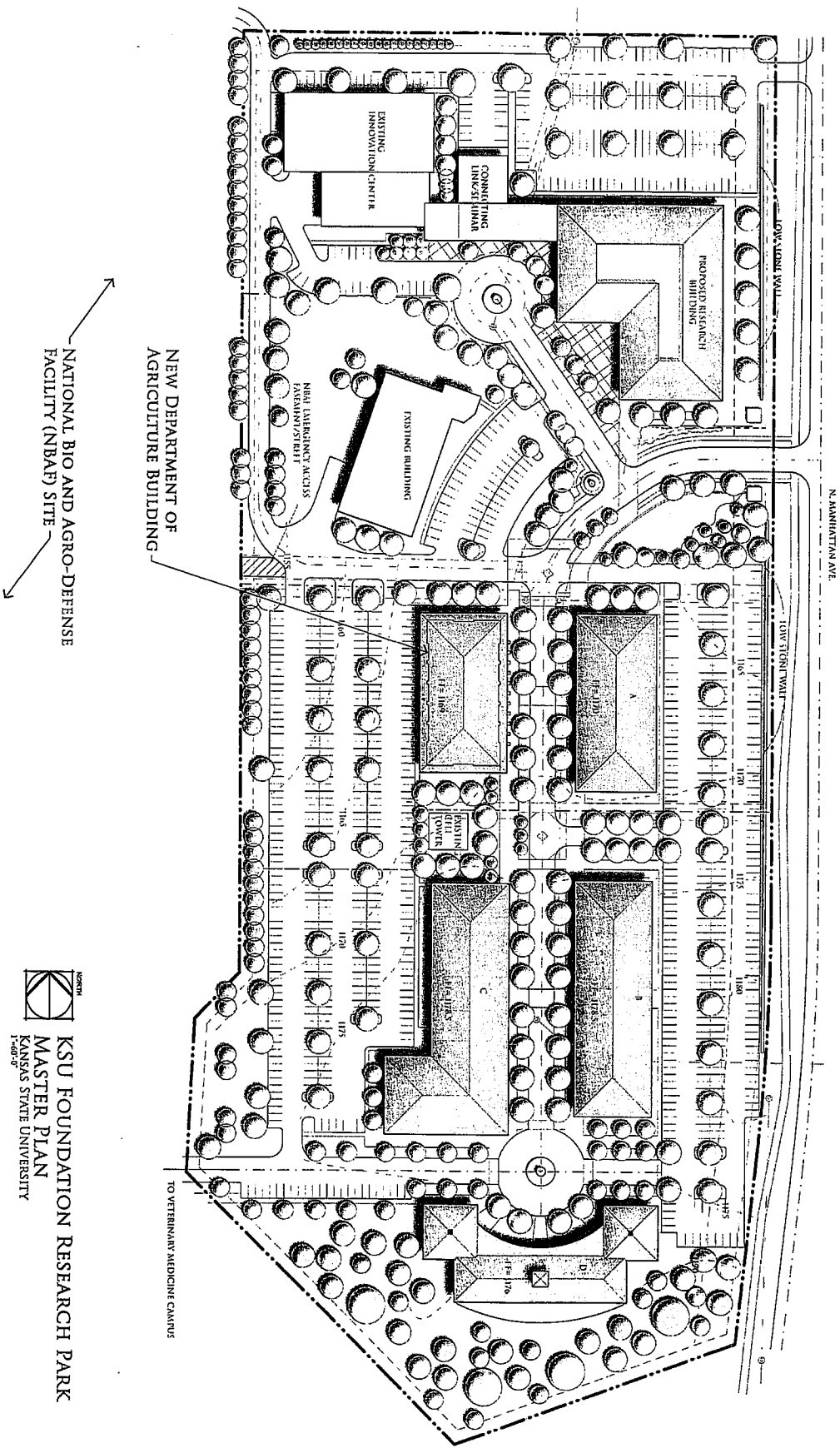
**Presentation to the Joint Committee on State Building Construction
By Dale Rodman
Kansas Department of Agriculture
April 4, 2013**

- The Kansas Department of Agriculture is the only state agency that focuses on and supports a single business sector, which also is the largest industry in Kansas.
- The Kansas Department of Agriculture's lease in the Mills Building, located at 109 SW 9th Street in Topeka, expires September 30, 2013.
- In summer 2012, with the help of the Department of Administration, a request for information was issued statewide to identify possible building options to allow KDA to meet its statutory obligations and provide the best possible service to our customers today and in the future.
- More than 40 proposals were received in summer 2012.
 - Approximately 20 proposals were received from locations in Topeka. Those locations were visited.
 - Visits were made to approximately eight of the proposals outside Topeka.
- After nearly two years of analysis, consultation and review, a decision has been made to accept a proposal from the KSU Foundation to build a new facility for the Kansas Department of Agriculture in Manhattan on the northeast corner of the K-State's campus.
- The new facility, which compliments the K-State 2025 master plan, will be a three story, 50,000 square foot office building in the KSU Foundation Research Park specifically designed for the Kansas Department of Agriculture.
- KDA will be the pillar tenant in the Research Park on the northeast corner K-State's campus and will be adjacent to the National Bio and Agro-Defense Facility, K-State College of Agriculture and K-State College of Veterinary Medicine.
- KDA staff will move into the new building no later than June 30, 2014. KDA will maintain its main administrative office in Topeka.
- The decision was based on a combination of fiscal economics, agriculture, technical and veterinary synergies as well as association with the National Bio- and Agro-Defense Facility and other agriculture, bio-science and natural resource entities located in Manhattan, which is the value-added center for the future of agriculture.



KANSAS DEPARTMENT OF AGRICULTURE

LEFT: STREET LEVEL PERSPECTIVE STUDY
RIGHT: BOULEVARD PERSPECTIVE STUDY

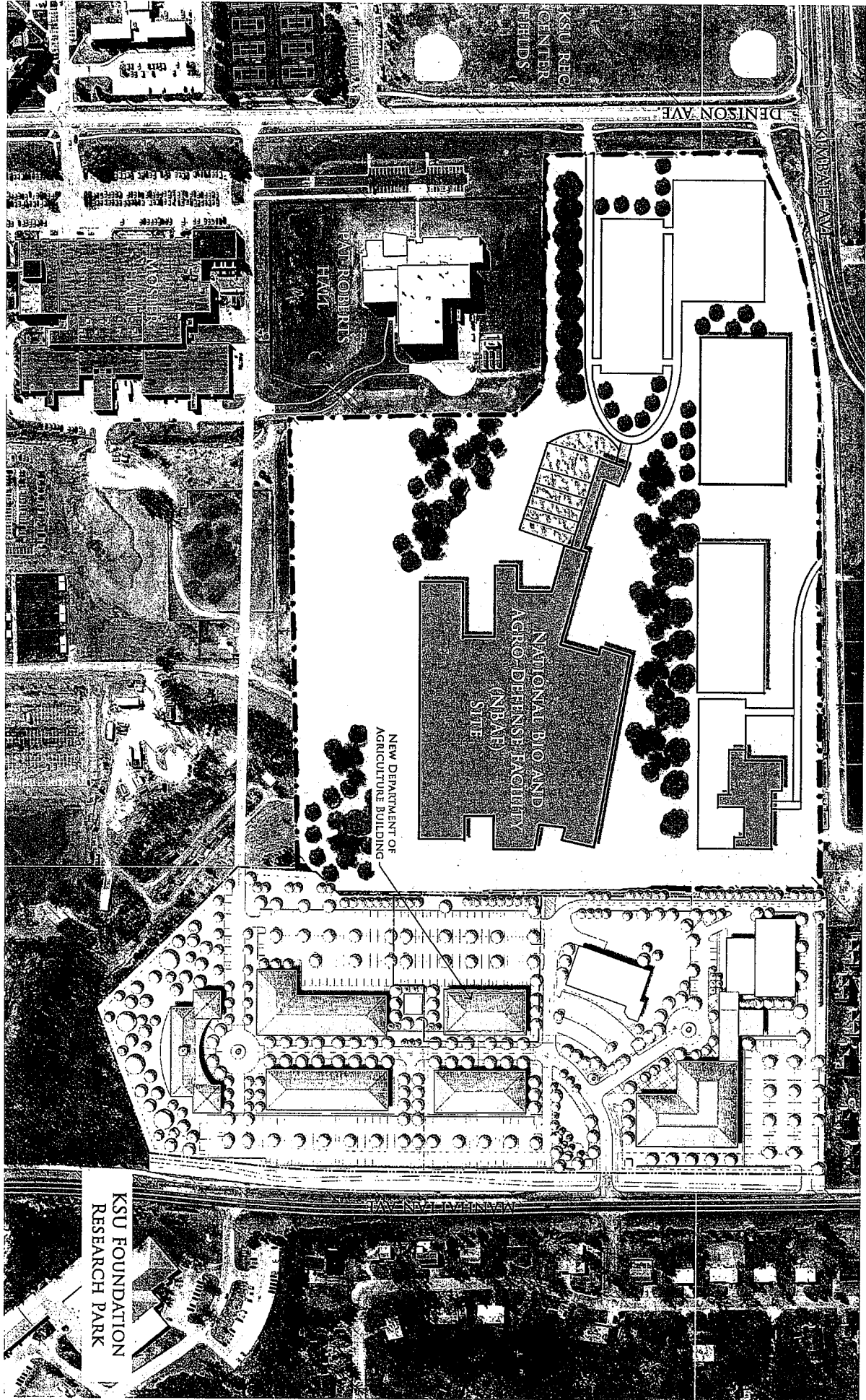


NATIONAL BIO AND AGRO-DEFENSE
 FACILITY (NBAF) SITE

NORTH
 KSU FOUNDATION RESEARCH PARK
 MASTER PLAN
 KANSAS STATE UNIVERSITY
 1-2009



KSU FOUNDATION RESEARCH PARK MASTER PLAN
 KANSAS STATE UNIVERSITY



Department of Administration / Lease Administration

Occupancy Expense Worksheet

Date April 5, 2013

Agency Contract # _____

Requisition # _____

Agency # 043 Agency Name Kansas Department of Agriculture

Agency Contact Dale Rodman, Secretary Phone # 785-296-3556

Lease Address TBD- a new building in the KSU Research Park, Manhattan, KS

Landlord Name KSU REAL ESTATE FUND, LLC

Is Landlord's current address the same as listed on lease? Yes No

If No, please include new address: _____

\$ 14,783,730.00 * Rent to be paid for the TOTAL term of the lease (Do not include renewal periods).

Total Sq. Ft.: <u>50000</u> # of Employees: <u>200</u>	Annual Amount	Remarks
Rent	\$ 686,000	13.72 s/f. Escalates every 5 years
Storage	\$ included	
Parking Spaces	\$ included	
Real Estate Taxes	\$ 0	KDA to pay property tax, if applicable
Insurance	\$ included	
Utilities: Electricity	\$ 42,500.00	estimated
Gas	\$ 2,500.00	estimated
Water	\$ 5,000.00	estimated
Common Area Maintenance	\$ 0	included
Janitorial Services	\$ 20,000	estimated
Other Services/Costs	\$ 5,000	TBD
*Improvements	\$ 0	new building

INSTRUCTIONS: This is a worksheet that calculates an "annual" (most current 12 months) occupancy cost. Some of the categories may not apply to your lease. For example, a "full service lease" may contain taxes, insurance, utilities and custodial expenses. If so, please note "F. S." in the appropriate category.

* Enter the dollar amount spent by the agency for any improvements to the building and in the remarks column please list what the improvements included.

Cost Comparison
Kansas Department of Agriculture

	Current Mills Building	Docking Building*	Manhattan Building
Annual Cost	509,940.60	708,593.60	686,000.00
Square feet	43,472	43,472	50,000**
Base Per Square Foot	11.73	16.30	13.72
Storage (300 sq)	750.00	1,500.00	0
Parking	1,694.50	0	0
Monumental Building	120,852.16	120,852.16	0
Total Annual Cost	633,237.26***	830,945.76	686,000.00***
Total per square foot	14.57	19.11	13.72

* Space is not currently available

** KDA has the ability to lease extra space to other state agencies

***The above figures assume equivalent costs for utilities and janitorial services provided to the building:



**DEPARTMENT OF AGRICULTURE
STATE OF NEW MEXICO**

MSC 3189, Box 30005
Las Cruces, New Mexico 88003-8005
Telephone (575) 646-3007

Susana Martinez
Governor

Jeff M. Witte
Secretary

April 3, 2013

The Honorable Sam Brownback
Governor of Kansas
300 Southwest Tenth Avenue, Suite 212S
Topeka, KS 66612

Dear Governor Brownback:

I understand that Kansas Department of Agriculture is entering into a working agreement to move most of its operations to the campus of Kansas State University. This is an exciting and terrific opportunity for Kansas that I feel will serve your agriculture constituents and all of Kansas well for years to come.

New Mexico Department of Agriculture (NMDA) is a constitutional agency structured under the control of the Board of Regents of New Mexico State University (NMSU). In addition to being director of NMDA, I serve on the Governor's Executive Cabinet as Secretary of Agriculture. This unique structure and location, relative to other state agencies, has led to a number of efficiencies for the citizens of New Mexico. I will attempt to outline a few of these.

1. The ability to leverage critical staff resources and avoid duplication of effort. NMDA currently "shares" a couple of staff positions with the College of Agricultural, Consumer and Environmental Sciences (ACES), which has created opportunities to expand and maintain programs in tight budget cycles. This also has resulted in avoiding a duplication of staff resources while allowing for a consistent message and working relationship among our producers and processors. It has also allowed NMDA to have first-hand access to scientific research, which aides in sound regulatory decisions. Also, we have access to top economists; animal, plant, and food scientists; and engineers, allowing NMDA to better serve our constituents and stay current on research.
2. A strong partnership with the NMSU Cooperative Extension Service (Extension). Extension in New Mexico is a strong and viable program. Because of our close affiliation with NMSU, we have been able to form strong partnerships with Extension. This has created joint opportunities for producer workshops, pesticide training programs, and a variety of other service-related opportunities.

The Honorable Sam Brownback

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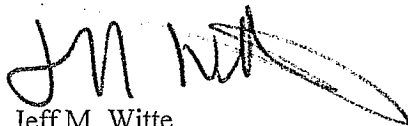
April 3, 2013

3. The ability to jointly evaluate programmatic opportunities to avoid unnecessary duplication.
4. The ability to meet on a regular basis with leaders from ACES to plan, evaluate, and address issues important to our key clientele — our agriculture producers.

The agriculture community in New Mexico has a high expectation that NMDA and NMSU ACES will continue to work together to leverage and utilize limited resources to help them address their greatest needs. Being located on the campus provides that unique advantage.

You are fortunate to have a first rate university that is highly respected around the world and a top department of agriculture that can come together and forge a closer working relationship for the benefit of your constituents. In this era of seeking greater efficiencies, I know you will find this to be a positive development, and I congratulate you.

Sincerely,



Jeff M. Witte

JMW/ya

cc: The Honorable Dale Rodman, Kansas Secretary of Agriculture
President Kirk Schulz, Kansas State University