

# Lease Comparison Sheet

## Corrections

October 2, 2013

A		B	C	D	E
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	LEASE COMPARABLES	
1	State Agency	Kansas Department of Corrections	Kansas Department of Corrections	Kansas Department of Commerce	Kansas Department of Revenue
2	Address	155 S 18th St.	712 State Ave.	552 State Ave.	1951 N 63rd Drive
3	City Location (market)	Kansas City	Kansas City	Kansas City	Kansas City
4	Office Function	Parole Office	Parole Office	Workforce Investment Center	DLEX Office
5	Lease Space (sq. ft.)				
	Office Sq. Ft.	6,808	9,900	3,325	3,200
6	Storage Sq. Ft.	0	0	0	0
7	Common Space Sq. Ft.	0	0	0	0
8	Total Sq. Ft.	6,808	9,900	3,325	3,200
9	Parking Stalls	50	45	n/a	open lot
10	Energy Audit	No Record	Pending	No Record	No Record
11	Full Time Equivalency (FTE) employees/workstations	27	27	12	6
12	Lease Begin Date	1/1/2006	1/1/2014	7/1/2010	9/1/2003
13	Lease End Date	12/31/2013	12/31/2024	6/30/2014	8/1/2015
14	Years of Lease	7	10	4	11
15	Space Standards Check (sq. ft. per FTE/workstation)	252	367	277	533
<b>LEASE COSTS</b>					
16	Base Lease Office Cost (annual per sq. ft.)	\$13.00	\$14.34	\$12.87	\$7.25
17	Storage (per square foot)	\$0.00	\$0.00	\$0.00	\$0.00
18	Common Area	\$0.00	\$0.00	\$0.00	\$0.00
19	Additional Services	\$0.00	\$0.00	\$0.00	\$0.00
<b>AGENCY FUNDED OCCUPANCY COSTS</b>					
20	Real Estate Taxes	inc. in lease	inc. in lease	inc. in lease	inc. in lease
21	Insurance	inc. in lease	inc. in lease	inc. in lease	inc. in lease
22	Major Maintenance	inc. in lease	inc. in lease	inc. in lease	inc. in lease
	Utilities				
23	Electricity	inc. in lease	inc. in lease	inc. in lease	\$2.56
24	Gas	inc. in lease	inc. in lease	inc. in lease	\$1.59
25	Water/Sewer/etc.	inc. in lease	inc. in lease	inc. in lease	\$0.46
26	Trash Pickup/Removal	inc. in lease	inc. in lease	inc. in lease	inc. in lease
27	Custodial/Janitorial	inc. in lease	inc. in lease	inc. in lease	inc. in lease
28	Pest Control	inc. in lease	inc. in lease	inc. in lease	inc. in lease
29	Grounds Maintenance (inc. snow removal)	inc. in lease	inc. in lease	inc. in lease	inc. in lease
30	Parking	inc. in lease	inc. in lease	inc. in lease	inc. in lease
31	Other Miscellaneous Expenses	\$0.27	\$0.00	\$0.00	0
32	Total Other Bldg Optg Costs (not included in lease)	\$13.27	\$0.00	\$0.00	\$4.61
<b>IMPROVEMENTS</b>					
33	Improvements	\$0.00	\$0.00	\$0.00	\$0.00
34	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
35	Annual Cost per Sq. Ft. (estimated)	\$13.27	\$14.34	\$12.87	\$11.86
36	Annual Cost (estimated)	\$90,342	\$141,966		
37	Total Cost of Lease (estimated)	\$632,395	\$1,419,660		

**Lease Comparison Sheet**  
**State Board of Indigent Defense Services**

October 2, 2013

A		B	C	D	E
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	LEASE COMPARABLES	
1	State Agency	State Board of Indigents Defense	State Board of Indigents Defense Services	State Board of Indigents Defense	Kansas Corporation Commission
2	Address	150 N Main	266 N Main	604 N Main	3450 N Rock Road
3	City Location (market)	Wichita	Wichita	Wichita	Wichita
4	Office Function	Sedgwick County Conflict Office	Sedgwick County Conflict Office	Public Defender Office	Oilfield Regulatory Office
5	Lease Space (sq. ft.)	Office Sq. 1,640	3,222	7,976	2,400
6		Storage Sq. Ft. 820	0	108	0
7		Common Space Sq. Ft. 0	734	0	0
8		Total Sq. Ft. 2,595	3,956	8,084	2,400
9		Parking Stalls 5	5 +	41	15
10	Energy Audit	No Record	Pending	No Record	No Record
11	Full Time Equivalency (FTE) employees/workstations	8	8	33	11
12	Lease Begin Date	7/1/2010	7/1/2014	5/1/2007	9/1/2012
13	Lease End Date	6/30/2014	6/30/2024	4/30/2014	8/31/2014
14	Years of Lease	4	10	7	2
15	Space Standards Check (sq. ft. per FTE/workstation)	205	403	242	218
<b>LEASE COSTS</b>					
16	Base Lease Office Cost (annual per sq. ft.)	\$10.95	\$14.50	\$15.25	\$14.18
17	Storage (per square foot)	\$0.00	\$0.00	\$15.25	\$0.00
18	Common Area	\$0.00	\$14.50	\$0.00	\$0.00
19	Additional Services	\$0.00	\$0.00	\$0.00	\$0.00
<b>AGENCY FUNDED OCCUPANCY COSTS</b>					
20	Real Estate Taxes	inc. in lease	inc. in lease	inc. in lease	inc. in lease
21	Insurance	inc. in lease	inc. in lease	inc. in lease	inc. in lease
22	Major Maintenance	inc. in lease	inc. in lease	inc. in lease	inc. in lease
23	Utilities				
24	Electricity	inc. in lease	inc. in lease	inc. in lease	\$1.26
25	Gas	inc. in lease	inc. in lease	inc. in lease	\$0.32
26	Water/Sewer/etc.	inc. in lease	inc. in lease	inc. in lease	\$0.00
27	Trash Pickup/Removal	inc. in lease	inc. in lease	inc. in lease	inc. in lease
28	Custodial/Janitorial	inc. in lease	inc. in lease	inc. in lease	\$0.95
29	Pest Control	inc. in lease	inc. in lease	inc. in lease	inc. in lease
30	Grounds Maintenance (inc. snow removal)	inc. in lease	inc. in lease	inc. in lease	inc. in lease
31	Parking	inc. in lease	inc. in lease	inc. in lease	inc. in lease
32	Other Miscellaneous Expenses	n/a	n/a	n/a	n/a
33	Storage	\$0.00	\$0.00	\$0.00	\$0.00
34	Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$0.00	\$0.00	\$2.53
<b>IMPROVEMENTS</b>					
35	Improvements	\$0.00	\$0.00	\$0.00	\$0.00
36	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
37	Annual Cost per Sq. Ft. (estimated)	\$10.95	\$14.50	\$15.25	\$16.71
38	Annual Cost (estimated)	\$28,415	\$57,362	\$123,281	\$40,105.36
39	Total Cost of Lease (estimated)	\$113,661	\$573,620		