

JCSBC Testimony  
Sentencing Commission  
Topeka  
November 21, 2013

Good morning, my name is Linda Thomas. I am representing the Department of Administration, Office of Facilities & Procurement Management to present the proposed lease for the Sentencing Commission in Topeka. The agency has been at its current location since 1992. The current lease expires December 31, 2013.

The Agency negotiated a new, five year lease, with a 29 cent increase that includes a five year renewal option. New carpet and paint will be provided within the first 90 days of this new lease period.

The proposed lease begins January 1, 2014 for a term of five years. The lease rate is \$11.29 a sq. ft. and is below the average cost for state leased office space in Topeka.

The Energy Star audit rating is below and better than the national average.

Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from the Sentencing Commission.

Thank You.

# Lease Comparison Sheet

## Sentencing Commission

November 21, 2013

A		B	C	D	E
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
1	State Agency	Sentencing Commission	Sentencing Commission	Kansas Board of Pharmacy	Kansas Governmental Ethics Commission
2	Address	700 SW Jackson	700 SW Jackson	800 SW Jackson	109 SW 9th St
3	City Location (market)	Topeka	Topeka	Topeka	Topeka
4	Office Function	General business activity	General business activity	General business activity	General business activity
5	Lessor Name	Jayhawk Tower Partners, LLC	Jayhawk Tower Partners, LLC	Eighth & Jackson Investment Group	Mills Building, LLC
6	Lease Space (sq. ft.)	Office Sq. Ft. 2,663	2,775	2,000	2,869
7		Storage Sq. Ft. 0	0	0	0
8		Total Sq. Ft. 2,663	2,775	2,000	2,869
9		Parking Stalls 10	10	6	13
10	Energy Audit	No Record	Better than average	No Record	No Record
11	Full Time Equivalency (FTE) employees/workstations	10	12	7	10
12	Lease Begin Date	1/1/2008	1/1/2014	7/1/2010	7/1/2009
13	Lease End Date	12/31/2013	12/31/2019	6/30/2015	6/30/2014
14	Years of Lease	5	5	5	5
15	Space Standards Check (sq. ft. per FTE/workstation)	266	231	286	287
<b>LEASE COSTS</b>					
16	Base Lease Office Cost (annual per sq. ft.) (average)	\$11.20	\$11.49	\$12.50	\$13.50
17	Storage (per square foot)	\$0.00	\$0.00	\$0.00	\$0.00
18	Parking	\$0.00	\$0.00	\$0.00	\$0.00
19	<b>ADDITIONAL SERVICES</b>				
<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	inc. in lease
25	Gas	inc. in lease	inc. in lease	inc. in lease	inc. in lease
26	Water/Sewer/etc.	inc. in lease	inc. in lease	inc. in lease	inc. in lease
27	Trash Pickup/Removal	inc. in lease	inc. in lease	inc. in lease	inc. in lease
28	Custodial/Janitorial	not included	not included	not included	inc. in lease
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	Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$0.00	\$0.00	\$0.00
<b>IMPROVEMENTS</b>					
33	Improvements				
34	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
35	Annual Cost per Sq. Ft. (estimated)	\$11.20	\$11.49	\$12.50	\$13.50
36	Annual Cost (estimated)	\$29,826	\$31,885		
37	Total Cost of Lease (estimated)	\$109,500	\$159,424		

JCSBC TESTIMONY  
DEPARTMENT OF CORRECTIONS  
November 21, 2013

My second presentation is the proposed lease for the Department of Corrections. The Agency has been located in the Landon State Office Building for the past 27 years, while JJA has been in the Jayhawk Tower since 1997.

The proposed lease term is for 20 years at \$13.80 per sq. ft. The landlord will pay all taxes, insurance, major maintenance, utilities and services, with a .40 cent rate increase at the beginning of year six, eleven and year sixteen.

The space that Corrections will occupy includes the space JJA has been leasing since 2009, in the Jayhawk Tower, plus an additional 20,768 square feet. The consolidation of JJA and Corrections has shed light on the fact that the two units need to be more centrally located to better work together for program enhancement.

An energy audit was performed resulting in a score better than the national average.

The Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from Department of Corrections..

Thank You.

**Lease Comparison Sheet**  
**Department of Corrections**

November 21, 2013

A	B	C	F	G
GENERAL INFORMATION	CURRENT LEASE	PROPOSED LEASE	LEASE COMPARABLES	
1 State Agency	Dept. of Corrections	Dept. of Corrections	Kansas Department of Agriculture	Kansas Board of Healing Arts
2 Address	900 SW Jackson - LSOB	700 SW Jackson	109 SW 9th St.	800 SW Jackson
3 City Location (market)	Topeka	Topeka	Topeka	Topeka
4 Office Function	General Office Functions	General Office Functions	General Office Functions	General Office Functions
5 Lease Space (sq. ft.)	Office Sq. 24,101	34,684	43,472	13,500
6	Storage Sq. Ft. 477	0	250	0
7	Common Sq. Ft. 0	0	0	0
8	Total Sq. Ft. 24,578	34,684	43,722	13,500
9	Parking Stalls open lot	158	2	55
10 Energy Audit	No Record	Better than Average	Better than Average	Better than Average
11 Full Time Equivalency (FTE) employees/workstations	153	153	175	45
12 Lease Begin Date	4/1/1986	4/1/2014	10/1/1998	2/1/2011
13 Lease End Date	3/31/2014	3/31/2034	6/30/2014	1/31/2016
14 Years of Lease	20	20	16	5
15 Space Standards Check (sq. ft. per FTE/workstation)	158	227	248	300
<b>LEASE COSTS</b>				
16 Base Lease Office Cost (annual per sq. ft.)	\$15.25	\$13.80	\$11.63	\$13.69
17 Storage (per square foot)	\$0.00	\$0.00	\$0.01	\$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
23 Utilities				
24 Electricity	inc. in lease	inc. in lease	inc. in lease	inc. in lease
25 Gas	inc. in lease	inc. in lease	inc. in lease	inc. in lease
26 Water/Sewer/etc.	inc. in lease	inc. in lease	inc. in lease	inc. in lease
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	inc. in lease
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	\$11.64	\$13.69
<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)	\$15.25	\$13.80	\$11.64	\$13.69
38 Annual Cost (estimated)	\$374,814.50	\$478,639.20		
39 Total Cost of Lease (estimated)	\$7,496,290	\$9,572,784		

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JCSBC TESTIMONY  
Fire Marshal  
November 21, 2013

My third presentation is the proposed lease for the Kansas State Fire Marshal. The Agency has been in their current location since 1991.

Over the years, the agency's mission has changed, causing the current office configuration to impede the program. If the current space was to be remodeled to make adaptations to serve the needs of the agency, the cost would be in excess of moving the office to a new location, not to mention the interruption of office functions during the remodeling phases. The proposed location needs very little change in the way of office or bull pen area re-configuration.

The new lease will begin September 1, 2014 for a term of 12 years with the initial lease rate of \$11.53 per square foot. The landlord will pay all taxes, insurance, major maintenance, utilities and services, with an annual capped escalation. There will be a .50 cent increase at the beginning of year four and eight.

The Energy Star audit rating is below and better than the national average.

The Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from Fire Marshal's office.

Thank You.

# Lease Comparison Sheet

Fire Marshal

November 21, 2013

A		B	C	F	G
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	LEASE COMPARABLES	
1	State Agency	Fire Marshal	Fire Marshal	Kansas Water Office	Kansas Corporation Commission
2	Address	700 SW Jackson	800 SW Jackson	109 SW 9th St.	420 SE 6th St.
3	City Location (market)	Topeka	Topeka	Topeka	Topeka
4	Office Function	Fire Marshal Office Functions	Fire Marshal Office Functions	General Office Functions	Gaming General Office Fimctopms
5	Lease Space (sq. ft.)	7,231	7,944	8,315	6,921
6	Office Sq. Ft.				
6	Storage Sq. Ft.	300	251	250	0
7	Common Sq. Ft.	0	0	0	0
8	Total Sq. Ft.	7,531	8,195	8,565	6,921
9	Parking Stalls	30	30	41	34
10	Energy Audit	Better than average	Better than average	No Record	Better than average
11	Full Time Equivalency (FTE) employees/workstations	30	30	20	24
12	Lease Begin Date	9/1/1991	9/1/2014	7/22/1999	12/1/2012
13	Lease End Date	8/31/2014	8/30/2026	7/21/2014	11/30/2018
14	Years of Lease	23	12	15	6
15	Space Standards Check (sq. ft. per FTE/workstation)	241	265	416	288
<b>LEASE COSTS</b>					
16	Base Lease Office Cost (annual per sq. ft.)	\$10.99	\$11.53	\$11.78	\$12.48
17	Storage (per square foot)	\$0.00	\$2.00	\$2.50	\$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
23	Utilities				
24	Electricity	inc. in lease	inc. in lease	\$1.32	inc. in lease
25	Gas	inc. in lease	inc. in lease	inc. in lease	inc. in lease
26	Water/Sewer/etc.	inc. in lease	inc. in lease	inc. in lease	inc. in lease
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	\$0.42	inc. in lease
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	\$0.54	n/a	\$0.11	inc. in lease
33	Storage	\$0.00	\$0.21	\$0.08	inc. in lease
34	Total Other Bldg Optg Costs (not included in lease)	\$0.54	\$0.21	\$1.93	\$0.00
<b>IMPROVEMENTS</b>					
35	Improvements	\$0.00	\$0.00	\$0.79	\$0.00
36	Subtotal - Improvements	\$0.00	\$0.00	\$0.79	\$0.00
37	Annual Cost per Sq. Ft. (estimated)	\$11.53	\$11.74	\$14.50	\$12.48
38	Annual Cost (estimated)	\$86,832.43	\$96,209.30		
39	Total Cost of Lease (estimated)	\$1,997,146	\$1,154,512		

JCSBC TESTIMONY  
Department for Children and Families  
Dodge City, Kansas  
November, 2013

My fourth presentation is the proposed lease for Department for Children and Families in Dodge City. The Agency has been at this location since 1995.

DCF was presented with a proposal from the current landlord to remain in their space. The new lease is for 11,640 square feet at the base rate of \$8.24 per square foot for a term of ten years. One five-year renewal option is available.

The proposal includes new carpet, tile, paint, data wiring upgrade, resurfacing the parking lot and the construction/remodel of the reception area and interview rooms.

An Energy Audit has been performed with a N/A rating. Another audit is being performed, however we don't have the audit results at this time.

The Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from the Department for Children and Families.

Thank You.

**Lease Comparison Sheet**  
**Kansas Department for Children and Families - Dodge City**

November 21, 2013

A		B	C	F	G
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	LEASE COMPARABLES	
1	State Agency	Kansas Department for Children and Families	Kansas Department for Children and Families	Kansas Department of Health & Environment	Kansas Corporation Commission
2	Address	1509 Ave. P	1509 Ave. P	302 McArtor Rd.	210 E Frontview
3	City Location (market)	Dodge City	Dodge City	Dodge City	Dodge City
4	Office Function	General Office Functions	General Office Functions	General Office Functions	General Office Functions
5	Lease Space (sq. ft.)	Office Sq. 15,840	11,640	5,925	1,890
6		Storage Sq. Ft. 0	0	180	0
7		Common Sq. Ft. 0	0	6,105	0
8		Total Sq. Ft. 15,840	11,640	6,105	1,890
9		Parking Stalls 85	85	20	13
10	Energy Audit	No Record	Pending	No Record	Better than Average
11	Full Time Equivalency (FTE) employees/workstations	56	56	175	10
12	Lease Begin Date	1/1/1999	1/1/2014	7/1/2004	12/1/2012
13	Lease End Date	12/31/2013	12/31/2024	6/30/2019	11/30/2014
14	Years of Lease	15	10	15	2
15	Space Standards Check (sq. ft. per FTE/workstation)	283	208	296	189
<b>LEASE COSTS</b>					
16	Base Lease Office Cost (annual per sq. ft.)	\$8.24	\$8.24	\$8.86	\$10.77
17	Storage (per square foot)	\$0.00	\$0.00	\$0.36	\$0.00
18	Common Area	\$0.00	\$0.00	\$0.00	\$0.00
19	Additional Services	\$0.00	\$0.00	\$9.22	\$0.00
<b>AGENCY FUNDED OCCUPANCY COSTS</b>					
20	Real Estate Taxes	\$0.27	\$0.27	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	\$0.90	\$0.90	inc. in lease	\$1.08
25	Gas	\$0.32	\$0.32	inc. in lease	\$0.29
26	Water/Sewer/etc.	\$0.09	\$0.09	inc. in lease	\$0.14
27	Trash Pickup/Removal	inc. in lease	inc. in lease	inc. in lease	inc. in lease
28	Custodial/Janitorial	\$1.31	\$1.31	inc. in lease	\$1.63
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	\$0.16	\$0.16	n/a	n/a
33	Storage	\$0.00	\$0.00	\$0.00	\$0.00
34	Total Other Bldg Optg Costs (not included in lease)	\$3.05	\$3.05	\$0.00	\$3.14
<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)	\$11.29	\$11.29	\$9.22	\$13.91
38	Annual Cost (estimated)	\$178,833.60	\$131,415.60		
39	Total Cost of Lease (estimated)	\$2,682,504	\$1,314,156		

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JCSBC TESTIMONY  
Department for Children and Families  
Hays, Kansas  
November, 2013

My fifth presentation is the proposed lease for Department for Children and Families in Hays. The Agency has been at the current locations since 1977 and 1989 respectively.

DCF issued an RFP in June, 2013 and accepted a proposal for the space being presented. This space will be in a new building that is currently under construction. The base lease rate is \$13.35 per square foot, for a 15 year period with one, 5-year renewal option.

After DCF has moved into the new space and utility usage and building performance have been established, an Energy Audit will be performed.

The Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from the Department for Children and Families.

Thank You.

**Lease Comparison Sheet**

**Kansas Department for Children and Families - Hays**

November 21, 2013

A		B	C	F	G
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	LEASE COMPARABLES	
1	State Agency	Kansas Department for Children and Families	Kansas Department for Children and Families	Kansas Department of Health & Environment	Kansas Department of Revenue
2	Address	300 Broadway	E 22nd Street	2301 E 13th St.	1222 Canterbury
3	City Location (market)	Hays	Hays	Hays	Hays
4	Office Function	General Office Functions	General Office Functions	Office Space and Storage	Driver License Examination Office
5	Lease Space (sq. ft.)	Office Sq. 11,440	17,374	5,000	2,500
6		Storage Sq. Ft. 0	0	0	0
7		Common Sq. Ft. 0	0	0	0
8		Total Sq. Ft. 11,440	17,374	5,000	2,500
9		Parking Stalls n/a	84	39	50
10	Energy/Audit	Better than Average	Pending - New Space	No Record	No Record
11	Full Time Equivalency (FTE) employees/workstations	46	64	20	5
12	Lease Begin Date	7/1/2006	9/1/2014	1/1/2010	7/1/1994
13	Lease End Date	12/31/2014	8/31/2029	12/31/2014	indefinite
14	Years of Lease	13.5	15	5	
15	Space Standards Check (sq. ft. per FTE/workstation)	249	271	128	500
<b>LEASE COSTS</b>					
16	Base Lease Office Cost (annual per sq. ft.)	\$7.75	\$13.35	\$8.25	\$6.00
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	\$8.25	\$0.00
<b>AGENCY FUNDED OCCUPANCY COSTS</b>					
20	Real Estate Taxes	\$0.27	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	\$1.67	\$0.90	\$1.02	\$3.00
25	Gas	\$0.36	\$0.32	\$0.00	\$1.60
26	Water/Sewer/etc.	\$0.13	\$0.09	\$0.06	\$0.36
27	Trash Pickup/Removal	inc. in lease	inc. in lease	\$0.06	inc. in lease
28	Custodial/Janitorial	\$1.31	\$1.31	\$1.04	\$0.00
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	\$0.06	inc. in lease
31	Parking	inc. in lease	inc. in lease	inc. in lease	inc. in lease
32	Other Miscellaneous Expenses	\$0.31	\$0.00	n/a	n/a
33	Storage	\$0.00	\$0.00	\$0.00	\$0.00
34	Total Other Bldg Optg Costs (not included in lease)	\$4.05	\$2.62	\$2.24	\$4.96
<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)	\$11.80	\$15.97	\$10.49	\$10.96
38	Annual Cost (estimated)	\$134,992.00	\$277,462.78		
39	Total Cost of Lease (estimated)	\$1,822,392	\$4,161,942		

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JCSBC TESTIMONY  
Kansas Corporation Commission  
November 21, 2013

My sixth presentation is the proposed lease for the Kansas Corporation Commission. The Agency has been located in the Finney State Office Building since 1994.

The Agency requested specific building attributes for their location. Having previously placed Department of Labor into this building, I was aware that this building would accommodate their needs. The proposed lease term is for 15 years at \$14.50 per sq. ft. and includes a 2% rent increase at the beginning of year six and year eleven. The landlord will pay all taxes, insurance, major maintenance, utilities and services,

The second floor of this building is where the space that KCC will occupy. It has been empty for quite some time and is currently nothing more than shell space. At a minimum, the remodeling of this space will include all new HVAC equipment and energy efficient lighting. Therefore, an energy audit will be performed once the space has been remodeled and utility usage has been established and recorded.

The Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from Kansas Corporation Commission.

Thank You.

**Lease Comparison Sheet**  
**Kansas Corporation Commission**

November 21, 2013

A		B	C	F	G
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	LEASE COMPARABLES	
1	State Agency	Kansas Corporation Commission	Kansas Corporation Commission	State Board of Indigents Defense	Kansas Corporation Commission
2	Address	FSOB 230 E William	266 N Main	604 N Main	3450 N Rock Road
3	City Location (market)	Wichita	Wichita	Wichita	Wichita
4	Office Function	Regulate Oil and Gas Industry	Regulate Oil and Gas Industry	Public Defender Office	Oilfield Regulatory Office
5	Lease Space (sq. ft.)	Office Sq. 14,804	14,752	7,976	2,400
6		Storage Sq. Ft. 1,153	0	108	0
7		Common Sq. Ft. 0	2,515	0	0
8		Total Sq. Ft. 15,957	17,267	8,084	2,400
9		Parking Stalls 41	41	41	15
10	Energy/Audit	No Record	Pending	No Record	No Record
11	Full Time Equivalency (FTE) employees/workstations	41	41	37	11
12	Lease Begin Date	9/1/1994	101/2014	5/1/2007	9/1/2012
13	Lease End Date	9/31/2014	9/30/2029	4/30/2014	8/31/2014
14	Years of Lease	20	15	7	2
15	Space Standards Check (sq. ft. per FTE/workstation)	361	360	216	218
<b>LEASE COSTS</b>					
16	Base Lease Office Cost (annual per sq. ft.)	\$15.25	\$14.50	\$15.25	\$14.18
17	Storage (per square foot)	\$5.50	\$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	\$0.43	\$0.00	\$0.00	\$0.00
34	Total Other Bldg Optg Costs (not included in lease)	\$0.43	\$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)	\$15.68	\$14.50	\$15.25	\$16.71
38	Annual Cost (estimated)	\$250,205.76	\$250,371.50		
39	Total Cost of Lease (estimated)	\$5,004,115	\$3,755,573		

JCSBC TESTIMONY  
Kansas Department on Aging and Disability Services  
November 21, 2013

My seventh and last presentation is the proposed lease for the Kansas Department on Aging and Disability Services. The Agency has been located in the Finney State Office Building.

KDADS is combining several small sections into this new space. In addition to the core component of KDADS, several individuals from DCF have been added to the KDADS program, resulting in the agency needing more space than they currently have at FSOB.

The proposed lease term is for 10 years at \$14.50 per sq. ft., with one, five-year renewal option. The landlord will pay all taxes, insurance, major maintenance, utilities and services.

The space that KDADS will occupy has been empty for quite some time and is currently nothing more than shell space. At a minimum, the remodeling of this space will include all new HVAC equipment and energy efficient lighting. Therefore, an energy audit will be performed once the space has been remodeled and utility usage has been established and recorded.

The Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from Kansas Department on Aging and Disability Services.

Thank You.

**Lease Comparison Sheet**

**Kansas Department on Aging and Disability Services**

November 21, 2013

A		B	C	D	E
		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
GENERAL INFORMATION					
1	State Agency	Kansas Department on Aging & Disability Services	Kansas Department on Aging & Disability Services	State Board of Indigents Defense Services	Office of Securities Commissioner
2	Address	230 E Williams	266 N Main	604 N Main	2959 N Rock Rd.
3	City Location (market)	Wichita	Wichita	Wichita	Wichita
4	Office Function	General business activity	General business activity	General business activity	General business activity
5	Lessor Name	State of Kansas	State of Kansas	Envision, Inc.	Triplett, woolf and Garrelson, LLC
6	Lease Space (sq. ft.)	Office Sq. Ft. 4,259	4,800	7,976	965
7		Storage Sq. Ft. 0	0	0	0
8		Common Area Sq. Ft.	866		
9		Total Sq. Ft. 4,259	5,666	7,976	965
10		Parking Stalls n/a	n/a	41	4
11	Energy Audit	No Record	Pending - New Construction	No Record	No Record
12	Full Time Equivalency (FTE) employees/workstations	20	20	40	3
13	Lease Begin Date	10/1/1984	9/1/2014	5/1/2007	7/1/2009
14	Lease End Date	9/31/2014	8/31/2029	4/30/2014	6/30/2014
15	Years of Lease	20	15	7	5
16	Space Standards Check (sq. ft. per FTE/workstation)	213	283	199	322
<b>LEASE COSTS</b>					
17	Base Lease Office Cost (annual per sq. ft.) (average)	\$15.25	\$14.50	\$15.25	\$13.50
18	Storage (per square foot)	\$0.00	\$0.00	\$0.00	\$0.00
19	Parking	\$0.00	\$0.00	\$0.00	\$0.00
20	Additional Services				
<b>AGENCY FUNDED OCCUPANCY COSTS</b>					
21	Real Estate Taxes	inc. in lease	inc. in lease	inc. in lease	inc. in lease
22	Insurance	inc. in lease	inc. in lease	inc. in lease	inc. in lease
23	Major Maintenance	inc. in lease	inc. in lease	inc. in lease	inc. in lease
24	Utilities				
25	Electricity	inc. in lease	inc. in lease	inc. in lease	inc. in lease
26	Gas	inc. in lease	inc. in lease	inc. in lease	inc. in lease
27	Water/Sewer/etc.	inc. in lease	inc. in lease	inc. in lease	inc. in lease
28	Trash Pickup/Removal	inc. in lease	inc. in lease	inc. in lease	inc. in lease
29	Custodial/Janitorial	not included	not included	not included	inc. in lease
30	Pest Control	inc. in lease	inc. in lease	inc. in lease	inc. in lease
31	Grounds Maintenance (inc. snow removal)	inc. in lease	inc. in lease	inc. in lease	inc. in lease
32	Parking	inc. in lease	inc. in lease	inc. in lease	inc. in lease
33	Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$0.00	\$0.00	\$0.00
<b>IMPROVEMENTS</b>					
34	Improvements				
35	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
36	Annual Cost per Sq. Ft. (estimated)	\$15.25	\$14.50	\$15.25	\$13.50
37	Annual Cost (estimated)	\$64,950	\$82,157		
38	Total Cost of Lease (estimated)	\$1,298,995	\$1,232,355		

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