

Office of Facilities & Property Management
700 SW Harrison, Suite 1200
Topeka, KS 66603



Phone: (785) 296-8070
Fax: (785) 296-3456
DeAngela.Burns-Wallace@ks.gov
<http://www.admin.ks.gov>

DeAngela Burns-Wallace, Secretary
Frank Burnam, Director

Laura Kelly, Governor

JCSBC TESTIMONY
September 22, 2020

Kansas State Board of Indigents' Defense Services
Topeka, Kansas

Bobby Kosmala
Deputy Director of Leasing & Real Estate
Office of Facilities & Property Management

My presentation is the proposed lease for the Kansas State Board of Indigents' Defense Services (SBIDS) Salina Regional Public Defender Office in Salina, Kansas. The agency has been at their current location since approximately 1997.

In December 2019 an RFP was released by SBIDS and DofA to find suitable office space in Salina. Only one proposal was received; \$20.81 per square foot excluding janitorial services and trash, so the search for space continued. The proposed lease is for 5,750 square feet for a term of ten years at a rate of \$17.72 per square foot. A five-year renewal option is available at the same rate, at the discretion of the agency. The proposed lease rate is within the market range of properties within the area.

The lease being presented is a full-service lease and includes new carpet and paint, as well as other office renovations to suit the functionality and needs of SBIDS. Other benefits include improved working conditions for the staff as the previous building was prone to issues with leaking ceilings, environmental/air quality concerns addressed by a KDOL assessment in 2016, and frequent pest invasions (including bats, the accompanying bat bugs, roaches, and mice). The building will also provide improved security and safety for staff and clients as the public will not have access to the staff or other clients upon entry due to the installation of security doors.

SBIDS provides for the Sixth Amendment right to counsel to persons accused of a felony who are indigent and receive an appointed attorney from the district court. The Salina office will provide office space for the public defenders to work and to meet with persons who receive appointed counsel in Saline County and will allow a work area for an office manager/legal assistant, three administrative assistants, and two case investigators. In FY 2020, 757 indigent felony cases were completed by the defenders out of the Salina office.

An energy efficient program will be completed through the EPA Energy Star Portfolio Manager by the Lessor after a year of occupancy has been established.

The Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from the Kansas State Board of Indigents' Defense Services.

Thank you

Lease Comparison Sheet

SBIDS-Salina

September 22, 2020

A	B	C
	CURRENT LEASE	PROPOSED LEASE
GENERAL INFORMATION		
State Agency	SBIDS	SBIDS
Address	234 N. 7th, Suite A	119 W. Iron Ave.
City Location (market)	Salina	Salina
Building Name or Location	N/A	United Bldg
Lease Space (sq. ft.)		
Office Sq. Ft.	3,126	5,760
Storage Sq. Ft.	0	0
Total Sq. Ft.	3,126	5,760
Energy Audit	N/A	N/A
Full Time Equivalency (FTE) employees/workstations	11	15
Lease Begin Date	5/1/2011	12/1/2020
Lease End Date	4/30/2020	11/30/2030
Years of Lease	9	10
Space Standards Check (sq. ft. per FTE/workstation)	284	384
LEASE COSTS - provided by 1st Party Landlord within the lease		
Base Lease Office Cost (annual per sq. ft. average)	\$8.79	\$17.72
Storage (per sq. ft.)		
Real Estate Taxes	inc. in base	inc. in base
Insurance	inc. in base	inc. in base
Major Maintenance	inc. in base	inc. in base
Utilities - total		
Electricity	not included	inc. in base
Gas	not included	inc. in base
Water/Sewer/etc.	inc. in base	inc. in base
Trash Pickup/Removal	inc. in base	inc. in base
Custodial/Janitorial	inc. in base	inc. in base
Pest Control	inc. in base	inc. in base
Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base
Common Area	inc. in base	inc. in base
Other Services - Bldg Operating Expense Stops	n/a	n/a
Parking	inc. in base	inc. in base
No. of Parking Spaces included	6	3
SUBTOTAL - Lease Costs w/o Additional Services	\$8.79	\$17.72
Additional Services		
SUBTOTAL - Additional Services	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease		
Building Operating Cost (not included in base rent)-Insurance		
Major Maintenance		
Electricity	\$1.32	
Gas	\$0.81	
Water/Sewer/etc.		
Trash Pickup/Removal		
Custodial/Janitorial		
Pest Control		
Grounds Maintenance (inc. snow removal)		
Parking (annual per sq. ft. average)		
No. of Parking Spaces included		
*Other Services		
Total Other Bldg Optg Costs (not included in lease)	\$2.13	\$0.00
IMPROVEMENTS		
Improvements		
Subtotal - Improvements	\$0.00	\$0.00
Annual Cost per Sq. Ft. (estimated)	\$10.92	\$17.72
Annual Cost (estimated)	\$34,136	\$102,067