

Office of Facilities and Property Management
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Dennis R. Taylor, Secretary
Mark J. McGivern, Director

Sam Brownback, Governor

JCSBC Testimony
Department of Corrections
Junction City
August 15, 2012

Good morning, my name is Sarah Shipman. I am representing the Department of Administration, Office of Facilities & Property Management to present the proposed lease for the Kansas Department of Corrections in downtown Junction City. The agency has been at its current location since 2006. This lease was to be presented to this committee at the last meeting however, negotiations stalled for a period of weeks. I apologize for the order in which this occurred. The current lease expired on June 14, 2012 and the agency is operating on a month to month basis.

The Agency was presented with and accepted an option from the current landlord to remain in their present location for an additional 5 year term. The proposed lease begins June 15, 2012, for a term of five years. The lease contains two, two-year renewal options.

New light fixtures, cleaned carpet, improved lighting on the back of the building and paint have been negotiated to be installed during the life of the lease. The base rate is competitive, at \$7.62 per square foot plus utilities, within the Junction City market and remains the same from the previous lease.

The Energy Star audit rating is below the nation average.

The Department of Administration is supportive of this lease.

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

Thank You.

**Lease Comparison Sheet
Department of Corrections**

August, 2012

A B C D E

GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
1 State Agency		Department of Corrections	Department of Corrections	State Board of Indigents Defense	Kansas Department of Commerce
2 Address		446 Grant Ave	446 Grant Ave.	715 N Washington	1012 W 6th St.
3 City Location (market)		Junction City	Junction City	Junction City	Junction City
4 Office Function		Geary County Parole Office	Geary County Parole Office	Junction City Public Defender Office	Junction City Workforce Center
5 Lease Space (sq. ft.)	Office Sq. Ft.	1,102	1,102	4,500	2,551
6	Storage Sq. Ft.	0	0	0	0
7	Total Sq. Ft.	1,102	1,102	4,500	2,551
8	Parking Stalls	5	5	5	8
9 Energy Audit		No Record	Better than average	Acceptable	Better than average
10 Full Time Equivalency (FTE) employees/workstations		3	3	18	8
11 Lease Begin Date		6/15/2006	6/15/2012	7/1/2011	7/1/2011
12 Lease End Date		6/14/2012	6/14/2017	6/30/2016	6/30/2012
13 Years of Lease		5	5	5	1
14 Space Standards Check (sq. ft. per FTE/workstation)		367	367	250	319
LEASE COSTS					
15 Base Lease Office Cost (annual per sq. ft.)		\$7.62	\$7.62	\$5.90	\$18.86
16 Storage (per square foot)		\$0.00	\$0.00	\$0.00	\$0.00
17 Parking		\$0.00	\$0.00	\$0.00	\$0.00
AGENCY FUNDED OCCUPANCY COSTS					
18 Additional Services					
19 Real Estate Taxes		inc. in lease	inc. in lease	inc. in lease	inc. in lease
20 Insurance		inc. in lease	inc. in lease	inc. in lease	inc. in lease
21 Major Maintenance		inc. in lease	inc. in lease	inc. in lease	inc. in lease
Utilities					
22	Electricity	\$0.66	\$0.66	\$1.10	inc. in lease
23	Gas	\$0.60	\$0.60	\$0.54	inc. in lease
24	Water/Sewer/etc.	\$0.67	\$0.67	\$0.06	inc. in lease
25 Trash Pickup/Removal		\$0.00	\$0.00	\$0.16	inc. in lease
26 Custodial/Janitorial		\$1.63	\$1.63	\$1.56	inc. in lease
27 Pest Control		inc. in lease	inc. in lease	\$0.00	inc. in lease
28 Grounds Maintenance (inc. snow removal)		inc. in lease	inc. in lease	inc. in lease	inc. in lease
29 Parking		inc. in lease	inc. in lease	inc. in lease	inc. in lease
30 Total Other Bldg Optg Costs (not included in lease)		\$3.56	\$3.56	\$3.42	\$0.00
IMPROVEMENTS					
31 Improvements					
32 Subtotal - Improvements		\$0.00	\$0.00	\$0.00	\$0.00
33 Annual Cost per Sq. Ft. (estimated)		\$11.18	\$11.18	\$9.32	\$18.86
34 Annual Cost (estimated)		\$12,320	\$12,320		
35 Total Cost of Lease (estimated)		\$61,602	\$61,602		