

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

Sam Brownback, Governor

JCSBC Testimony  
State Board of Indigents Defense  
Hutchinson  
June 1, 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 State Board of Indigent Defense Services in Hutchinson.

The agency has been at its current location since 2006. The office of Indigent Defense Services has negotiated a new lease with the current landlord.

The current lease expires on October 31, 2012. The proposed lease begins November 1, 2012, for a five year period. The proposed lease rate is \$12.00 per square foot including utilities.

The proposed lease contains two, two year renewal options with an increase in rate to \$12.50 for both renewal periods. There is also an early termination provision with 60 days notice.

The Energy Star audit rating is below the national average.

Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from SBIDS.

Thank You.

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

May, 2012

A B C D E

GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases		
		Indigents Defense Services	Indigents Defense Services	Corrections	Revenue	
1	State Agency	Indigents Defense Services	Indigents Defense Services	Corrections	Revenue	
2	Address	129 W 2nd Ave.	129 W 2nd Ave.	113 W 1st Street	125 W 2nd Street	
3	City Location (market)	Hutchinson	Hutchinson	Hutchinson	Hutchinson	
4	Office Function	Reno County Public Defender Office	Reno County Public Defender Office	Reno County Parole Office	Drivers License Examination Station	
5	Lease Space (sq. ft.)	Office Sq. Ft.	2,319	2,319	2,925	2,000
6		Storage Sq. Ft.	0	0	0	0
7		Total Sq. Ft.	2,319	2,319	2,925	2,000
8		Parking Stalls	9	9	5	20
9	Energy Audit	No Record	Better than average	No Record	Better than average	
10	Full Time Equivalency (FTE) employees/workstations	8	8	10	3	
11	Lease Begin Date	11/1/2006	11/1/2012	9/1/2009	1/1/2012	
12	Lease End Date	10/31/2012	10/31/2017	8/31/2014	12/32/2013	
13	Years of Lease	6	5	5	2	
14	Space Standards Check (sq. ft. per FTE/workstation)	290	290	293	667	
<b>LEASE COSTS</b>						
15	Base Lease Office Cost (annual per sq. ft.)	\$11.00	\$12.00	\$10.00	\$10.00	
16	Storage (per square foot)	\$0.00	\$0.00	\$0.00	\$0.00	
17	Parking	\$0.00	\$0.00	\$0.00	\$0.00	
18	Additional Services					
<b>AGENCY FUNDED OCCUPANCY COSTS</b>						
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	inc. in lease	inc. in lease	inc. in lease	inc. in lease	
22		Electricity	inc. in lease	inc. in lease	inc. in lease	
23		Gas	inc. in lease	inc. in lease	inc. in lease	
24		Water/Sewer/etc.	inc. in lease	inc. in lease	inc. in lease	
25	Trash Pickup/Removal	inc. in lease	inc. in lease	inc. in lease	inc. in lease	
26	Custodial/Janitorial	inc. in lease	inc. in lease	inc. in lease	inc. in lease	
27	Pest Control	inc. in lease	inc. in lease	inc. in lease	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)	\$0.00	\$0.00	\$0.00	\$0.00	
<b>IMPROVEMENTS</b>						
31	Improvements					
32	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00	
33	Annual Cost per Sq. Ft. (estimated)	\$11.00	\$12.00	\$10.00	\$10.00	
34	Annual Cost (estimated)	\$25,513	\$27,833			
35	Total Cost of Lease (estimated)	\$153,080	\$139,163		1-2	