

Lease Comparison Sheet
Kansas Department for Aging and Disability Services

February 19, 2013

A		B	C	D	E	
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases		
1	State Agency	Department for Aging & Disability Services	Department for Aging & Disability Services	Kansas Dept of Agriculture	Department for Children & Families	
2	Address	503 S Kansas Ave.	503 S Kansas Ave.	109 SW 9th St.	2820 SW Fairlawn	
3	City Location (market)	Topeka	Topeka	Topeka	Topeka	
4	Office Function	Services Provider	Services Provider	General Office	Disability Services	
5	Lease Space (sq. ft.)	Office Sq. Ft.	37,437	31,543	43,472	40,000
6		Storage Sq. Ft.	3,602	3,721	300	0
		Common Space Sq. Ft.	1,642	1,600	0	0
7		Total Sq. Ft.	42,681	36,864	43,772	40,000
8		Parking Stalls	108	108	4	open lot
9	Energy Audit	No Record	Above Average	No Record	No Record	
10	Full Time Equivalency (FTE) employees/workstations	103	103	175	216	
11	Lease Begin Date	2/1/1998	2/1/2013	10/1/1998	10/1/2007	
12	Lease End Date	1/31/2013	1/31/2018	9/30/2013	9/30/2017	
13	Years of Lease	15	5	15	10	
14	Space Standards Check (sq. ft. per FTE/workstation)	363	306	248	185	
LEASE COSTS						
15	Base Lease Office Cost (annual per sq. ft.)	\$9.56	\$9.50	\$11.63	\$17.34	
16	Storage (per square foot)	\$3.94	\$3.00	\$2.50	\$0.00	
	Common Area	\$7.25	\$7.50	\$0.00	\$0.00	
17	Additional Services					
AGENCY FUNDED OCCUPANCY COSTS						
18	Real Estate Taxes	inc. in lease	inc. in lease	inc. in lease	inc. in lease	
19	Insurance	inc. in lease	inc. in lease	inc. in lease	inc. in lease	
20	Major Maintenance	inc. in lease	inc. in lease	inc. in lease	inc. in lease	
	Utilities					
21		Electricity	\$1.49	\$1.73	\$1.59	\$1.29
22		Gas	\$0.29	\$0.34	\$0.23	\$0.21
23		Water/Sewer/etc.	\$0.10	\$0.12	\$0.14	\$0.16
24	Trash Pickup/Removal	\$0.03	\$0.03	\$0.01	\$0.05	
25	Custodial/Janitorial	\$0.73	\$0.84	\$0.36	\$0.95	
26	Pest Control	\$0.00	\$0.00	inc. in lease	0.018	
27	Grounds Maintenance (inc. snow removal)	\$0.00	\$0.00	inc. in lease	0	
28	Parking	\$1.04	\$1.20	\$0.06	\$1.26	
29	Other Miscellaneous Expenses	\$0.00	\$0.00	\$1.17	\$0.00	
30	Total Other Bldg Optg Costs (not included in lease)	\$3.68	\$4.25	\$2.38	\$3.93	
IMPROVEMENTS						
31	Improvements	\$2.35	\$0.00	\$16,762.70	\$0.00	
32	Subtotal - Improvements	\$2.35	\$0.00	\$0.03	\$0.00	
33	Annual Cost per Sq. Ft. (estimated)	\$15.02	\$13.01	\$14.04	\$21.27	
34	Annual Cost (estimated)	\$641,068.62	\$479,601			
35	Total Cost of Lease (estimated)	\$9,616,029	\$2,398,003			