

LISTING OF ALL
SHAWNEE COUNTY
PRIVATE OWNED SPACE LEASES

County	Enc #	Agency	Address	City	Lease End Date	FTE	Office SF	Cost per SF	Annual Rent	Additional Expenses	Total Annual Cost	Total Cost per SF
Shawnee	%0003036	Adjutant General	1710 SW Topoka Blvd	Topoka	6/30/2014	18	4,500	\$11.73	\$62,820.00	\$2,500.00	\$65,320.00	\$14.52
	%000.	Aging, Dept. on	503 S Kansas Ave	Topoka	* 1/31/2013	135	37,437	\$10.00	\$374,370.00	\$166,800.69	\$541,170.69	\$14.46
	%00033965	Agriculture, Dept. of	Forbes Field	Topoka	12/31/2019	33	28,200	\$16.46	\$464,172.00	\$1,000.00	\$465,172.00	\$16.50
	A1291007	Agriculture, Dept. of	109 SW 9th St	Topoka	9/30/2013	151	43,472	\$11.63	\$505,579.36	\$109,425.87	\$615,005.23	\$14.15
	%00034351	Bank Commissioner	700 SW Jackson	Topoka	11/30/2014	58	12,513	\$12.59	\$157,538.64	\$6,620.09	\$164,158.73	\$13.12
	A1290021	Barbering, Bd of	700 SW Jackson	Topoka	6/30/2016	3	790	\$10.65	\$8,413.56	\$97.90	\$8,511.46	\$10.77
	A1290212	Citizens Utility Ratepayer Bd	1500 SW Arrowhead Rd	Topoka	6/30/2021	6	1,342	\$18.42	\$24,723.41	\$0.00	\$24,723.41	\$18.42
	%00034166	Corporation Commission	1500 SW Arrowhead Rd	Topoka	6/30/2021	126	36,000	\$14.50	\$522,000.00	\$0.00	\$522,000.00	\$14.50
	%00034121	Corrections, Dept. of	1430 SW Topoka Blvd	Topoka	9/30/2013	35	14,621	\$10.50	\$153,520.50	\$0.00	\$153,520.50	\$10.50
	%00034471	Cosmetology, Bd of	714 SW Jackson	Topoka	9/30/2015	13	3,469	\$10.99	\$38,124.36	\$7,932.24	\$46,056.60	\$13.28
	%00033964	Credit Unions, Dept. of	109 SW 9th St	Topoka	6/30/2015	12	2,350	\$9.50	\$22,325.04	\$431.81	\$22,756.85	\$9.68
	A1100007	Education, Board of	123 SE 10th St	Topoka	12/31/2013	6	1,500	\$10.25	\$15,375.00	\$1,924.32	\$17,299.32	\$11.53
	%00034078	Education, Board of	120 SE 10th St	Topoka	12/31/2013	275	53,445	\$4.69	\$250,657.05	\$163,452.18	\$414,109.23	\$7.75
	A1100024	Education, Board of	123 SE 10th St	Topoka	* 12/31/2012	1	890	\$9.36	\$8,330.40	\$0.00	\$8,330.40	\$9.36
	%00033968	Fire Marshal	700 SW Jackson	Topoka	8/31/2014	30	7,231	\$10.99	\$79,468.68	\$3,900.00	\$83,368.68	\$11.53
	A1090206	Fort Hays St University	214 SW 6th St	Topoka	* 6/30/2012	4	1,148	\$13.76	\$15,797.00	\$0.00	\$15,797.00	\$13.76
	36842	Gaming Commission, State	420 SE 6th St.	Topoka	11/30/2018	24	6,921	\$12.48	\$86,361.16	\$0.00	\$86,361.16	\$12.48
	%00034045	Gaming Commission, State	420 SE 6th Street	Topoka	11/30/2018	24	6,921	\$12.48	\$86,411.52	\$0.00	\$86,411.52	\$12.48
	A1290051	Governmental Ethics Commissi	109 SW 9th St	Topoka	6/30/2014	10	2,869	\$13.00	\$37,297.00	\$0.00	\$37,297.00	\$13.00
	%0012357	Healing Arts, State Board of	800 SW Jackson	Topoka	1/31/2016	45	13,500	\$13.69	\$184,815.00	\$4,982.91	\$189,797.91	\$14.06
	%00034355	Health and Environment, Dept.	1001 SE Monroe	Topoka	12/31/2999					\$0.00		
	A1090197	Health Care Stabilization Fund	300 SW 8th Ave	Topoka	2/28/2014	18	4,941	\$14.50	\$71,640.84	\$4,800.00	\$76,440.84	\$15.47
	%00034026	Highway Patrol	720 SW Jackson St	Topoka	6/30/2013	22	5,280	\$11.29	\$59,611.20	\$0.00	\$59,611.20	\$11.29
	%00034016	Highway Patrol	112 SW 7th St.	Topoka	6/30/2013	8	2,700	\$11.25	\$30,375.00	\$3,057.00	\$33,432.00	\$12.38
	%00034024	Highway Patrol	700 SW Jackson	Topoka	12/31/2999	12	4,087	\$12.00	\$49,044.00	\$0.00	\$49,044.00	\$12.00
	%00034046	Highway Patrol	611 Kansas Ave	Topoka	6/30/2013	13	5,900	\$13.00	\$76,700.00	\$0.00	\$76,700.00	\$13.00
	%00034018	Highway Patrol	122 SW 7th St	Topoka	12/31/2999	40	15,140	\$9.29	\$140,650.56	\$52,912.79	\$193,563.35	\$12.78
	%00035267	Highway Patrol	3501 NW US Highway 24	Topoka	11/30/2015	25	5,600	\$7.75	\$43,400.00	\$33,848.76	\$77,248.76	\$13.79
	%00034021	Highway Patrol	700 SW Jackson	Topoka	12/31/2999	20	4,468	\$12.00	\$53,616.00	\$0.00	\$53,616.00	\$12.00
	%00034605	Historical Society	2331 NW Furman Rd	Topoka	6/30/2015					\$0.00		
	%00034023	Indigents Defense Services	700 SW Jackson	Topoka	6/30/2014	59	14,780	\$12.34	\$180,611.64	\$0.00	\$180,611.64	\$12.34
	%00034013	Indigents Defense Services	701 SW Jackson	Topoka	6/30/2014	18	4,500	\$12.00	\$54,000.00	\$12,019.80	\$66,019.80	\$14.67
	%00034068	Judicial Branch	515 S Kansas	Topoka	5/31/2013	3	2,482	\$10.30	\$25,571.04	\$1,306.00	\$26,877.04	\$10.83
	%00034069	Judicial Branch	701 SW Jackson	Topoka	6/30/2015	10	5,000	\$15.50	\$77,500.00	\$4,070.00	\$81,570.00	\$16.31
	%00035132	Juvenile Justice Authority	720 SW Jackson St	Topoka	11/30/2015	47	13,916	\$10.94	\$152,241.00	\$0.00	\$152,241.00	\$10.94
	%00035823	Labor, Dept of	800 SW Jackson	Topoka	12/31/2014	68	17,408	\$14.50	\$252,416.04	\$17,900.00	\$270,316.04	\$15.53

(* Waiting for notification from Agency)

11
12

County	Enc #	Agency	Address	City	Lease End Date	FTE	Office Cost SF	Cost per SF	Annual Rent	Additional Expenses	Total Annual Cost	Total Cost per SF
Shawnee												
A1290172		Legislative Post Audit	800 SW Jackson	Topoka	6/30/2016	22	6,127	\$10.96	\$67,152.00	\$14,936.61	\$82,088.61	\$13.40
%0011639		Lottery, Kansas	128 N Kansas Ave	Topoka	6/30/2022	99	24,217	\$10.51	\$254,520.67	\$0.00	\$254,520.67	\$10.51
A1290057		Mortuary Arts, Bd of	700 SW Jackson	Topoka	8/31/2014	3	988	\$8.10	\$8,002.80	\$0.00	\$8,002.80	\$8.10
%0035811		Pharmacy, Bd of	800 SW Jackson	Topoka	6/30/2015	7	2,000	\$12.50	\$25,000.00	\$0.00	\$25,000.00	\$12.50
A1290102		Real Estate Appraisal Bd	700 SW Jackson	Topoka	6/30/2013	2	1,296	\$10.99	\$14,243.04	\$148.59	\$14,391.63	\$11.10
%0034035		Real Estate Commission	120 SE 6th St	Topoka	8/31/2017	15	4,763	\$12.00	\$57,156.00	\$10,932.43	\$68,088.43	\$14.30
%0034186		Revenue, Dept. of	3907 SW Burlingame Roa	Topoka	12/31/2014	7	4,600	\$11.75	\$54,050.00	\$0.00	\$54,050.00	\$11.75
%0034119		Revenue, Dept. of	2035 Western	Topoka	8/31/2013				\$0.00	\$0.00		
%0034076		Securities Commissioner, Ofc o	109 SW 9th St	Topoka	6/30/2015	30	7,765	\$9.50	\$73,767.60	\$9,707.00	\$83,474.60	\$10.75
%0033971		Sentencing Commission	700 SW Jackson	Topoka	12/31/2013	10	2,663	\$11.20	\$29,825.60	\$0.00	\$29,825.60	\$11.20
%0034032		Social Rehabilitation Svcs	406 SE Jefferson St	Topoka	12/31/2014				\$0.00	\$0.00		
%0033978		Social Rehabilitation Svcs	503 S Kansas Ave	Topoka	5/31/2013	12	3,399	\$13.79	\$46,872.24	\$13,583.00	\$60,455.24	\$17.79
A1291308		Social Rehabilitation Svcs	2820 SW Fairlawn	Topoka	9/30/2017	216	40,000	\$17.34	\$693,600.00	\$305,219.39	\$998,819.39	\$24.97
%0034040		Social Rehabilitation Svcs	503 S Kansas Ave	Topoka	5/31/2013	166	37,437	\$10.00	\$374,370.00	\$164,423.92	\$538,793.92	\$14.39
%0034067		Social Rehabilitation Svcs	500 SW Van Buren	Topoka	9/30/2030	256	85,500	\$9.21	\$787,455.00	\$300,143.00	\$1,087,598.00	\$12.72
%0034120		Veterans Affairs Commission	700 SW Jackson	Topoka	2/28/2017	11	2,428	\$12.27	\$29,791.56	\$1,884.03	\$31,675.59	\$13.05
A1290061		Water Office, Kansas	901 S Kansas Ave	Topoka	7/21/2014	24	8,315	\$11.71	\$97,364.36	\$21,771.06	\$119,135.42	\$14.33
Totals:						2252	616,819	\$11.76	\$6,978,647.87	\$1,444,731.40	\$8,420,379.27	\$13.06
Sherman												
%0033980		Social Rehabilitation Svcs	104 W Hwy 24	Goodland	6/30/2014	13	4,160	\$4.86	\$20,217.60	\$18,067.00	\$38,284.60	\$9.20
Totals:						13	4,160	\$4.86	\$20,217.60	\$18,067.00	\$38,284.60	\$9.20
Stafford												
%0034094		Agriculture, Dept. of	300 N Main	Stafford	10/31/2013	14	3,960	\$6.22	\$24,662.00	\$10,438.00	\$35,100.00	\$8.86
Totals:						14	3,960	\$6.22	\$24,662.00	\$10,438.00	\$35,100.00	\$8.86
Thomas												
%0034132		Revenue, Dept. of	990 S Range	Colby	9/30/2013	3	1,658	\$7.24	\$12,003.92	\$3,350.00	\$15,353.92	\$9.26
%0033990		Social Rehabilitation Svcs	1135 S County Club Dr	Colby	6/30/2015	42	9,505	\$11.61	\$110,353.05	\$22,293.56	\$132,646.61	\$13.96
%0034127		Veterans Affairs Commission	990 S Range	Colby	12/31/2015	2	300	\$14.47	\$4,341.00	\$780.00	\$5,121.00	\$17.07
A1290298		Wildlife and Parks, Dept. of	1880 S Range Ave	Colby	12/31/2999	3	1,200	\$4.00	\$4,800.00	\$900.00	\$5,700.00	\$4.75
Totals:						50	12,663	\$9.33	\$131,497.97	\$27,323.56	\$158,821.53	\$11.26
Trego												
A1091082		Kansas State University	120 N Main St	Wakeeney	12/31/2999	1	510	\$5.30	\$2,700.00	\$0.00	\$2,700.00	\$5.30
Totals:						1	510	\$5.30	\$2,700.00	\$0.00	\$2,700.00	\$5.30

(* Waiting for notification from Agency)

2

CURRENT STATE BUILDING

SUMMARY OF VACANCY AND LEASED SPACE

Capital Complex Summary

Current

Building	Gross Building Area	Gross Measured Area	Major Vertical Penetration	Floor Rentable Area	Floor Usable Area	Floor Common Area	Bldg Common Area	Vacancy Area	Occupancy Rate
Docking	564,138	546,812	44,112	502,700	376,720	54,205	71,775	63,722	83%
Landon	362,627	349,707	23,702	326,005	248,615	43,872	33,518	28,558	88%
Eisenhower	300,809	292,398	21,527	270,871	202,804	30,549	37,518	4,713	98%
Curtis	320,721	315,294	8,969	306,325	267,355	25,850	13,021	3,669	95%
1020 Kansas	18,002	17,082	901	16,181	14,462	521	1,198	1,371	91%
Memorial	94,163	83,410	7,856	75,554	52,233	10,919	12,402	0	100%
Totals	1,660,460	1,604,703	107,067	1,497,636	1,162,189	165,916	169,432	102,033	91%

* Occupancy Rate: Floor Usage Area less the Vacancy Area.

* Calculations based on "standard method for measuring floor area in office buildings" (ANSI/BOMA 265.1-1996)

* Gross Building Area: Total constructed area of building.

* Gross Measured Area: Total area of dominant portion.

* Floor Rentable Area: Gross measured area less the major vertical penetrations.

* Floor Usable Area: Gross measured area less the building & floor common area, and major vertical penetrations.

* Floor Common Areas: Areas on the floor such as washrooms, janitorial closets, mechanical rooms

elevator lobbies and public corridors, which are available primarily for the use of tenants on that floor.

* Building Common Area: The areas of the bldg. that provide services to bldg.

tenants; excluded are floor common areas and major vertical penetrations.

Capital Complex Summary

As of Fall 2013

Building	Gross Building Area	Gross Measured Area	Major Vertical Penetration	Floor Rentable Area	Floor Usable Area	Floor Common Area	Bldg. Common Area	Vacancy Area	Occupancy Rate
Docking	564,138	546,812	44,112	502,700	376,720	54,205	71,775	63,722	83%
Landon	362,627	349,707	23,702	326,005	248,615	43,872	33,518	4,937	98%
Eisenhower	300,809	292,398	21,527	270,871	202,804	30,549	37,518	0	100%
Curtis	320,721	315,294	8,969	306,325	267,355	25,850	13,021	3,669	95%
1020 Kansas	18,002	17,082	901	16,181	14,462	521	1,198	1,371	91%
Memorial	94,163	83,410	7,856	75,554	52,233	10,919	12,402	0	100%
Totals	1,660,460	1,604,703	107,067	1,497,636	1,162,189	165,916	169,432	73,699	95%

* Occupancy Rate: Floor Usage Area less the Vacancy Area.

* Calculations based on "standard method for measuring floor area in office buildings" (ANSI/BOMA 265.1-1996)

* Gross Building Area: Total constructed area of building.

* Gross Measured Area: Total area of dominant portion.

* Floor Rentable Area: Gross measured area less the major vertical penetrations.

* Floor Usable Area: Gross measured area less the building & floor common area, and major vertical penetrations.

* Floor Common Areas: Areas on the floor such as washrooms, janitorial closets, mechanical rooms elevator lobbies and public corridors, which are available primarily for the use of tenants on that floor.

* Building Common Area: The areas of the bldg. that provide services to bldg. tenants; excluded are floor common areas and major vertical penetrations.

CURRENT STATE BUILDING
LEASED AREA FLOOR PLANS

Memorial Hall Building

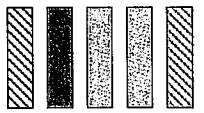
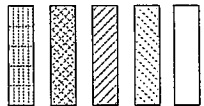

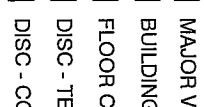
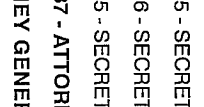

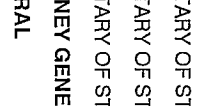
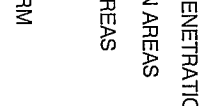
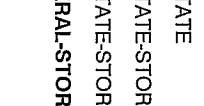

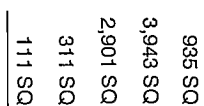
8/15/2011

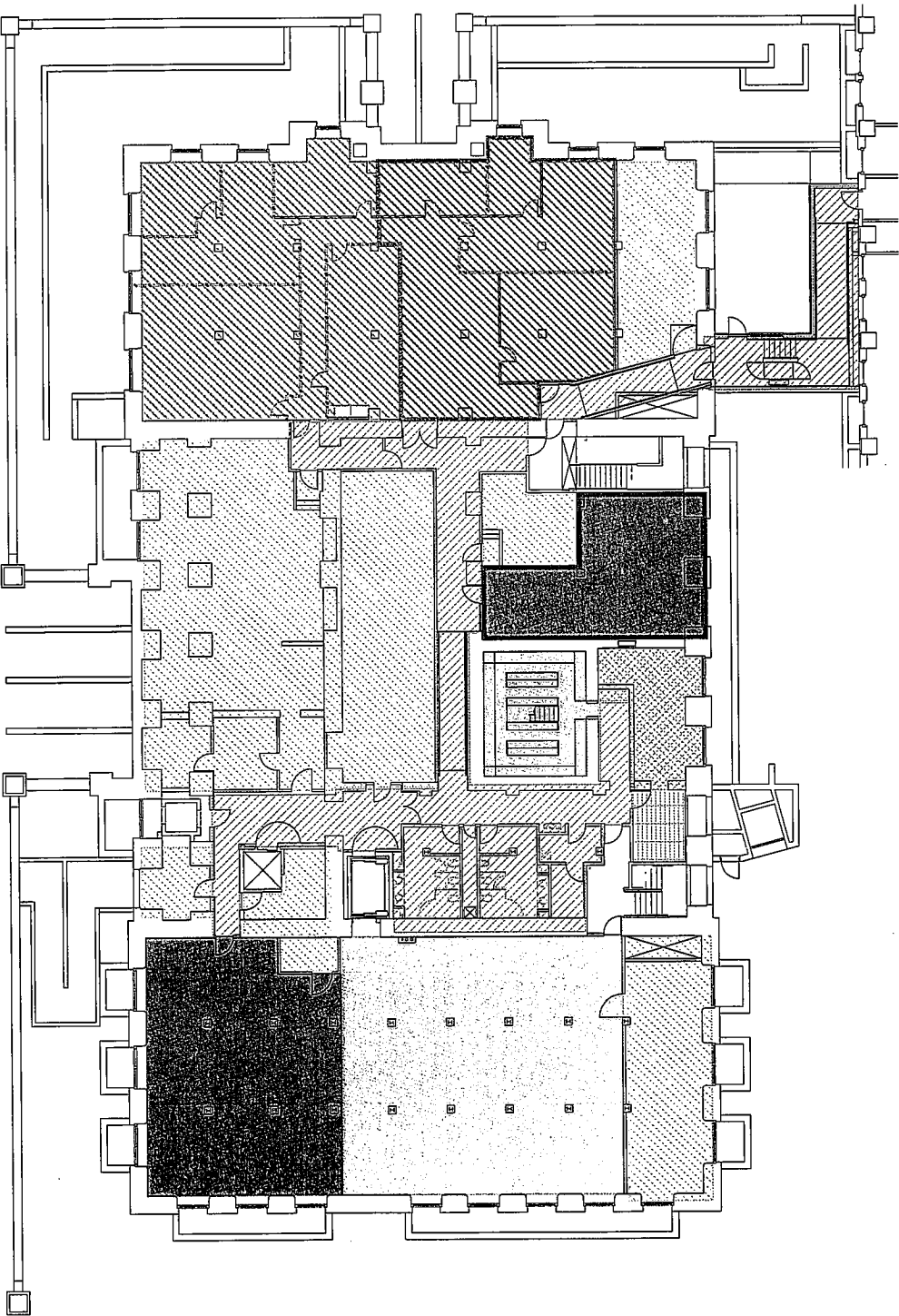
Floor	Gross Building Area	Gross Measured Area	Major Vertical Penetration	Floor Rentable Area	Floor Usable Area	Floor Common Area	Bldg. Common Area	Notes
4th	18,888	16,342	1,188	15,154	12,627	2,527	0	117 sq. ft. computer
3rd *	17,762	14,328	1,309	13,019	10,321	2,440	258	118 sq. ft. computer
2nd	19,503	16,293	1,271	15,022	10,331	2,440	2,251	118 sq. ft. computer
1st	18,874	17,526	1,188	16,338	10,514	611	5,213	864 sq. ft. storage
Bsmt.	19,136	16,956	935	16,021	8,430	2,901	4,690	111 sq. ft. computer, 4288 sq. ft. storage
Total	94,163	81,445	5,891	75,554	52,223	10,919	12,412	

- * Calculations based on "standard method for measuring floor area in office buildings" (ANSI/BOMA 265.1-1996)
 - * **Gross Building Area:** Total constructed area of building.
 - * **Gross Measured Area:** Total area of dominant portion.
 - * **Floor Rentable Area:** Gross measured area less the major vertical penetrations.
 - * **Floor Usable Area:** Gross measured area less the building & floor common area, and major vertical penetrations.
 - * **Floor Common Areas:** Areas on the floor such as washrooms, janitorial closets, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor.
 - * **Building Common Area:** The areas of the bldg. that provide services to bldg. tenants; excluded are floor common areas and major vertical penetrations.
- * **NOTE:** Auditorium major vertical penetration of 1,965 sq. ft. on the 3rd floor was deducted to reflect changes in rent.







MEMORIAL HALL BUILDING





Basement Floor Space Allocation

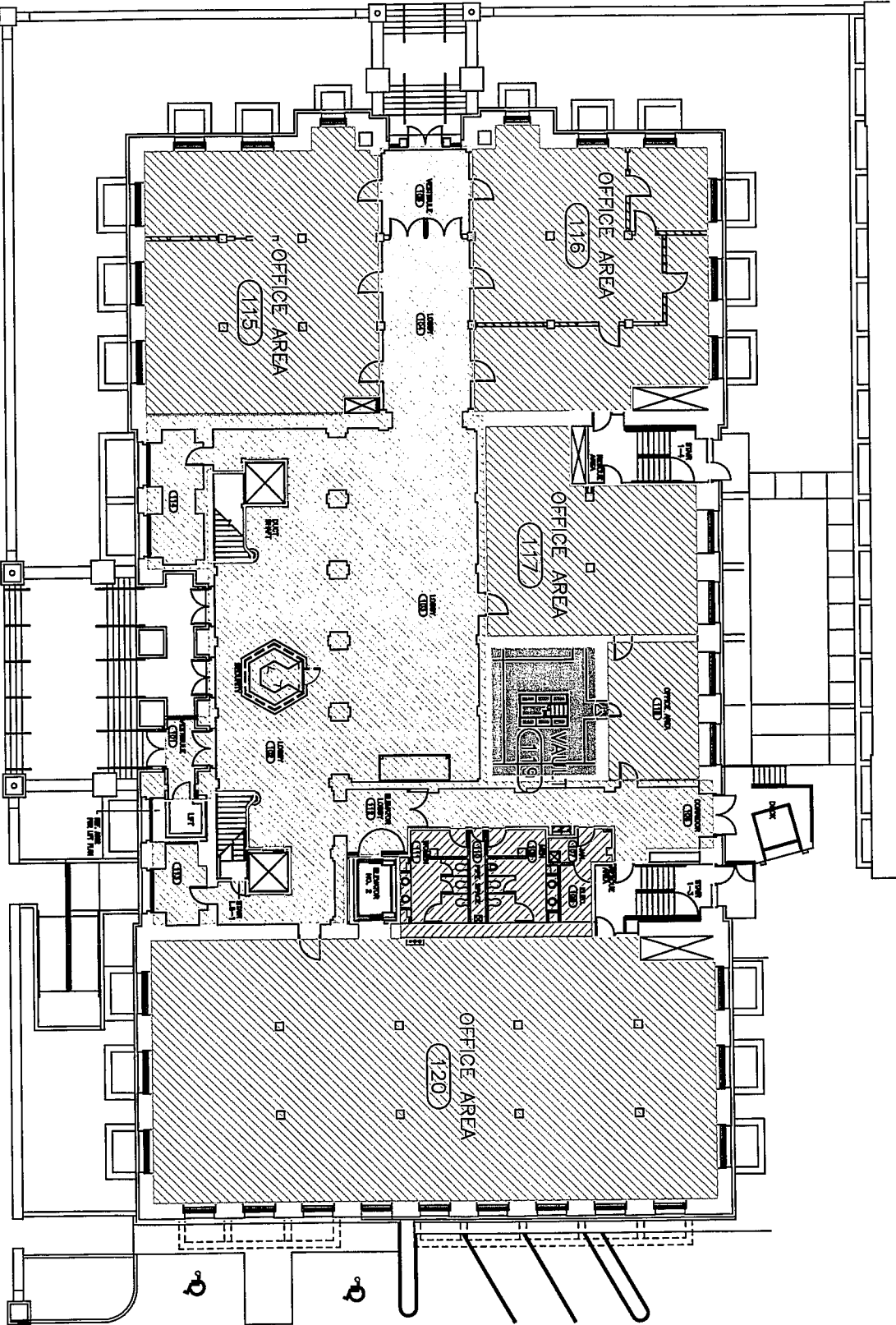
	ROOM L35 - SECRETARY OF STATE	2,004 SQ. FT.		MAJOR VERTICAL PENETRATIONS	935 SQ. FT.
	ROOM L36 - SECRETARY OF STATE-STORAGE	2,166 SQ. FT.		BUILDING COMMON AREAS	3,943 SQ. FT.
	ROOM L15 - SECRETARY OF STATE-STORAGE	753 SQ. FT.		FLOOR COMMON AREAS	2,901 SQ. FT.
	ROOM L37 - ATTORNEY GENERAL-STORAGE	2,116 SQ. FT.		DISC - TELE/COMM	311 SQ. FT.
	ATTORNEY GENERAL	1,716 SQ. FT.		DISC - COMPUTER RM	111 SQ. FT.
				GROSS MEASURED AREA	16,956 SQ. FT.



MEMORIAL HALL FIRST FLOOR SPACE ALLOCATION









	ROOM 115	SECRETARY OF STATE	1,903 SQ. FT.
	ROOM 116	SECRETARY OF STATE	1,845 SQ. FT.
	ROOM 117	SECRETARY OF STATE	1,101 SQ. FT.
	ROOM 120	SECRETARY OF STATE	4,376 SQ. FT.
	ROOM 119	SECRETARY OF STATE - STORAGE	864 SQ. FT.
	ROOM 118	SECRETARY OF STATE	425 SQ. FT.

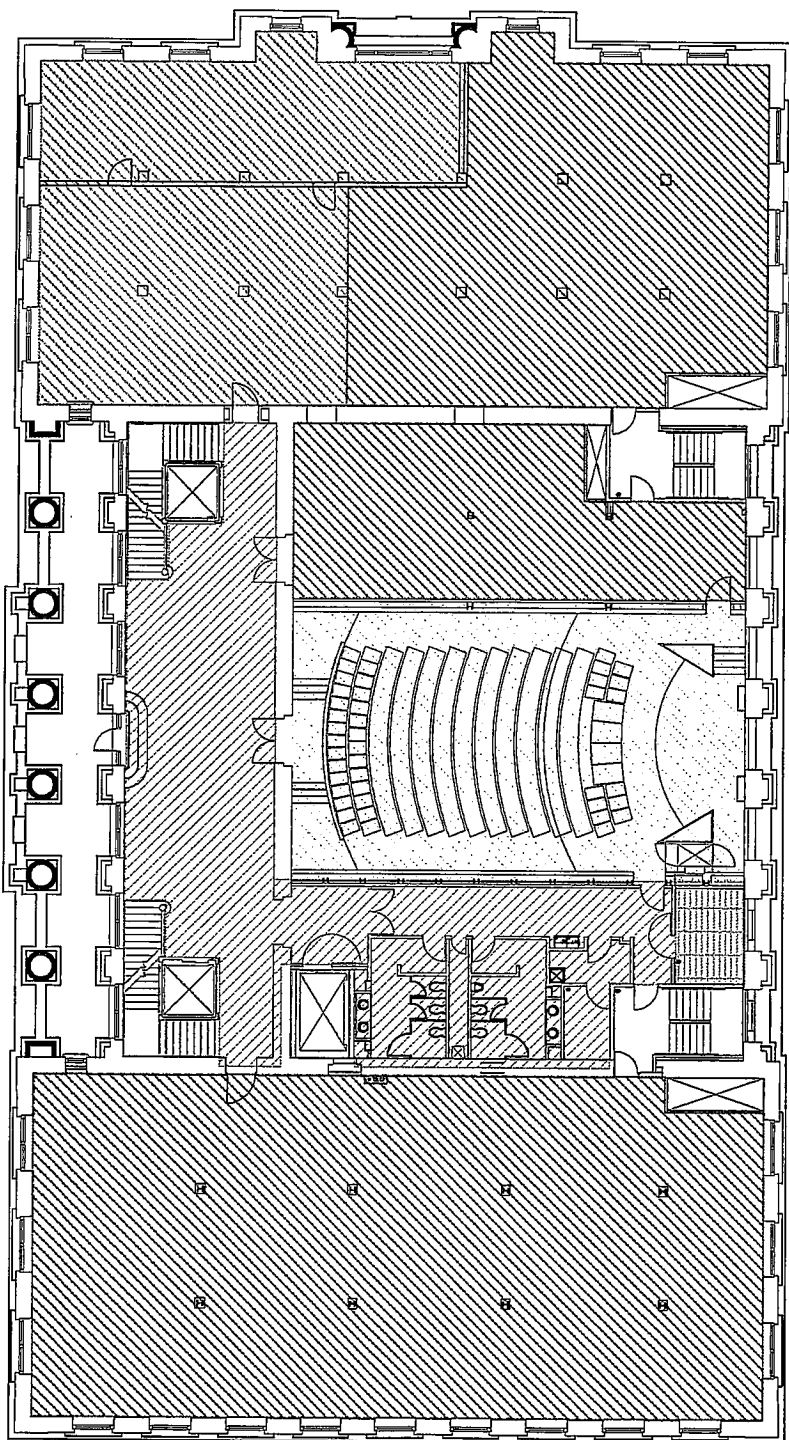
	MAJOR VERTICAL PENETRATIONS	1,188 SQ. FT.
	BUILDING COMMON AREAS	5,213 SQ. FT.
	FLOOR COMMON AREAS	611 SQ. FT.
	GROSS MEASURED AREA	17,526 SQ. FT.



MEMORIAL HALL BUILDING

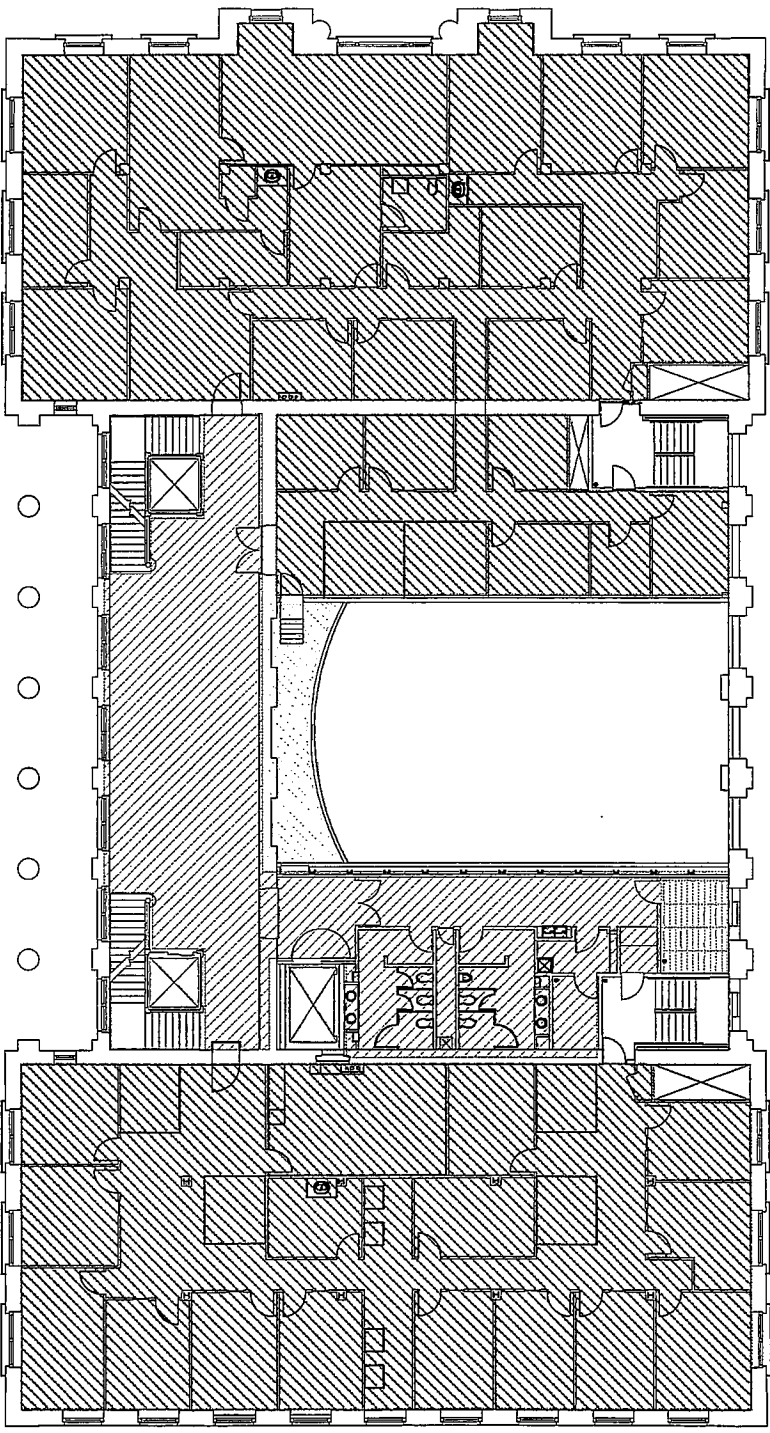
Second Floor Space Allocation









	ROOM 212	SECRETARY OF STATE	2,112 SQ. FT.		MAJOR VERTICAL PENETRATIONS	1,271 SQ. FT.
	ROOM 213	ATTORNEY GENERAL	3,592 SQ. FT.		BUILDING COMMON AREAS	2,251 SQ. FT.
	ROOM 214	ATTORNEY GENERAL	4,509 SQ. FT.		FLOOR COMMON AREAS	2,440 SQ. FT.
	BUILDING COMMON AREAS		118 SQ. FT.		GROSS MEASURED AREA	16,293 SQ. FT.



MEMORIAL HALL BUILDING

Third Floor Space Allocation

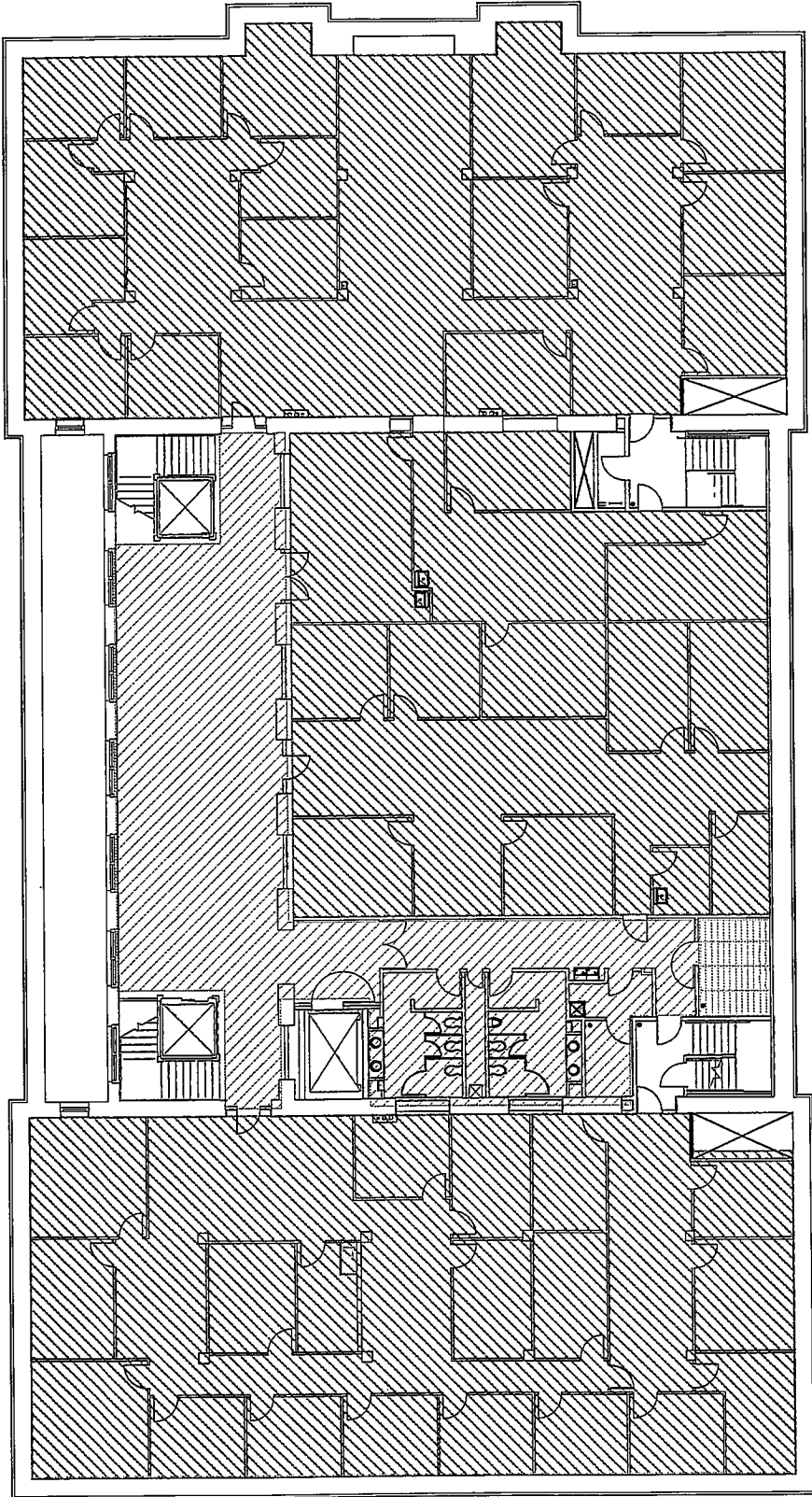


	ROOM 311	ATTORNEY GENERAL	4,464 SQ. FT.		MAJOR VERTICAL PENETRATIONS	3,274 SQ. FT.
	ROOM 312	ATTORNEY GENERAL	4,509 SQ. FT.		BUILDING COMMON AREAS	248 SQ. FT.
	ROOM 313	ATTORNEY GENERAL	1,240 SQ. FT.		FLOOR COMMON AREAS	2,440 SQ. FT.
	FLOOR COMMON AREAS		118 SQ. FT.		GROSS MEASURED AREA	16,293 SQ. FT.



MEMORIAL HALL BUILDING

Fourth Floor Space Allocation



	ROOM 410	ATTORNEY GENERAL	4,379 SQ. FT.		MAJOR VERTICAL PENETRATIONS	1,188 SQ. FT.
	ROOM 411	ATTORNEY GENERAL	3,816 SQ. FT.		BUILDING COMMON AREAS	0 SQ. FT.
	ROOM 412	ATTORNEY GENERAL	4,315 SQ. FT.		FLOOR COMMON AREAS	2,527 SQ. FT.
	DISC - TELE/COMM		117 SQ. FT.		GROSS MEASURED AREAS	16,342 SQ. FT.
















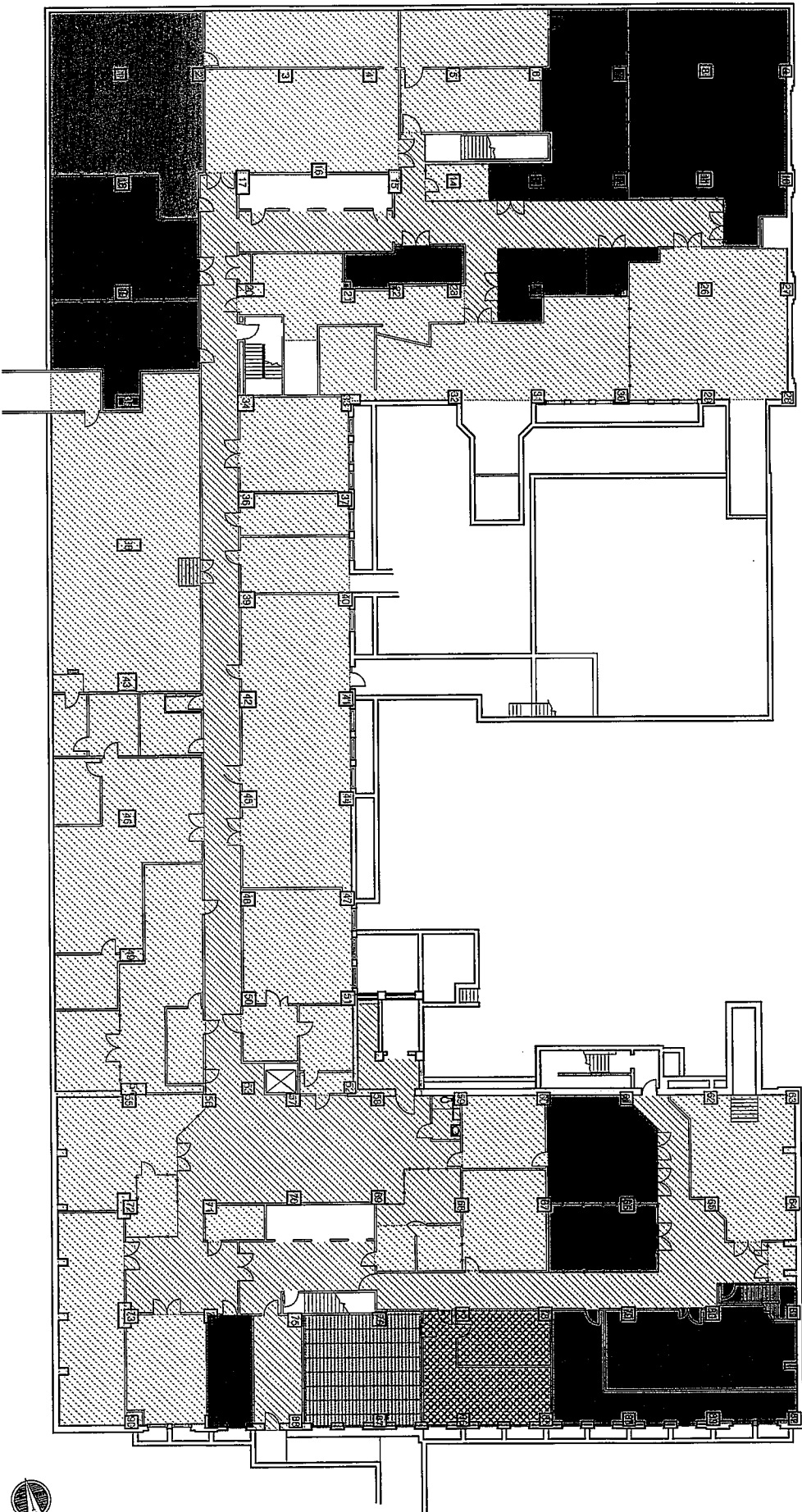
Landon State Office Building

Floor	Gross Building Area	Gross Measured Area	Major Vertical Penetration	Floor Rentable Area	Floor Usable Area	Floor Common Area	Bldg. Common Area	Notes
11th	15,629	15,560	1,188	14,372	5,723	2,421	6,228	1,805 sq. ft. storage
10th	30,897	29,692	2,030	27,662	22,992	4,670		194 sq. ft. computer, 50 sq. ft. storage
9th	30,897	29,692	2,032	27,660	25,043	2,617		141 sq. ft. computer
8th	30,897	29,692	2,007	27,685	23,313	4,372		7,056 sq. ft. computer, 50 sq. ft. storage
7th	30,897	29,692	2,064	27,628	24,830	2,798		6,979 sq. ft. computer, 50 sq. ft. storage
6th	30,897	29,692	2,060	27,632	23,404	4,228		97 sq. ft. computer
5th	30,897	29,692	2,044	27,648	21,381	4,242	2,025	170 sq. ft. computer, 297 sq. ft. storage
4th	30,897	29,692	2,044	27,648	24,596	3,052		461 sq. ft. computer, 34 sq. ft. storage
3rd	30,897	29,823	2,044	27,779	24,921	2,858		165 sq. ft. computer, 41 sq. ft. storage
2nd	30,866	29,823	2,078	27,745	23,427	4,318		1,368 sq. ft. computer
1st	31,302	29,840	2,238	27,602	18,628	1,132	7,842	203 sq. ft. computer
Bsmt.	37,654	36,817	1,873	34,944	10,346	7,175	17,423	1,369 sq. ft. computer, 8,977 sq. ft. storage
Totals	362,627	349,707	23,702	326,005	248,604	43,883	33,518	

- * Calculations based on "standard method for measuring floor area in office buildings" (ANSI/BOMA 265.1-1996)
- * **Gross Building Area:** Total constructed area of building.
- * **Gross Measured Area:** Total area of dominant portion.
- * **Floor Rentable Area:** Gross measured area less the major vertical penetrations.
- * **Floor Usable Area:** Gross measured area less the building & floor common area, and major vertical penetrations.
- * **Floor Common Areas:** Areas on the floor such as washrooms, janitorial closets, mechanical rooms, elevator lobbies and public corridors, which are available primarily for the use of tenants on that floor.
- * **Building Common Area:** The areas of the bldg. that provide services to bldg. tenants; excluded are floor common areas and major vertical penetrations.













LANDON STATE OFFICE BUILDING Basement Floor Space Allocation

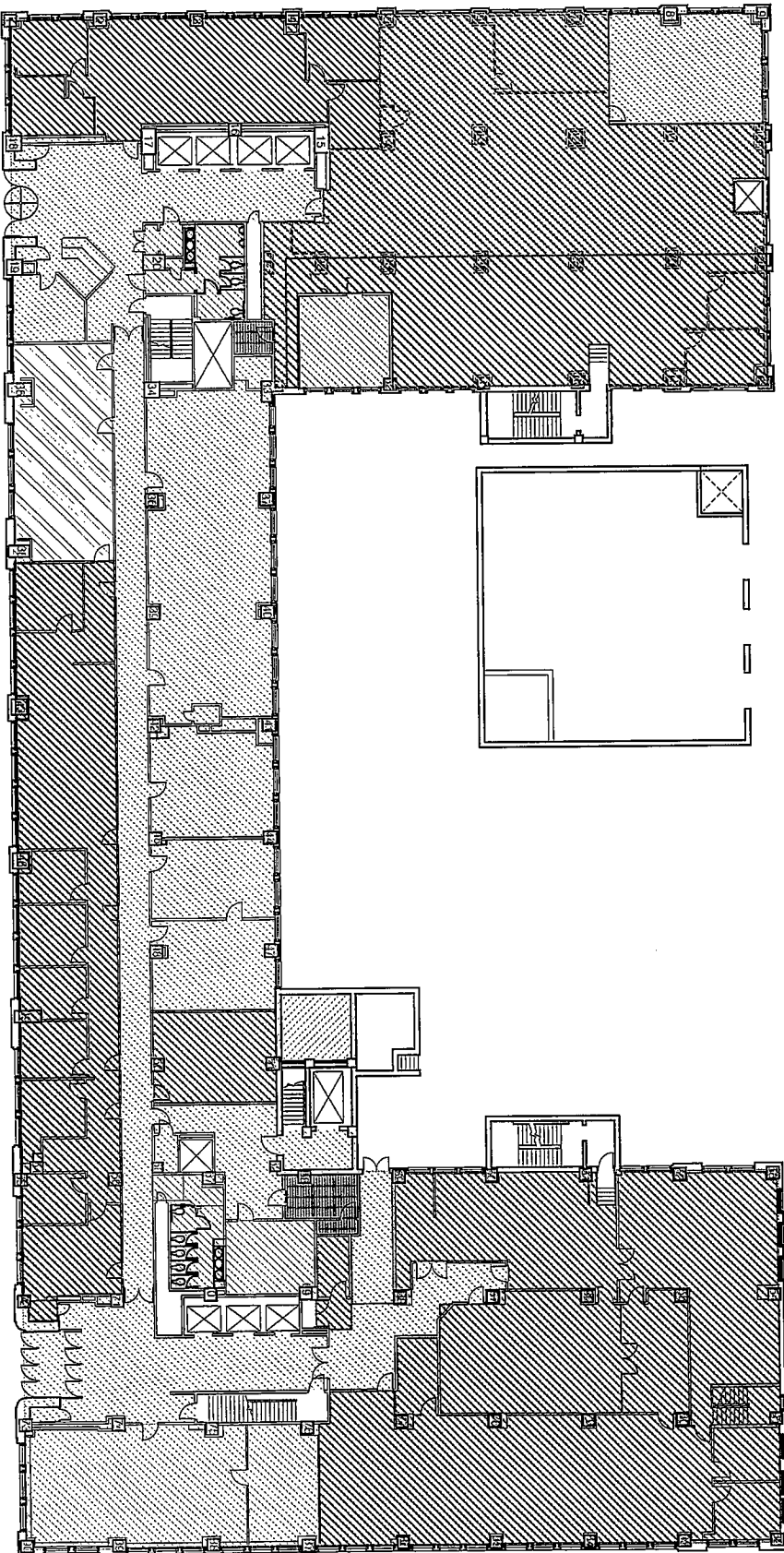
	MAJOR VERTICAL PENETRATIONS	1,718 SQ. FT.		BOARD OF EMERGENCY - STORAGE	212 SQ. FT.
	FLOOR COMMON AREAS	6,958 SQ. FT.		BOARD OF EDUCATION - STORAGE	2,050 SQ. FT.
	BUILDING COMMON AREAS	18,702 SQ. FT.		HEALTH CARE AUTHORITY - STORAGE	1,019 SQ. FT.
	OITS - TELE/COMM	769 SQ. FT.		STATE TREASURER - STORAGE	1,749 SQ. FT.
	OITS - COMPUTER RM	600 SQ. FT.		TECHNICAL PROFESSIONS - STORAGE	108 SQ. FT.
	OITS - STORAGE	2,745 SQ. FT.		GROSS MEASURED AREA	36,817 SQ. FT.
	OFPM / OPERATIONS - STORAGE	187 SQ. FT.			



LANDON STATE OFFICE BUILDING

First Floor Space Allocation

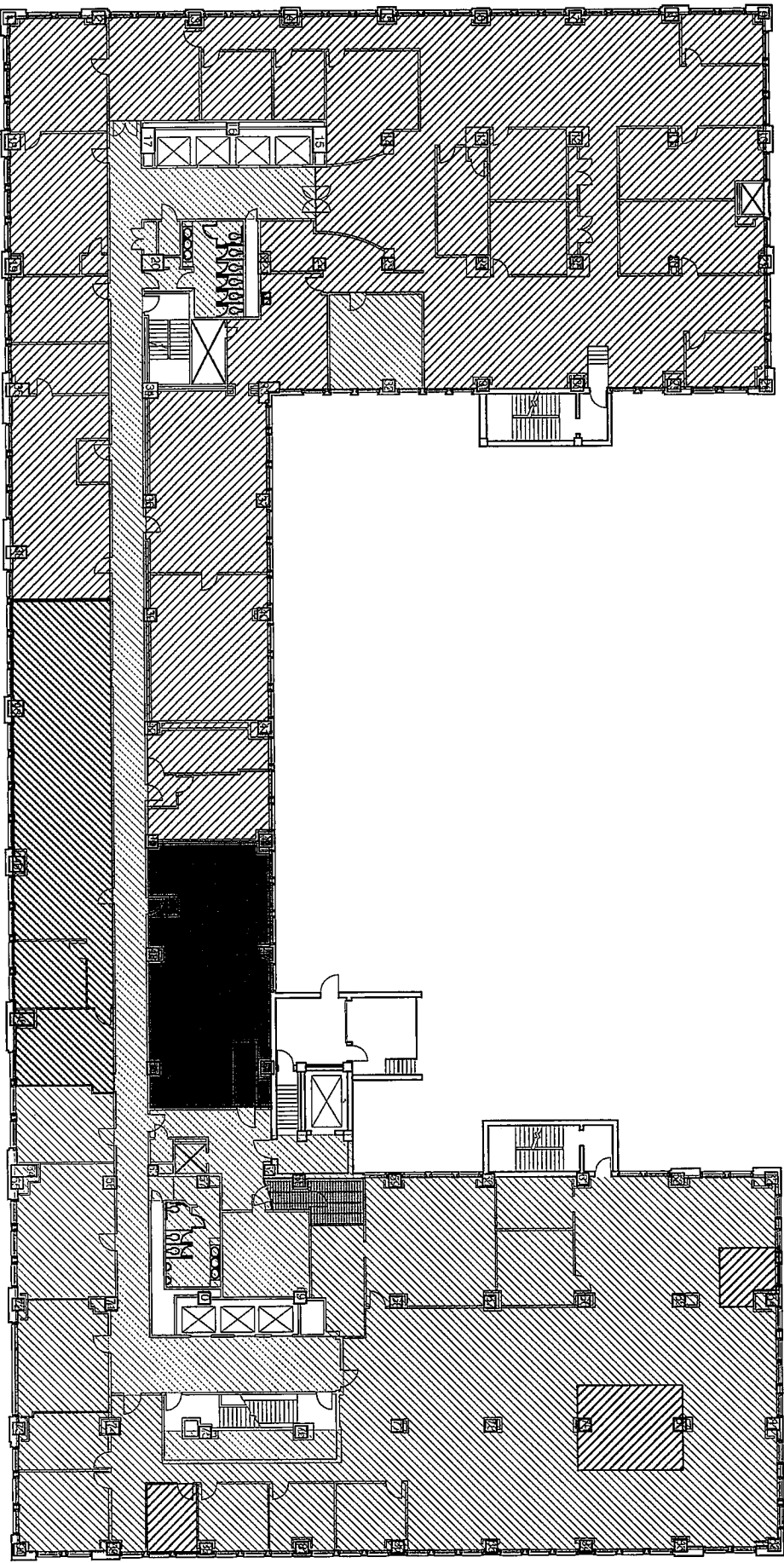
	MAJOR VERTICAL PENETRATIONS	2,238 SQ. FT.		MINORITY AFFAIRS	1,615 SQ. FT.
	FLOOR COMMON AREAS	1,132 SQ. FT.		VACANT	836 SQ. FT.
	BUILDING COMMON AREAS	8,363 SQ. FT.		CHILDREN'S CABINET & TRUST BOARD	1,341 SQ. FT.
	OFFICE OF INSPECTOR GENERAL	2,790 SQ. FT.		OITS	6,022 SQ. FT.
	OFFICE OF RESEARCH & DEVELOPMENT	2,165 SQ. FT.		OITS - COMPUTER RM	203 FT.
	SMART	3,135 SQ. FT.		GROSS MEASURED AREA	29,840 SQ. FT.



LANDON STATE OFFICE BUILDING













Second Floor Space Allocation

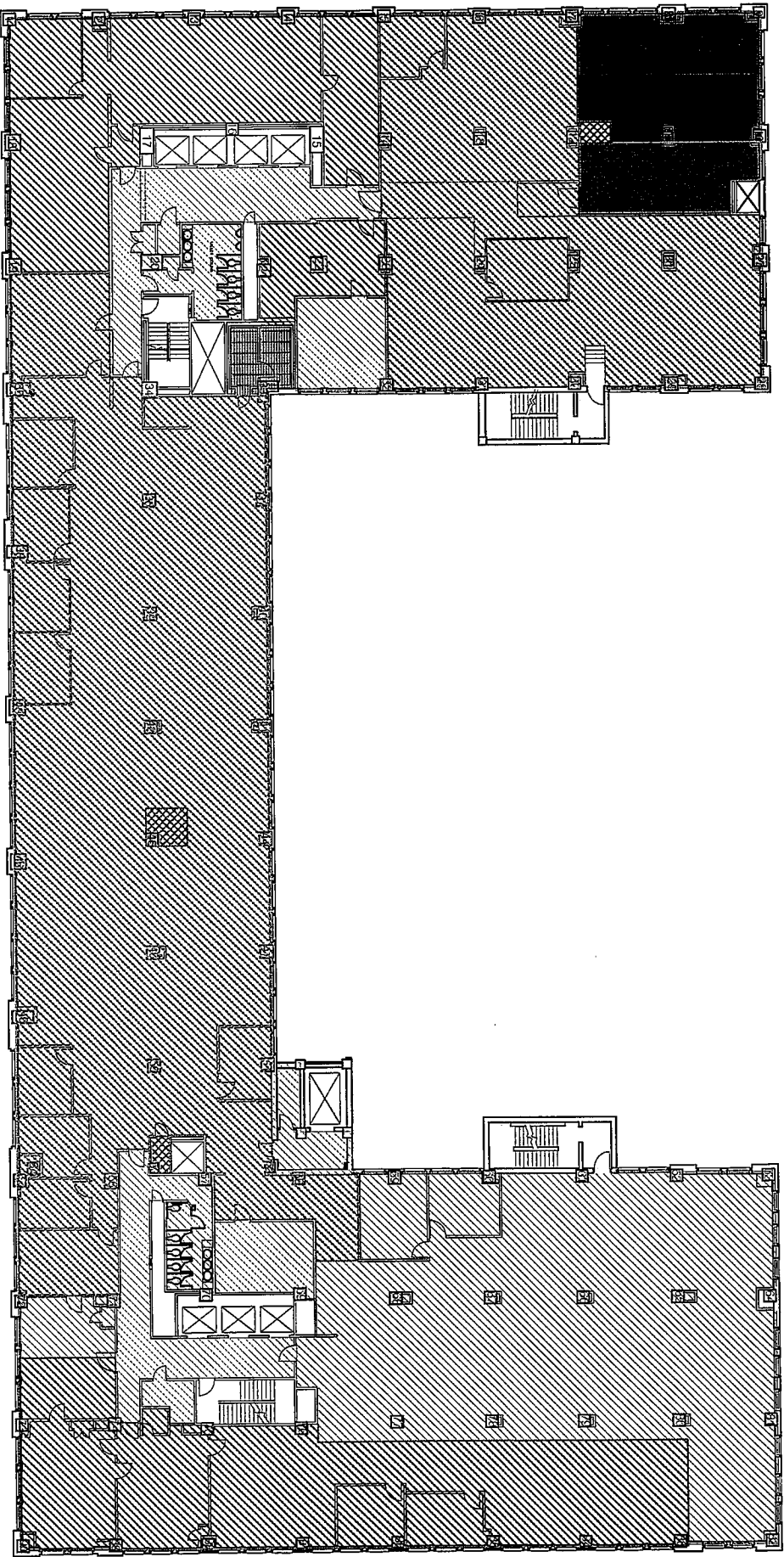
	MAJOR VERTICAL PENETRATIONS		
	FLOOR COMMON AREAS		POOLED MONEY
	STATE TREASURER		LABOR
	STATE TREASURER - COMPUTER RM		DISC - COMPUTER RM
	PERSONNEL		VACANT
		GROSS MEASURED AREA	
	2,078 SQ. FT.		1,805 SQ. FT.
	4,289 SQ. FT.		580 SQ. FT.
	11,502 SQ. FT.		135 SQ. FT.
	1,233 SQ. FT.		797 SQ. FT.
	7,404 SQ. FT.		29,823 SQ. FT.



LONDON STATE OFFICE BUILDING

Third Floor Space Allocation

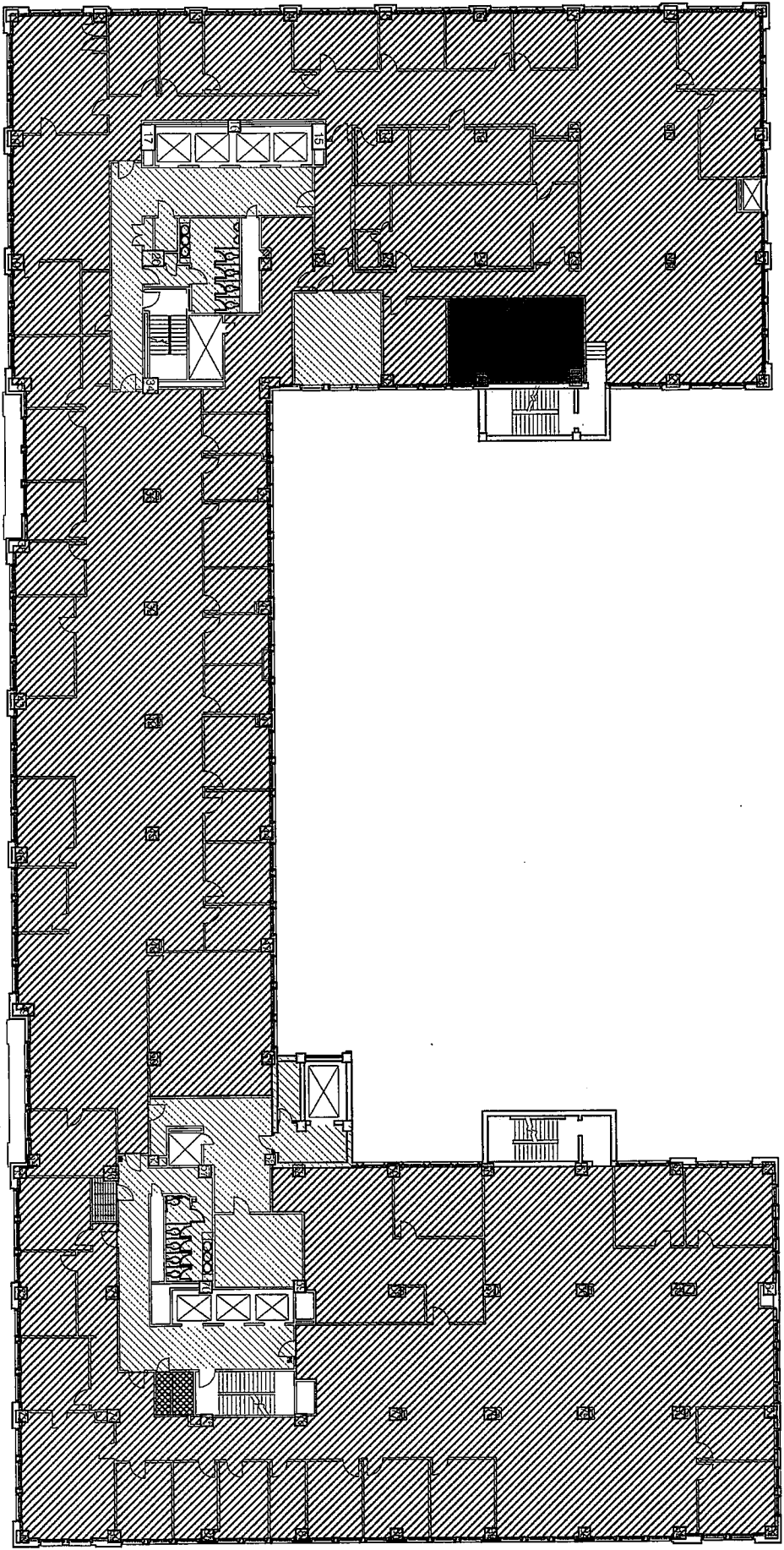
	MAJOR VERTICAL PENETRATIONS	2,044 SQ. FT.		OFFICE OF GENERAL SERVICES - STORAGE	467 SQ. FT.
	FLOOR COMMON AREAS	2,857 SQ. FT.		OFFICE OF MANAGEMENT ANALYSIS & STANDARDS - STORAGE	467 SQ. FT.
	OFFICE OF MANAGEMENT ANALYSIS & STANDARDS	5,131 SQ. FT.		OFFICE OF RESEARCH AND DEVELOPMENT - STORAGE	466 SQ. FT.
	GOVERNOR'S GRANT OFFICE	2,654 SQ. FT.		OITS - TELE/COMM	101 SQ. FT.
	OFFICE OF GENERAL SERVICES	12,311 SQ. FT.		OITS - COMPUTER RM	165 SQ. FT.
	OFFICE OF RESEARCH AND DEVELOPMENT	3,160 SQ. FT.		GROSS MEASURED AREA	29,823 SQ. FT.



LANDON STATE OFFICE BUILDING



Fourth Floor Space Allocation

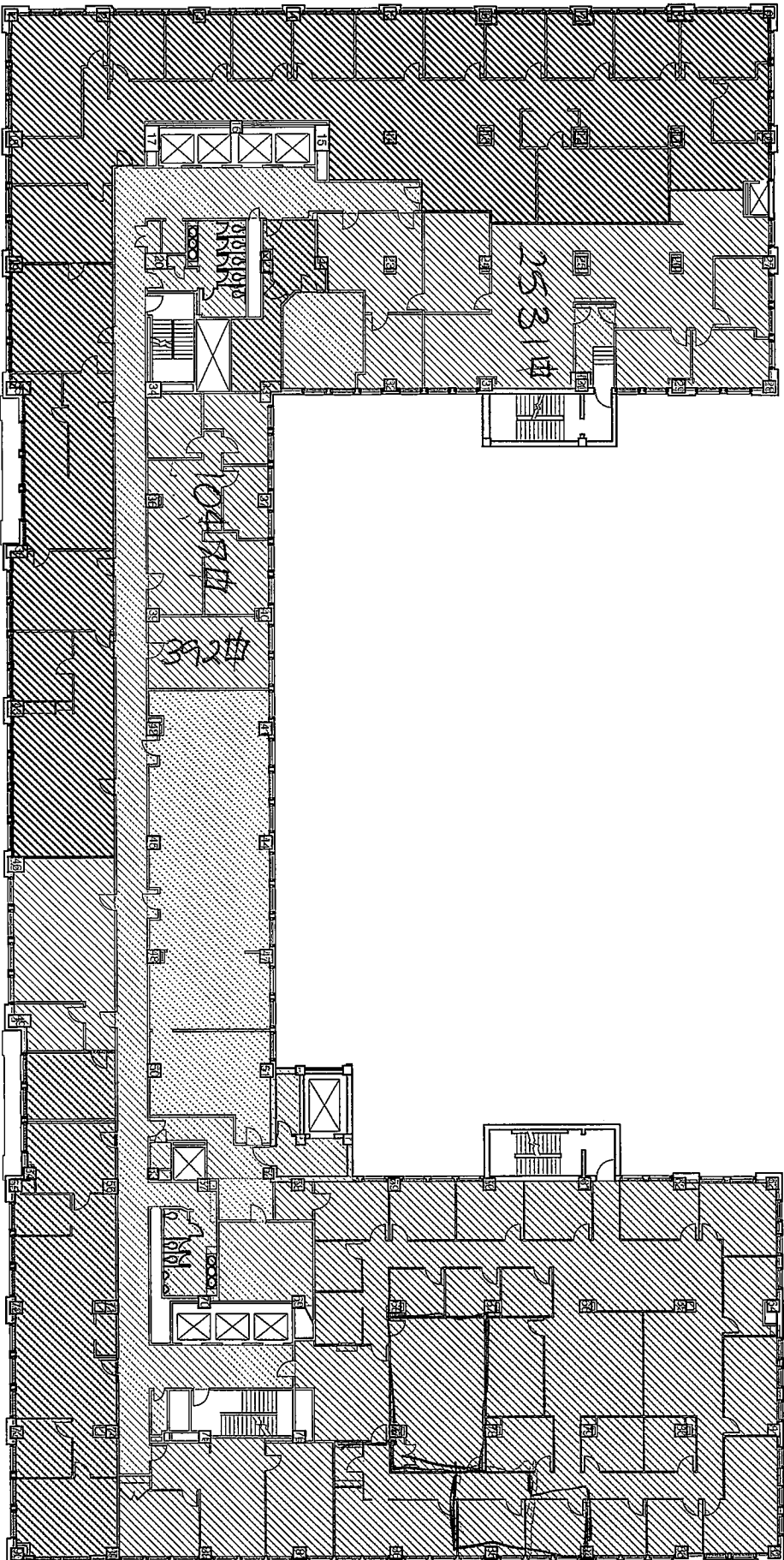
	MAJOR VERTICAL PENETRATIONS	2,044 SQ. FT.
	FLOOR COMMON AREAS	3,024 SQ. FT.
	CORRECTIONS	24,101 SQ. FT.
	CORRECTIONS - COMPUTER RM (RM401A)	415 SQ. FT.
	CORRECTIONS - STORAGE	62 SQ. FT.
	DISC - COMPUTER RM	46 SQ. FT.
GROSS MEASURED AREA		29,692 SQ. FT.



LANDON STATE OFFICE BUILDING

Fifth Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	2,044 SQ. FT.		HUMAN RIGHTS	6,394 SQ. FT.
	FLOOR COMMON AREAS	4,242 SQ. FT.		BUDGET	5,177 SQ. FT.
	BUILDING COMMON AREAS	2,025 SQ. FT.		BOARD OF DENTAL	1,287 SQ. FT.
	TECHNICAL PROFESSIONS	2,130 SQ. FT.		BOARD OF ACCOUNTANCY	1,587 SQ. FT.
	DISC - TELE/COMM	128 SQ. FT.		LEGAL D/A - STORAGE	50 SQ. FT.
	DISC - COMPUTER RM	170 SQ. FT.		VACANT	4,066 SQ. FT.
				GROSS MEASURED AREA	29,692 SQ. FT.



LANDON STATE OFFICE BUILDING

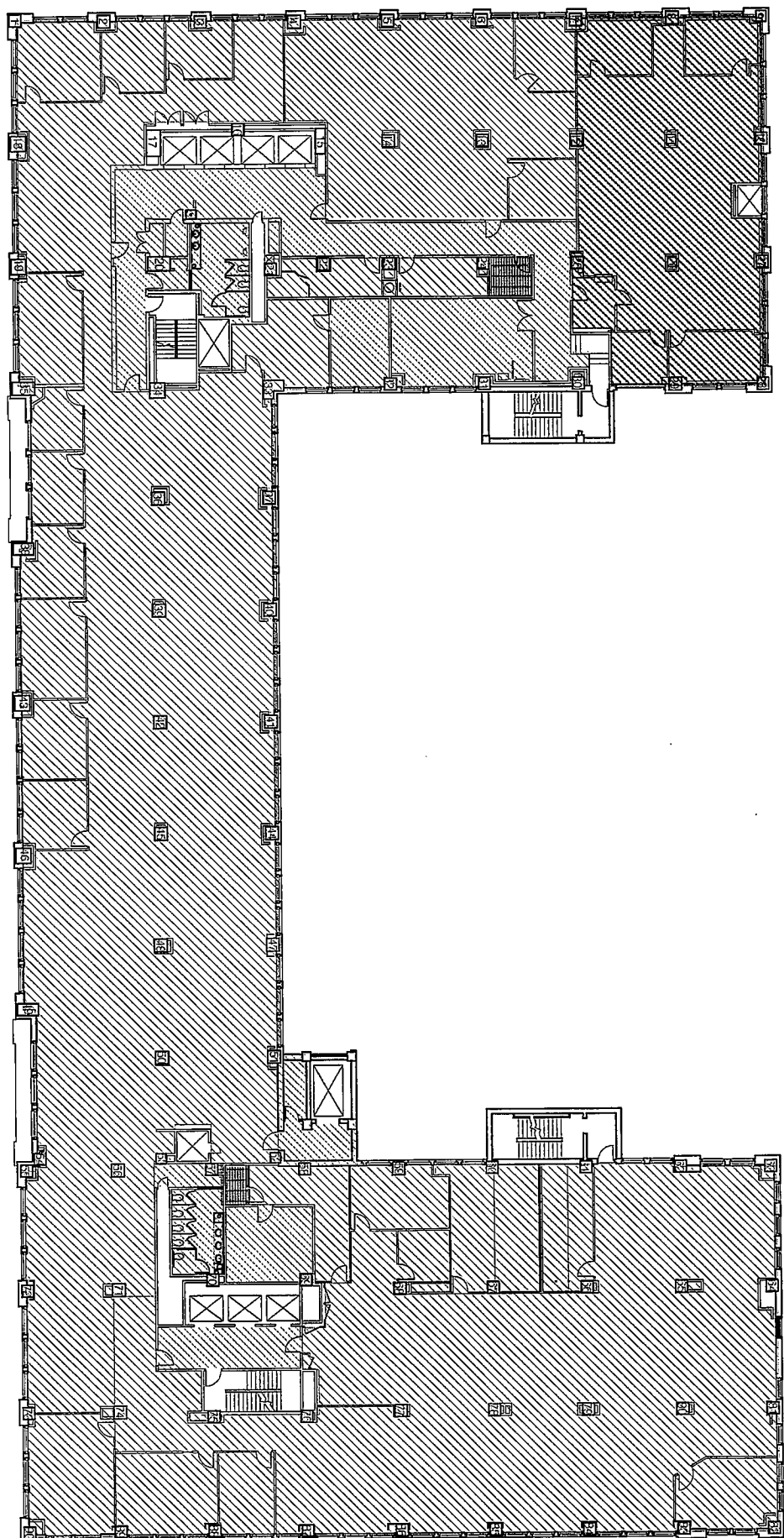
Sixth Floor Space Allocation

MAJOR VERTICAL PENETRATIONS
 FLOOR COMMON AREAS
 ATTORNEY GENERAL

2,060 SQ. FT.
 4,228 SQ. FT.
 2,591 SQ. FT.




VACANT
 OITS - COMPUTER RM
 GROSS MEASURED AREA

20,716 SQ. FT.
 97 SQ. FT.
 29,692 SQ. FT.







LANDON STATE OFFICE BUILDING

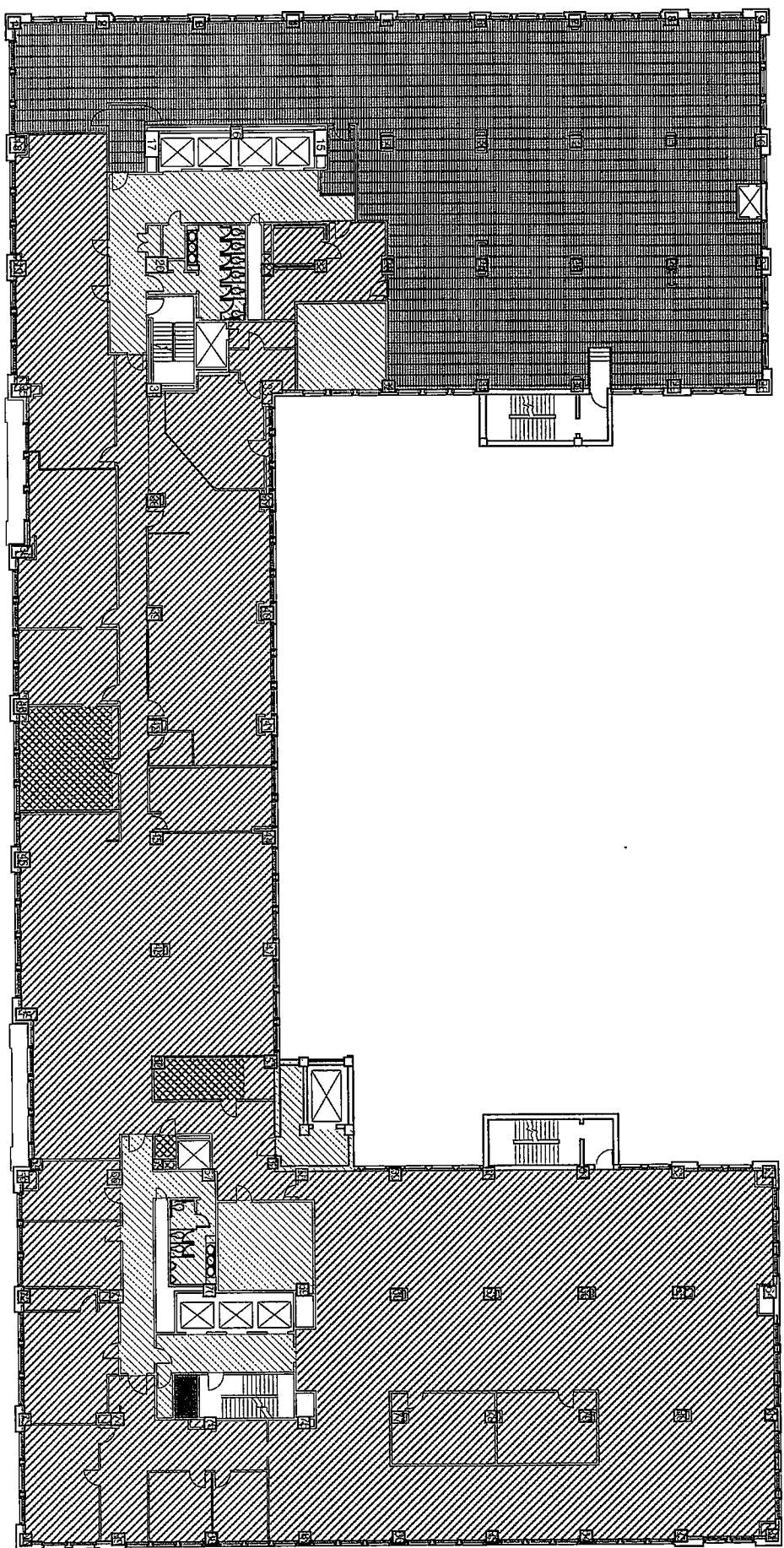
Seventh Floor Space Allocation

-  MAJOR VERTICAL PENETRATIONS
-  FLOOR COMMON AREAS
-  DISC

2,064 SQ. FT.
 2,798 SQ. FT.
 17,233 SQ. FT.




-  DISC - COMPUTER RM
-  DISC - TELE/COMM
-  BOARD OF ACCOUNTANCY - STORAGE
-  GROSS MEASURED AREA

6,979 SQ. FT.
 568 SQ. FT.
 50 SQ. FT.
 29,692 SQ. FT.





LANDON STATE OFFICE BUILDING

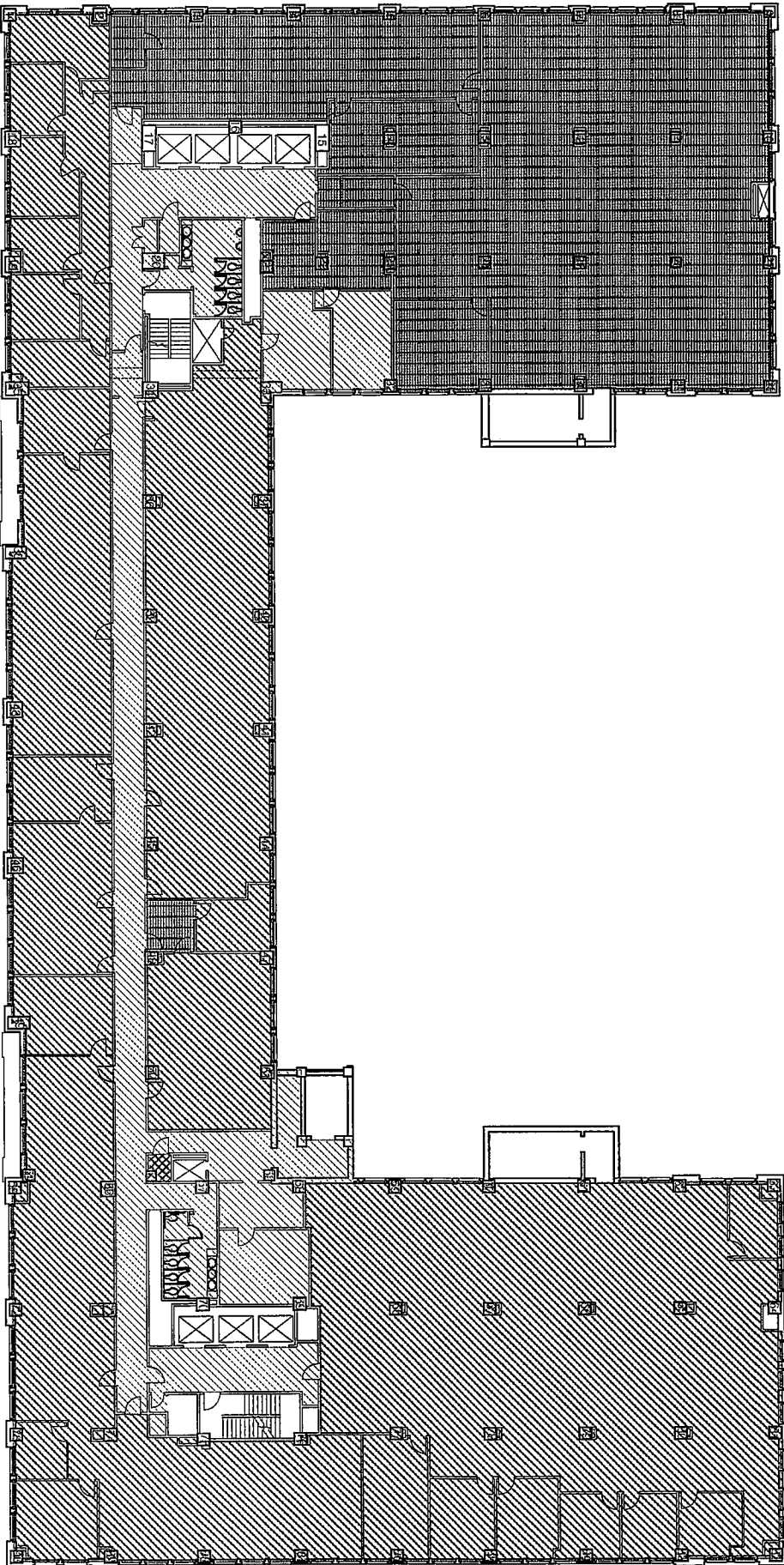
Eighth Floor Space Allocation

 MAJOR VERTICAL PENETRATIONS
 FLOOR COMMON AREAS
 DISC

2,007 SQ. FT.
 4,372 SQ. FT.
 16,240 SQ. FT.

 DISC - COMPUTER RM
 DISC - TELE/COMM
 GROSS MEASURED AREA

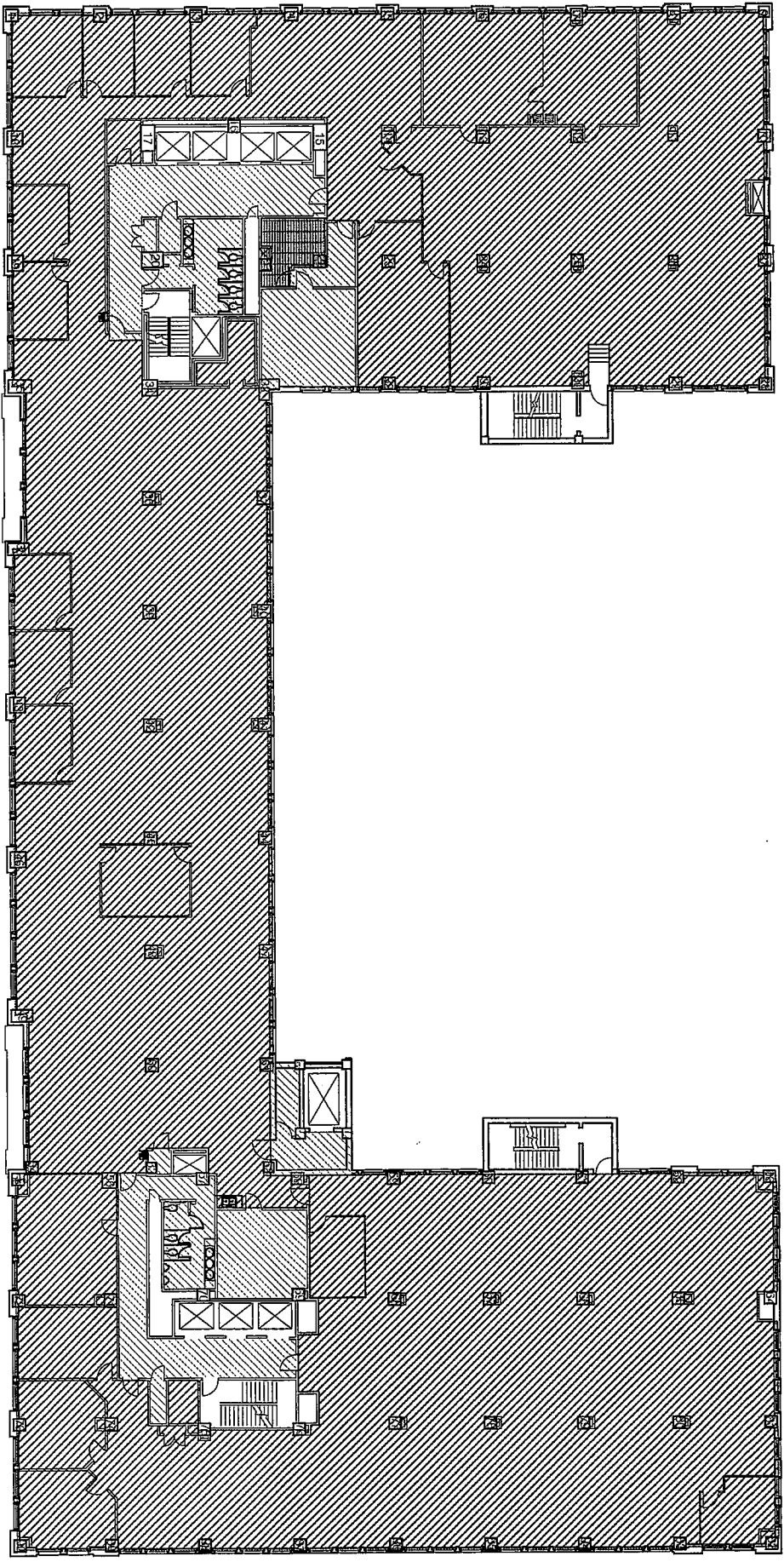
7,056 SQ. FT.
 17 SQ. FT.
 29,692 SQ. FT.



LANDON STATE OFFICE BUILDING











Ninth Floor Space Allocation

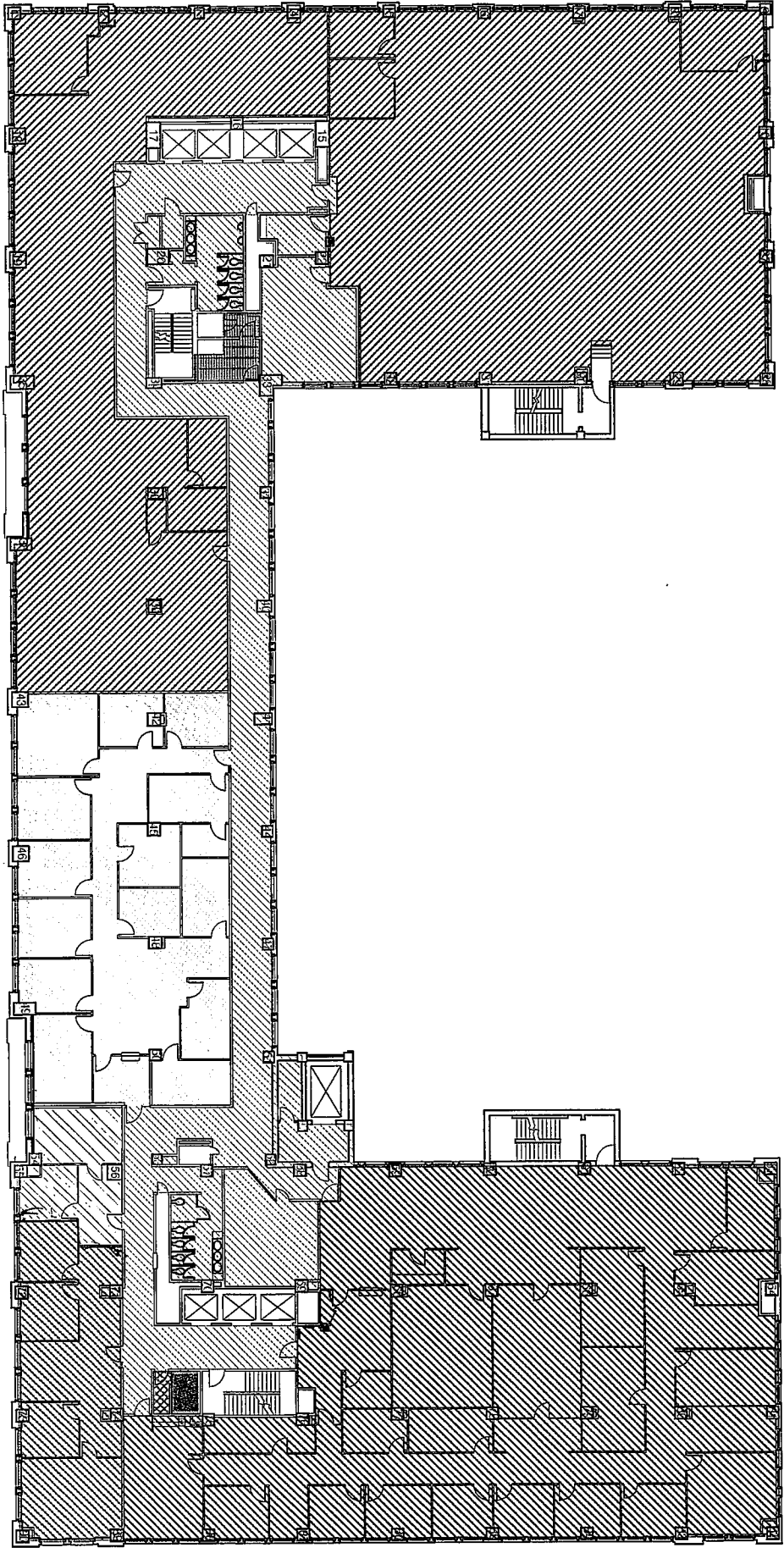
<p>MAJOR VERTICAL PENETRATIONS</p> <p>FLOOR COMMON AREAS</p> <p>HEALTH POLICY & FINANCE</p>	<p>2,032 SQ. FT.</p> <p>2,667 SQ. FT.</p> <p>24,852 SQ. FT.</p>	<p>DISC - COMPUTER RM</p> <p>GROSS MEASURED AREA</p>	<p>141 SQ. FT.</p> <p>29,692 SQ. FT.</p>
---	---	--	--



LANDON STATE OFFICE BUILDING















Tenth Floor Space Allocation

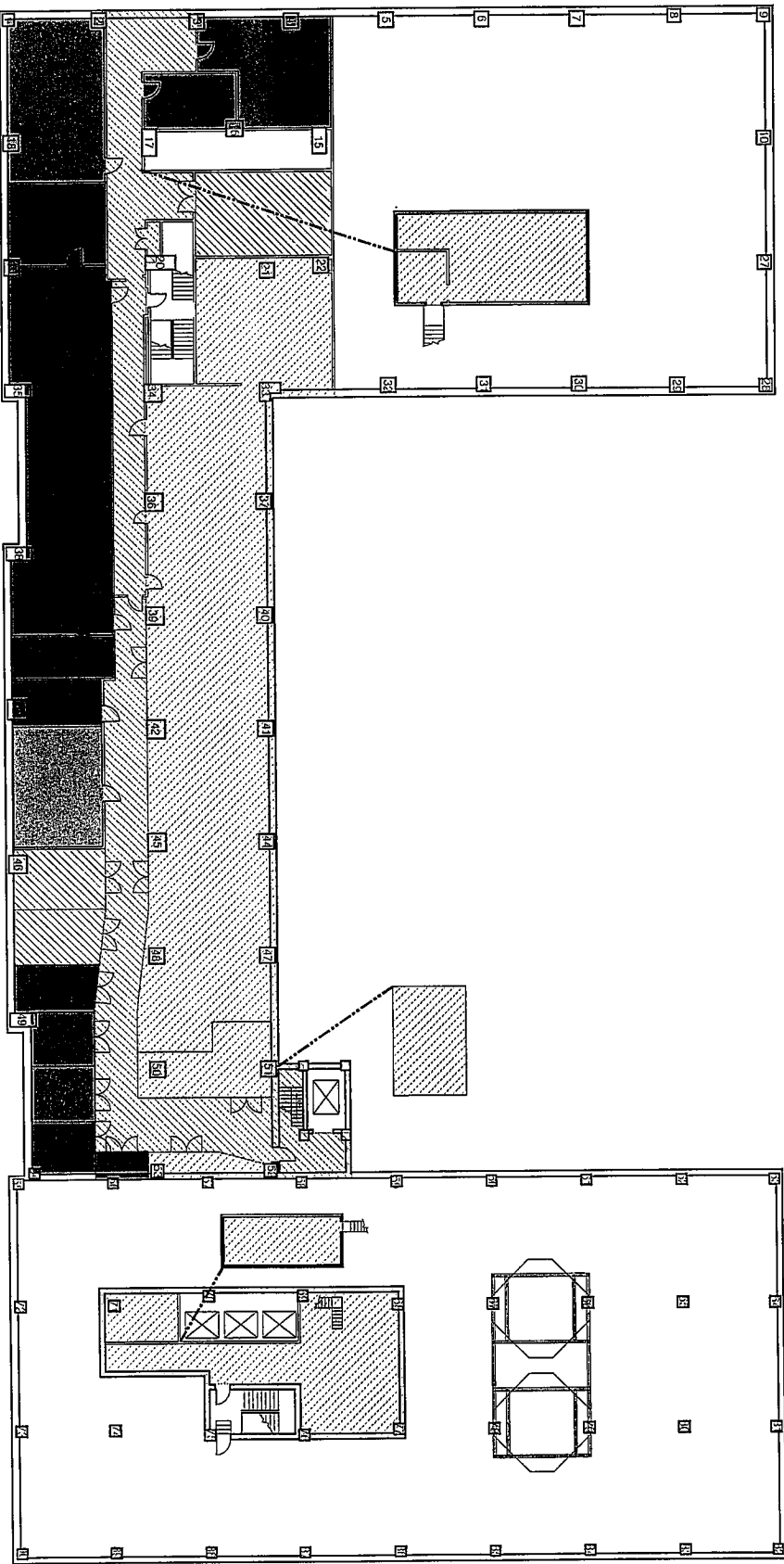
	MAJOR VERTICAL PENETRATIONS	2,030 SQ. FT.		LONG TERM CARE	1,098 SQ. FT.
	FLOOR COMMON AREAS	4,575 SQ. FT.		LONG TERM CARE - STORAGE	42 SQ. FT.
	HEALTH POLICY AUTHORITY	10,697 SQ. FT.		DISC - COMPUTER RM	194 SQ. FT.
	BOARD OF NURSING	7,433 SQ. FT.		DISC - TELE/COMM	30 SQ. FT.
	BOARD OF EMERGENCY	3,126 SQ. FT.		VACANT	467 SQ. FT.
GROSS MEASURED AREA				29,692 SQ. FT.	



LONDON STATE OFFICE BUILDING

Eleventh Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	1,188 SQ. FT.		HEALTH CARE FINANCE - STORAGE	81 SQ. FT.
	FLOOR COMMON AREAS	2,421 SQ. FT.		HUMAN RIGHTS - STORAGE	105 SQ. FT.
	BUILDING COMMON AREAS	6,730 SQ. FT.		PERSONNEL, DIA - STORAGE	423 SQ. FT.
	DISC - STORAGE	1,251 SQ. FT.		DISC (CCSD) - STORAGE	81 SQ. FT.
	DFM, DIA - STORAGE	241 SQ. FT.		POOLED MONEY	132 SQ. FT.
	CORRECTIONS - STORAGE	1,586 SQ. FT.		VACANT - STORAGE	892 SQ. FT.
	DENTAL BOARD - STORAGE	143 SQ. FT.		GROSS MEASURED AREA	15,274 SQ. FT.



8/15/2011








Eisenhower State Office Building

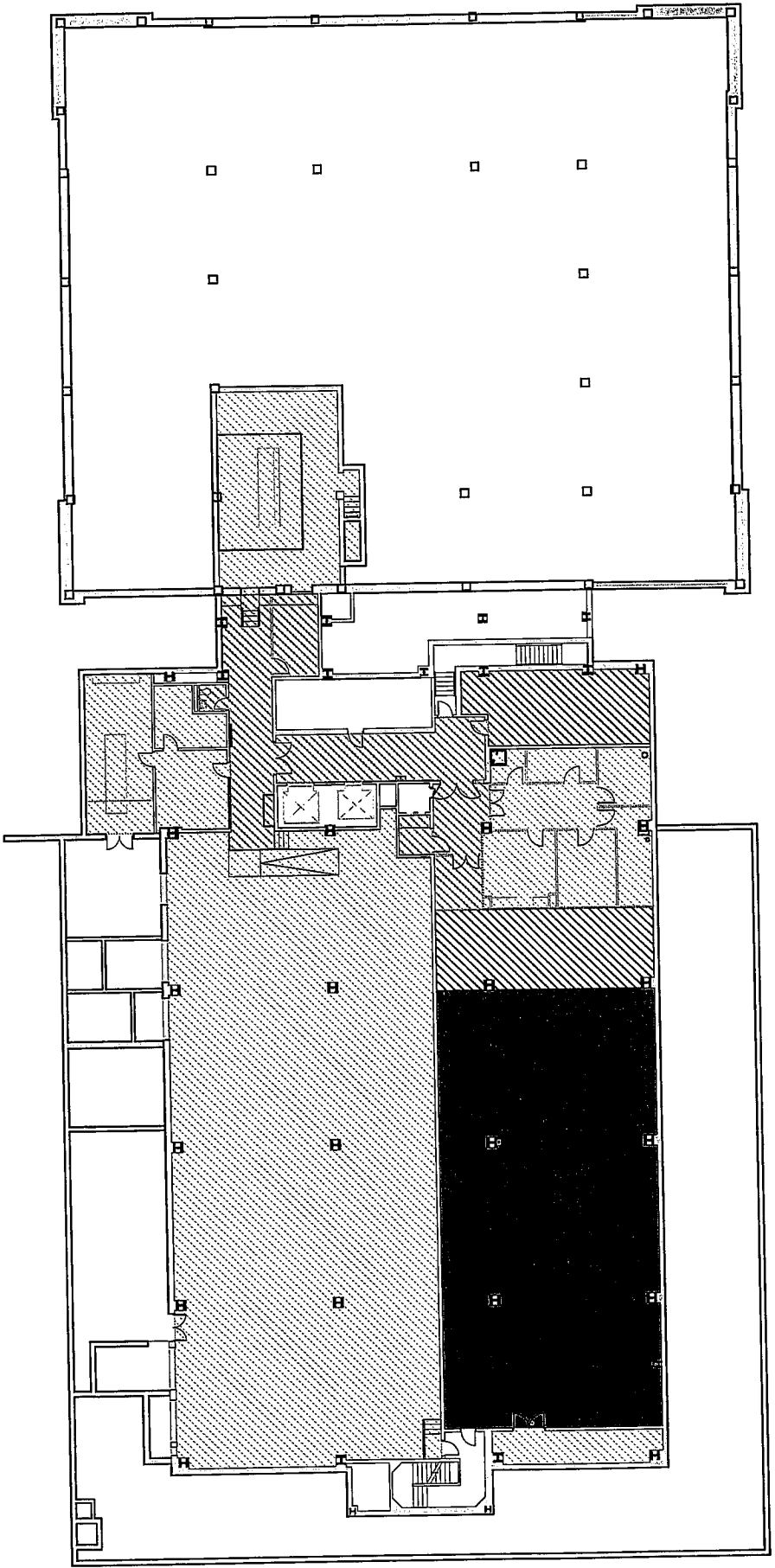
Floor	Gross Building Area	Gross Measured Area	Major Vertical Penetration	Floor Rentable Area	Floor Usable Area	Floor Common Area	Bldg Common Area	Notes
15th	2,351	2,234	830	1,404	0	0	1,404	
14th	15,984	15,636	1,211	14,425	12,758	1,667	0	152 sq.ft. computer
13th	15,984	15,636	1,211	14,425	12,758	1,667	0	152 sq.ft. computer
12th	15,984	15,636	1,211	14,425	12,758	1,667	0	152 sq.ft. computer
11th	15,984	15,636	1,211	14,425	12,758	1,667	0	152 sq.ft. computer
10th	15,984	15,636	1,211	14,425	12,758	1,667	0	152 sq.ft. computer
9th	15,984	15,636	1,211	14,425	12,758	1,667	0	3,593 sq.ft. computer
8th	15,984	15,636	1,265	14,371	12,704	1,667	0	152 sq.ft. computer
7th	15,984	15,636	1,265	14,371	12,771	1,600	0	152 sq.ft. computer
6th	15,984	15,636	1,265	14,371	12,771	1,600	0	152 sq.ft. computer
5th	17,849	17,501	1,265	16,236	9,713	2,847	3,676	152 sq.ft. computer
4th	30,444	28,612	1,745	26,867	9,985	4,511	12,371	295 sq.ft. KDOT storage, 98 sq.ft. computer
3rd	30,532	29,777	2,015	27,762	24,962	2,800	0	72 sq.ft. KDOT storage, 152 sq.ft. computer
2nd	30,532	29,777	1,805	27,972	20,324	3,709	3939	149 sq.ft. computer
1st	28,470	27,344	1,534	25,810	18,363	506	6,941	1,640 sq.ft. KDOT storage
Bsmt.	16,775	16,429	1,272	15,157	4,663	1,307	9,187	2,213 sq.ft. KDOT storage
Total	300,809	292,398	21,527	270,871	202,804	30,549	37,518	

- * Calculations based on "standard method for measuring floor area in office buildings" (ANSI/BOMA 265.1-1996)
- * **Gross Building Area:** Total constructed area of a building.
- * **Gross Measured Area:** Total area of dominant portion.
- * **Floor Rentable Area:** Gross measured area less the major vertical penetrations.
- * **Floor Usable Area:** Gross measured area less the building & floor common area, and major vertical penetrations.
- * **Floor Common Areas:** Areas on the floor such as washrooms, janitorial closets, mechanical rooms, elevator lobbies and public corridors, which are available primarily for the use of tenants on that floor.
- * **Building Common Area:** The areas of the bldg. that provide services to bldg. tenants; excluded are floor common areas and major vertical penetrations.

EISENHOWER STAT OFFICE BUILDING

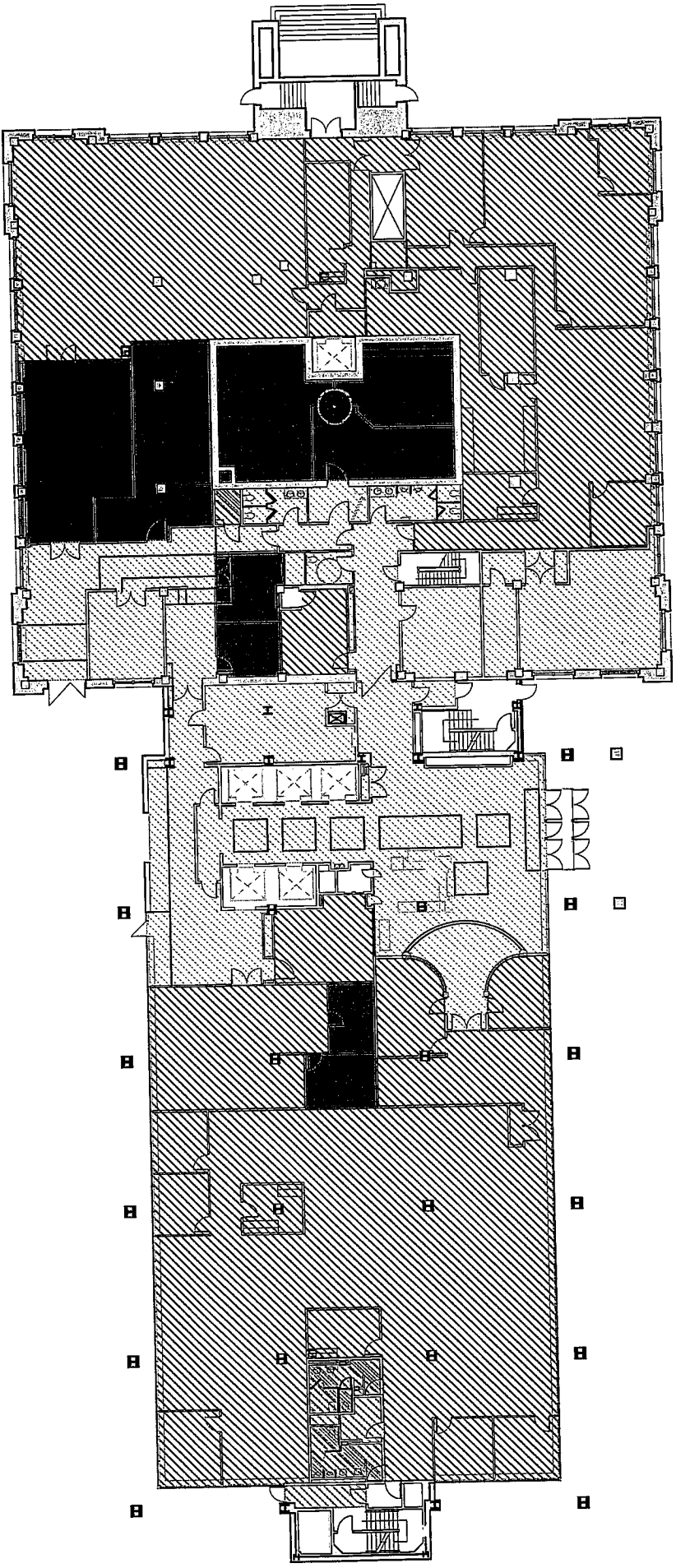
Basement Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	1,272 SQ. FT.		DEPARTMENT OF TRANSPORTATION-STORAGE	3,539 SQ. FT.
	FLOOR COMMON AREAS	1,403 SQ. FT.		OITS	484 SQ. FT.
	BUILDING COMMON AREAS	9,187 SQ. FT.		GROSS MEASURED AREA	16,429 SQ. FT.
	DEPARTMENT OF TRANSPORTATION	544 SQ. FT.			



EISENHOWER STAT OFFICE BUILDING

First Floor Space Allocation



MAJOR VERTICAL PENETRATIONS
 FLOOR COMMON AREAS
 BUILDING COMMON AREAS

1,534 SQ. FT.
 506 SQ. FT.
 6,941 SQ. FT.

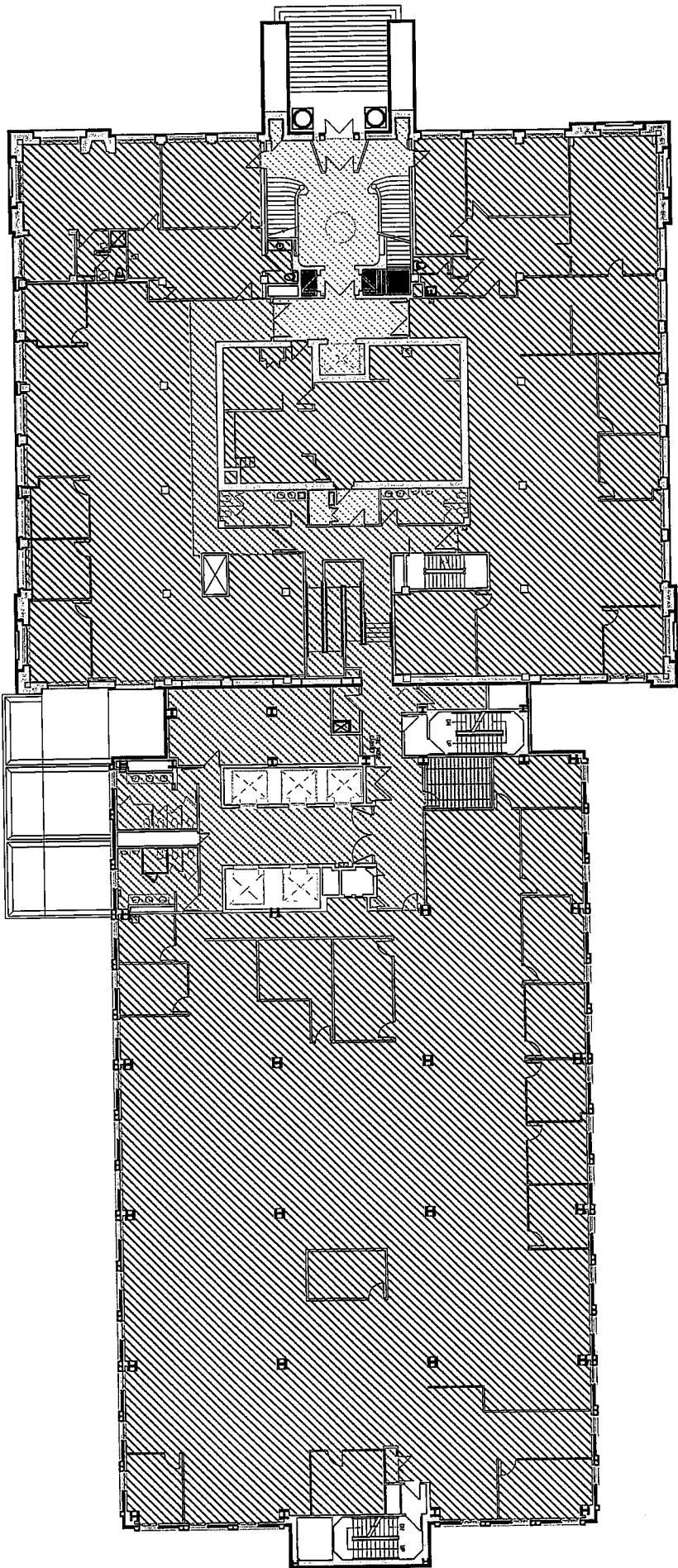
DEPARTMENT OF TRANSPORTATION
 DEPARTMENT OF TRANSPORTATION-STORAGE
 GROSS MEASURED AREA








15,025 SQ. FT.
 3,338 SQ. FT.
 27,344 SQ. FT.



EISENHOWER STAT OFFICE BUILDING

Second Floor Space Allocation

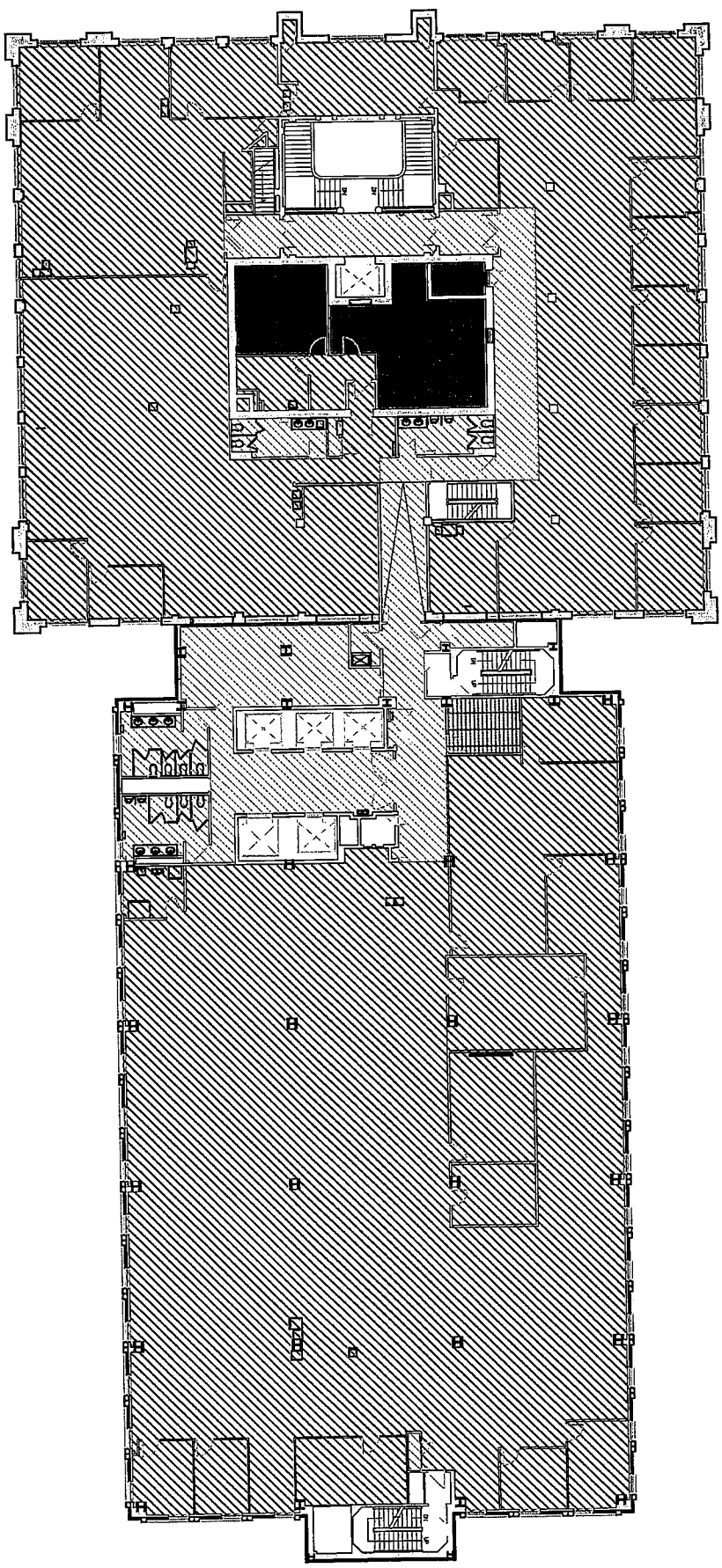


	MAJOR VERTICAL PENETRATIONS	1,805 SQ. FT.		DEPARTMENT OF TRANSPORTATION	23,075 SQ. FT.
	FLOOR COMMON AREAS	3,709 SQ. FT.		DEPARTMENT OF TRANSPORTATION (STORAGE)	63 SQ. FT.
	BUILDING COMMON AREAS	976 SQ. FT.		OITS - COMPUTER ROOM	149 SQ. FT.
				GROSS MEASURED AREA	29,777 SQ. FT.



EISENHOWER STATE OFFICE BUILDING

Third Floor Space Allocation

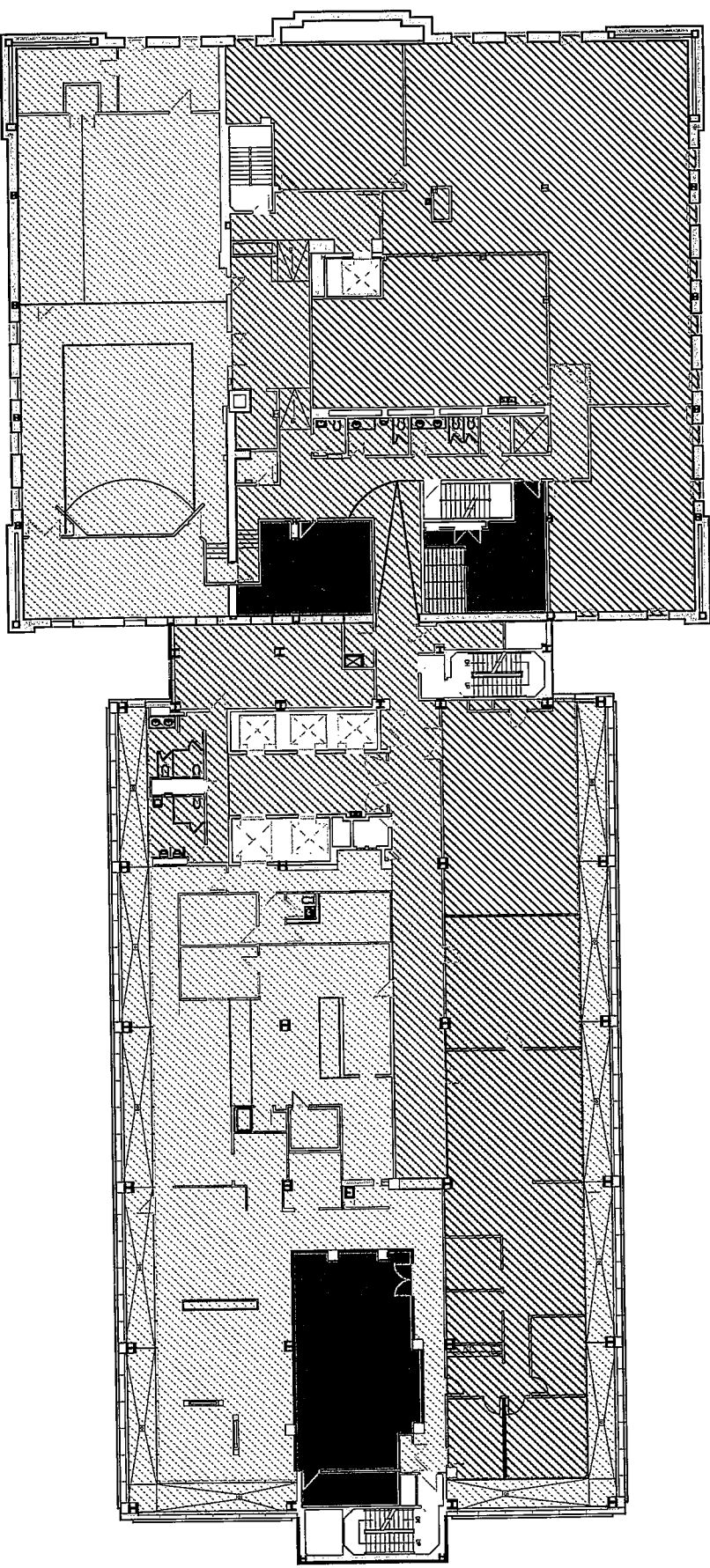


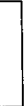







MAJOR VERTICAL PENETRATIONS	2,015 SQ. FT.	DEPARTMENT OF TRANSPORTATION (STORAGE)	942 SQ. FT.
FLOOR COMMON AREAS	3,953 SQ. FT.	OITS - COMPUTER ROOM	152 SQ. FT.
DEPARTMENT OF TRANSPORTATION	22,715 SQ. FT.	GROSS MEASURED AREA	29,777 SQ. FT.



EISENHOWER STATE OFFICE BUILDING

Fourth Floor Space Allocation










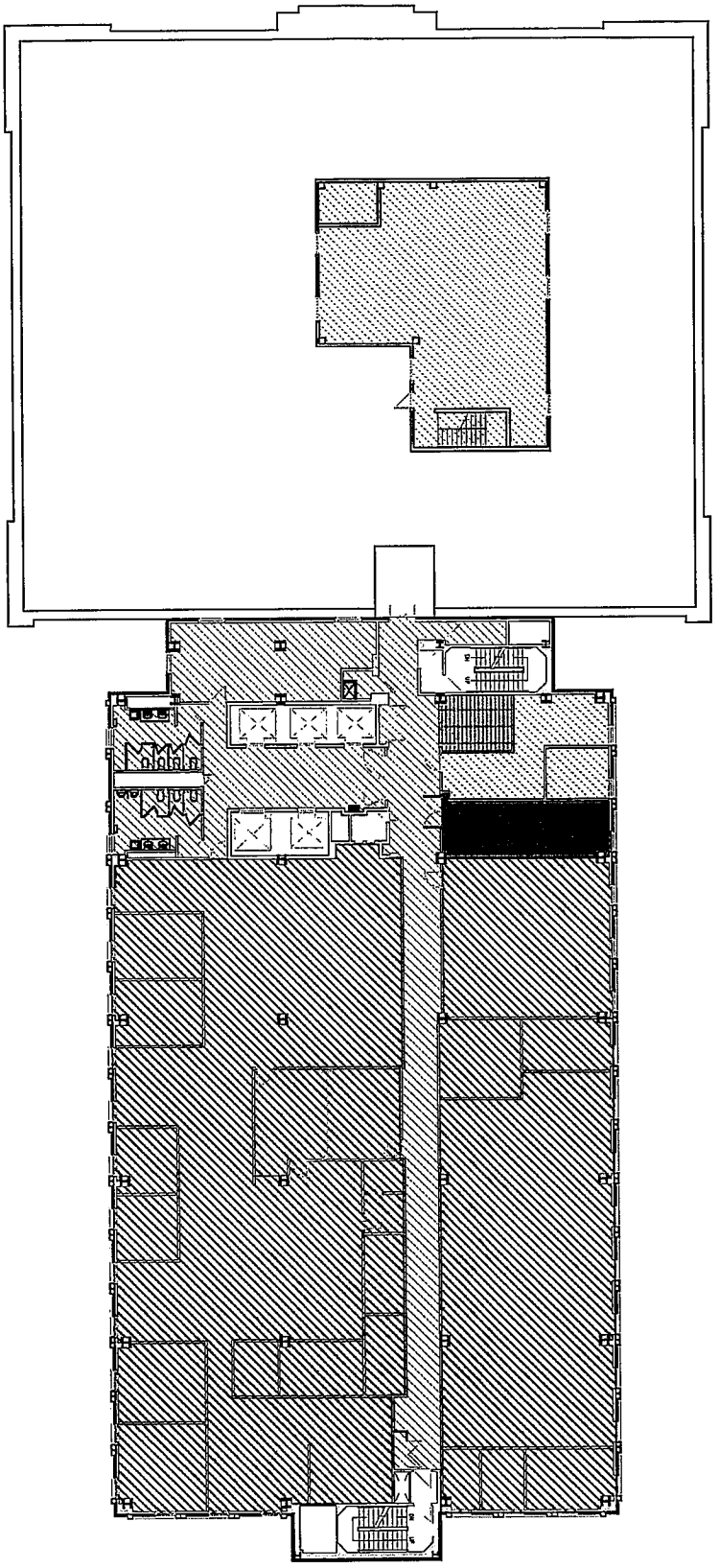
	MAJOR VERTICAL PENETRATIONS	1,745 SQ. FT.		DEPARTMENT OF TRANSPORTATION (STORAGE)	1,699 SQ. FT.
	FLOOR COMMON AREAS	4,511 SQ. FT.		OITS - COMPUTER ROOM	98 SQ. FT.
	BUILDING COMMON AREAS	11,243 SQ. FT.		BEHAVIORAL SCIENCES	2,702 SQ. FT.
	DEPARTMENT OF TRANSPORTATION	6,614 SQ. FT.		GROSS MEASURED AREA	28,612 SQ. FT.



EISENHOWER STATE OFFICE BUILDING

Fifth Floor Space Allocation

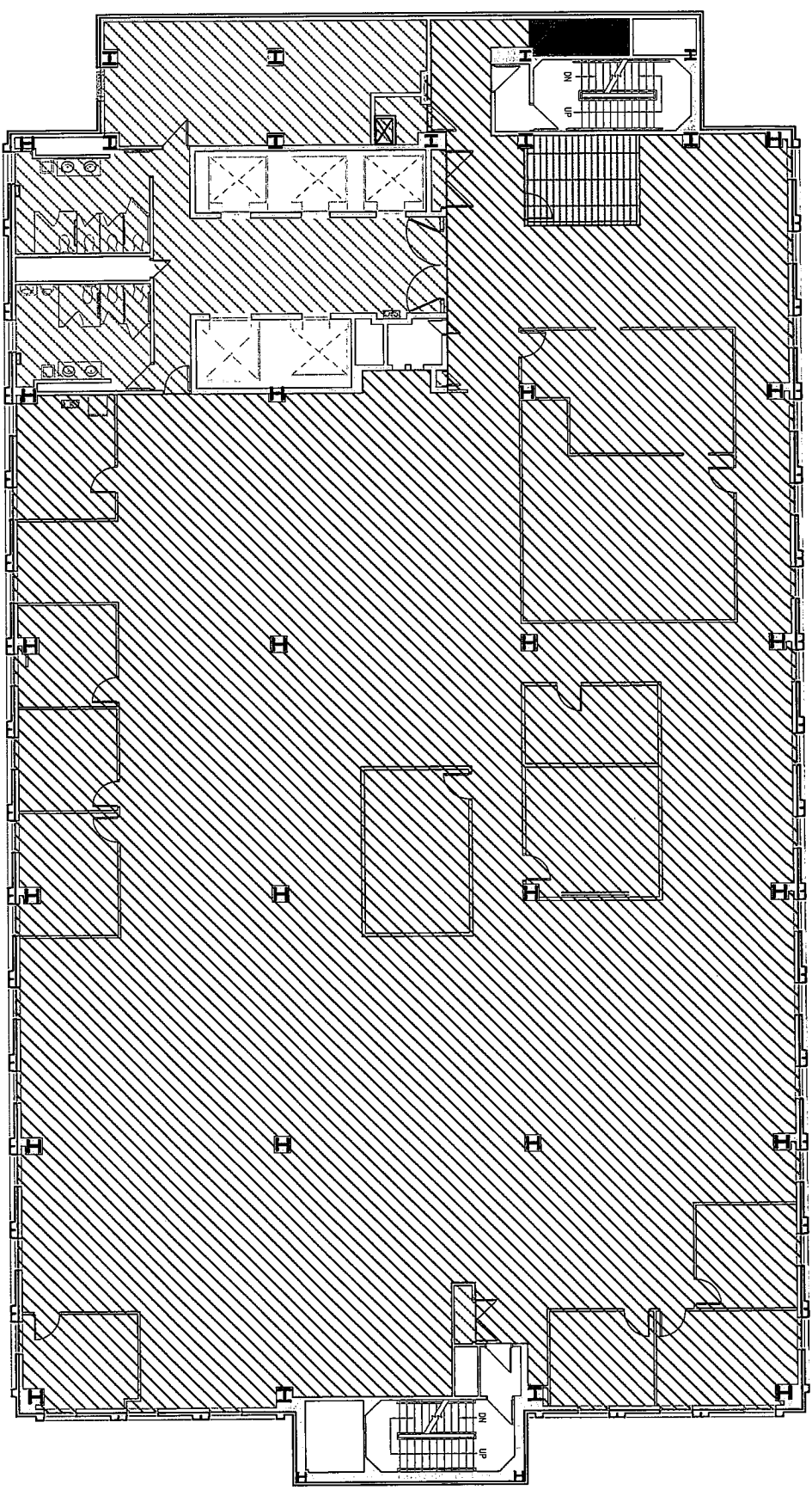
	MAJOR VERTICAL PENETRATIONS	1,265 SQ. FT.		RACING & GAMING COMMISSION	10,520 SQ. FT.
	FLOOR COMMON AREAS	2,865 SQ. FT.		DISC-COMPUTER RM	152 SQ. FT.
	BUILDING COMMON AREAS	2,361 SQ. FT.		GROSS MEASURED AREA	17,501 SQ. FT.
	BEHAVIORAL SCIENCES	338 SQ. FT.			



EISENHOWER ST / OFFICE BUILDING




Sixth Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	1,265 SQ. FT.		DEPARTMENT OF TRANSPORTATION (STORAGE)	63 SQ. FT.
	FLOOR COMMON AREAS	1,537 SQ. FT.		OITS - COMPUTER ROOM	152 SQ. FT.
	DEPARTMENT OF TRANSPORTATION	12,619 SQ. FT.		GROSS MEASURED AREA	15,636 SQ. FT.




EISENHOWER STATE OFFICE BUILDING

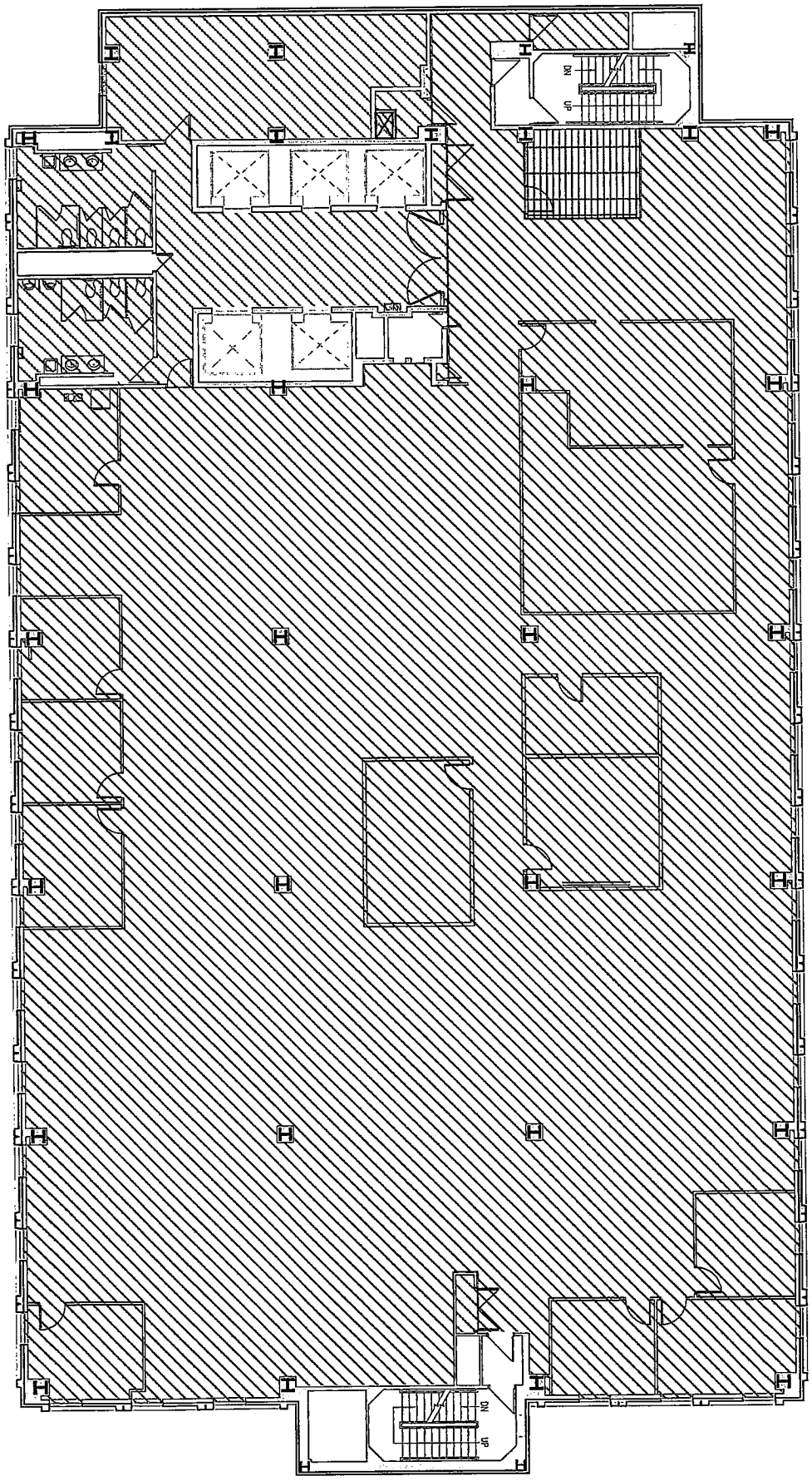
Seventh Floor Space Allocation

 MAJOR VERTICAL PENETRATIONS
 FLOOR COMMON AREAS
 DEPARTMENT OF TRANSPORTATION

1,265 SQ. FT.
 1,667 SQ. FT.
 12,552 SQ. FT.




 DISC - COMPUTER RM
 GROSS MEASURED AREA

152 SQ. FT.
 15,636 SQ. FT.




EISENHOWER STATE OFFICE BUILDING

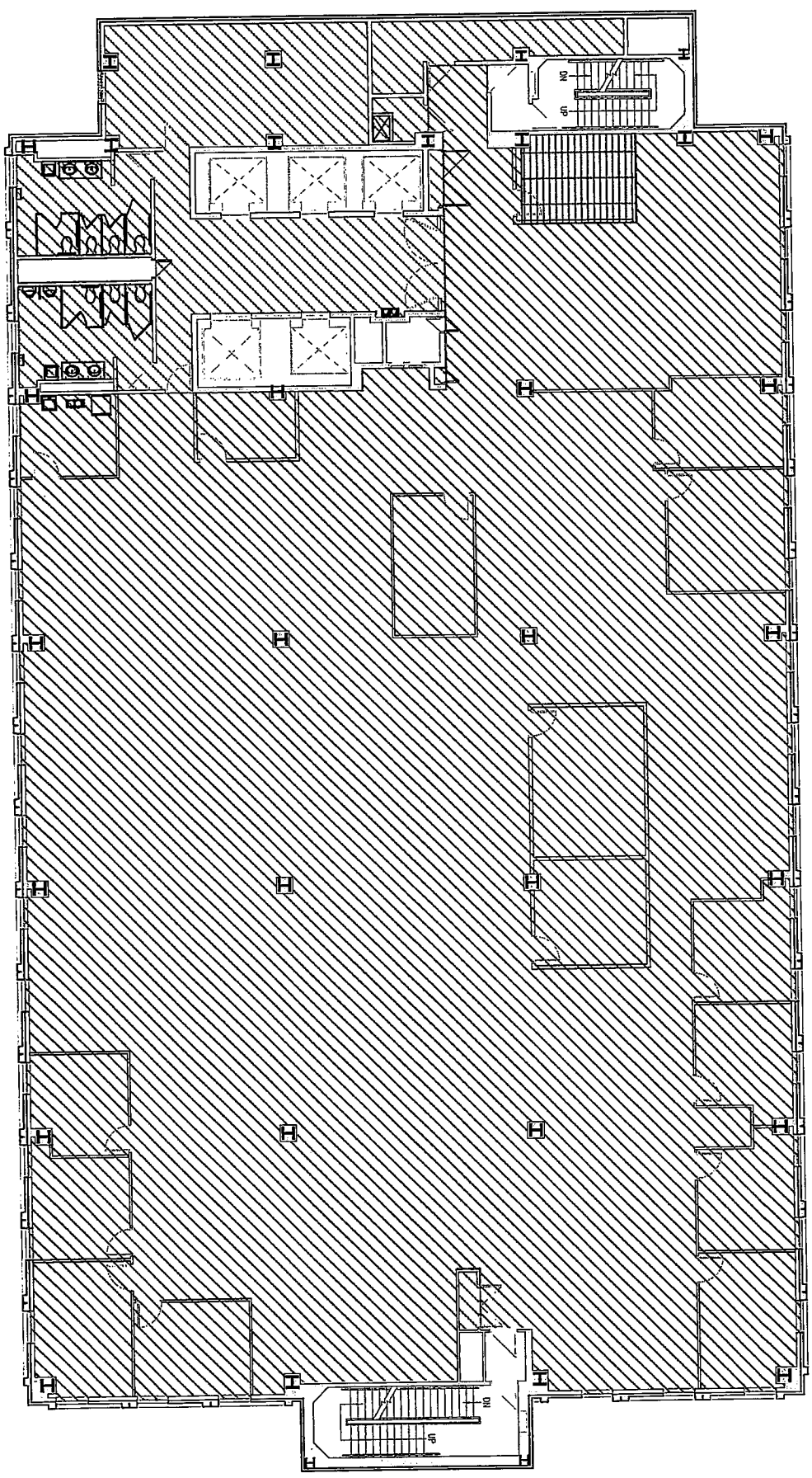
Eighth Floor Space Allocation

 MAJOR VERTICAL PENETRATIONS
 FLOOR COMMON AREAS
 DEPARTMENT OF TRANSPORTATION

1,265 SQ. FT.
 1,667 SQ. FT.
 12,552 SQ. FT.

 DISC - COMPUTER RM
 GROSS MEASURED AREA

152 SQ. FT.
 15,636 SQ. FT.

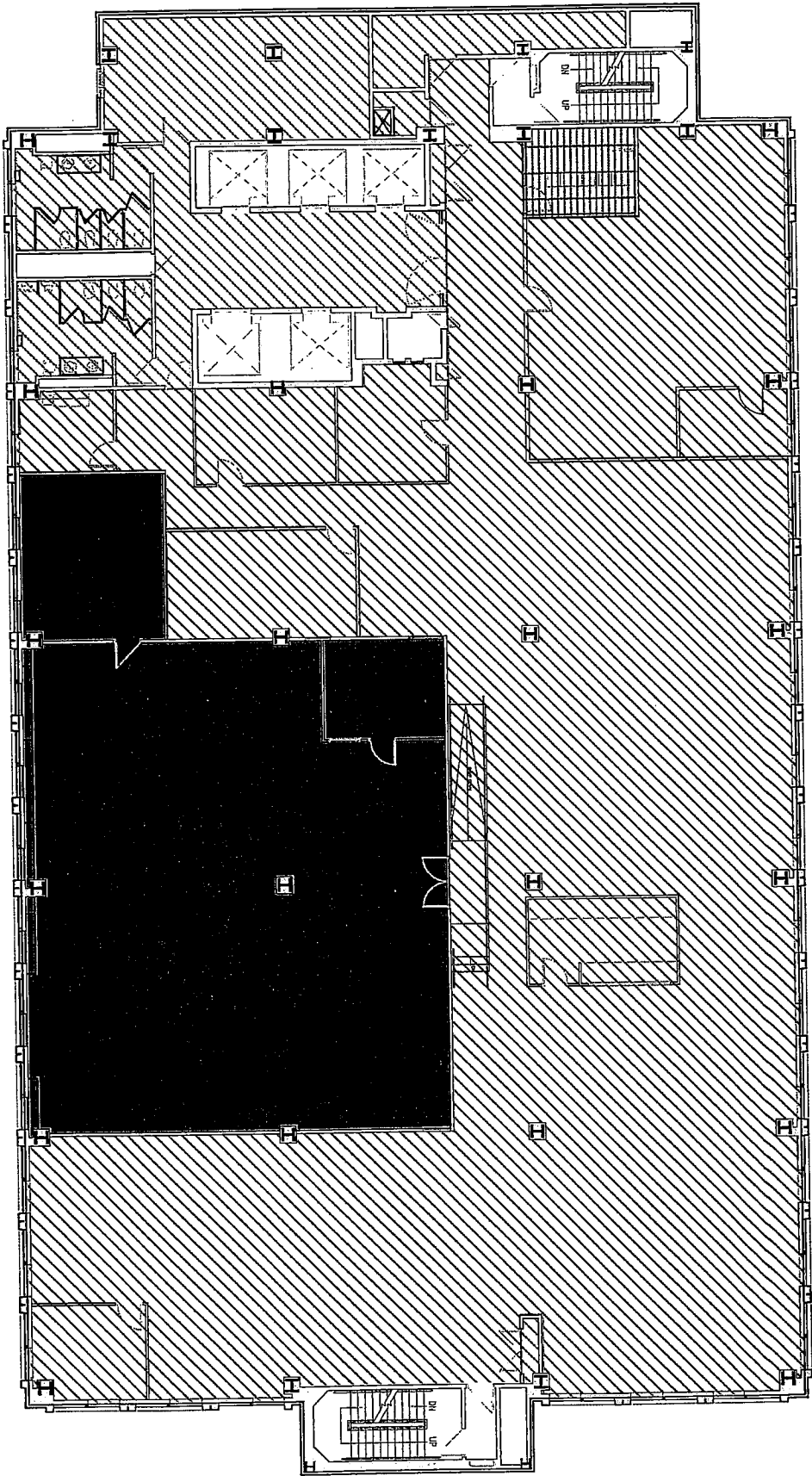



KANSAS / DFM
 REVISED - AUGUST 2011



EISENHOWER STATE OFFICE BUILDING

Ninth Floor Space Allocation









	MAJOR VERTICAL PENETRATIONS	1,211 SQ. FT.		KDOT - COMPUTER ROOM	3,441 SQ. FT.
	FLOOR COMMON AREAS	1,667 SQ. FT.		DISC - COMPUTER RM	152 SQ. FT.
	DEPARTMENT OF TRANSPORTATION	9,165 SQ. FT.		GROSS MEASURED AREA	15,636 SQ. FT.

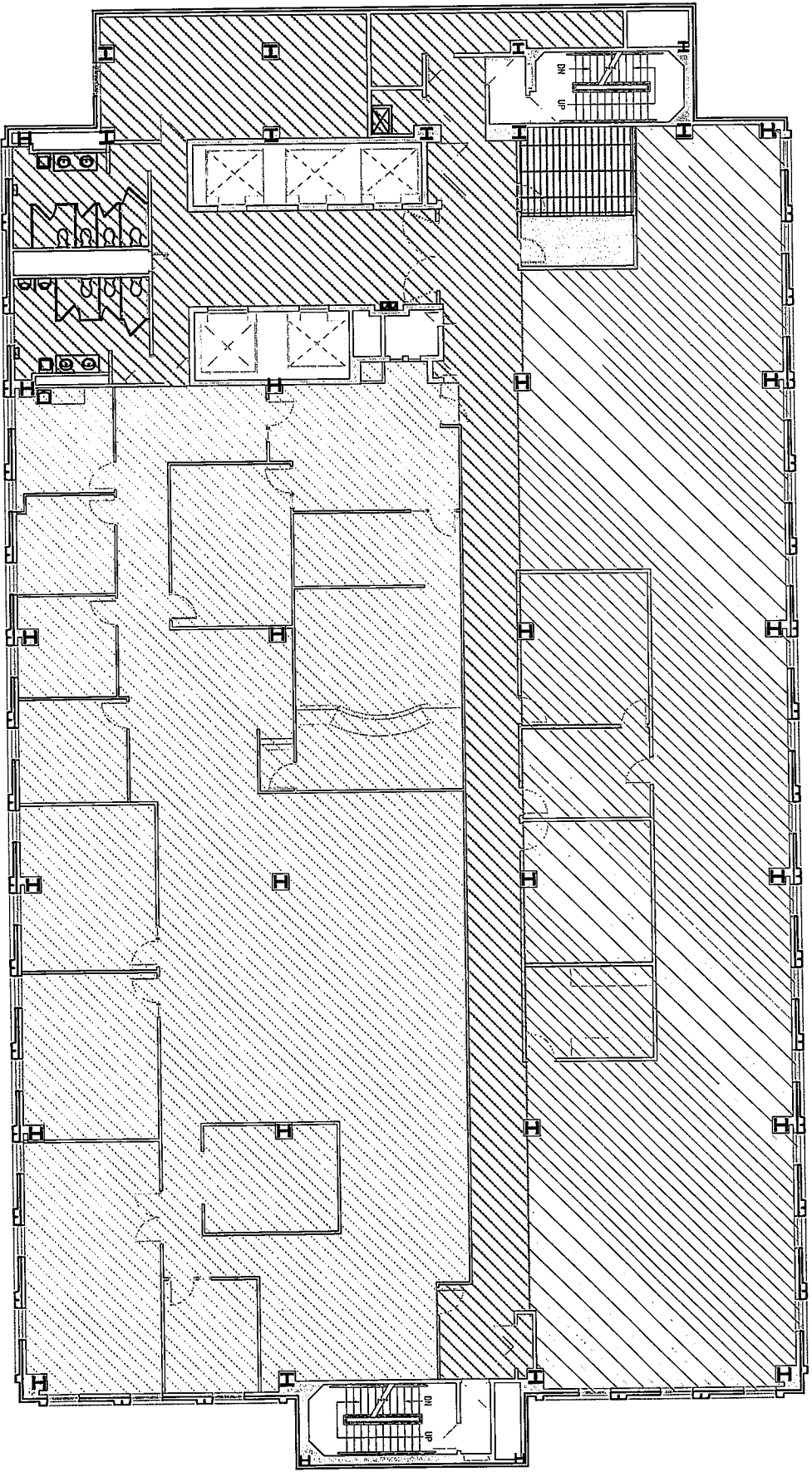
KANSAS / DFM
REVISED - AUGUST 2011



EISENHOWER ST / OFFICE BUILDING

Tenth Floor Space Allocation

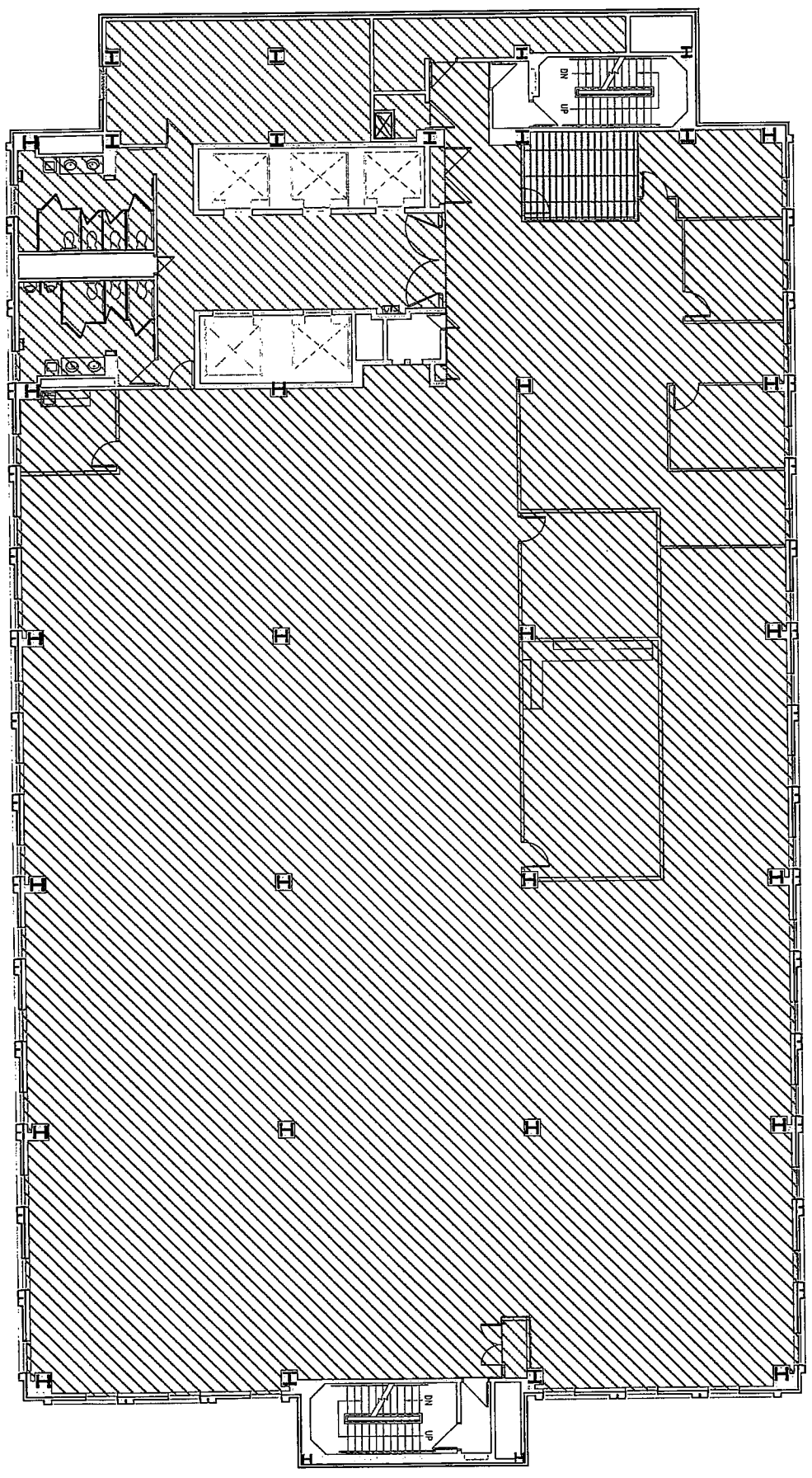
	MAJOR VERTICAL PENETRATIONS	1,211 SQ. FT.		COURT OF TAX APPEALS (COMPUTER RM)	86 SQ. FT.
	FLOOR COMMON AREAS	2,939 SQ. FT.		VACANT	4,713 SQ. FT.
	COURT OF TAX APPEALS	6,535 SQ. FT.		OITS - COMPUTER RM	152 SQ. FT.
				GROSS MEASURED AREA	15,636 SQ. FT.



EISENHOWER STATE OFFICE BUILDING

Eleventh Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	1,211 SQ. FT.		DISC - COMPUTER RM	152 SQ. FT.
	FLOOR COMMON AREAS	1,667 SQ. FT.		GROSS MEASURED AREA	15,636 SQ. FT.
	DEPARTMENT OF TRANSPORTATION	12,606 SQ. FT.			

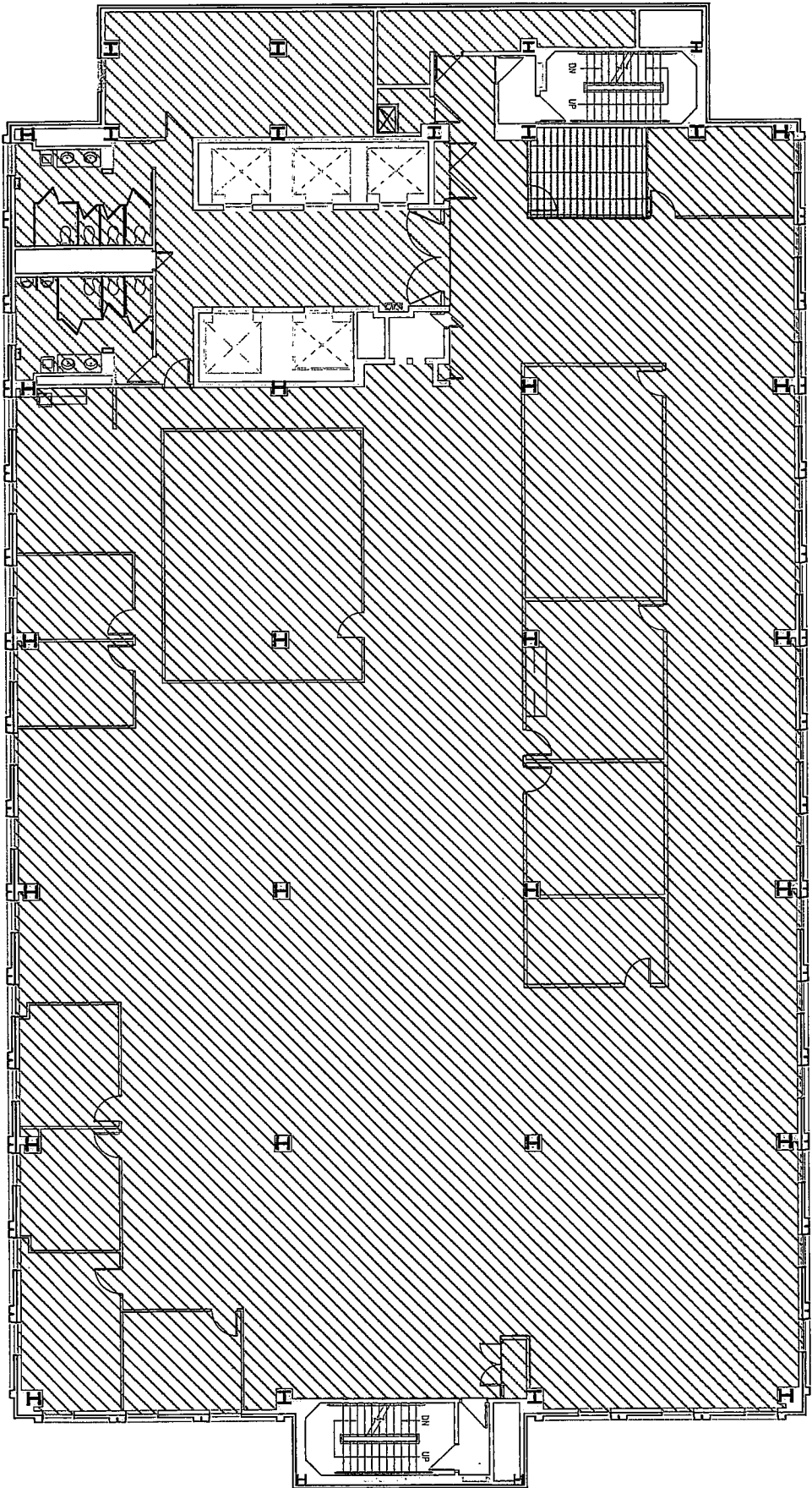


KANSAS / DFM
REVISED - AUGUST 2011






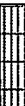

EISENHOWER STATE OFFICE BUILDING Twelfth Floor Space Allocation

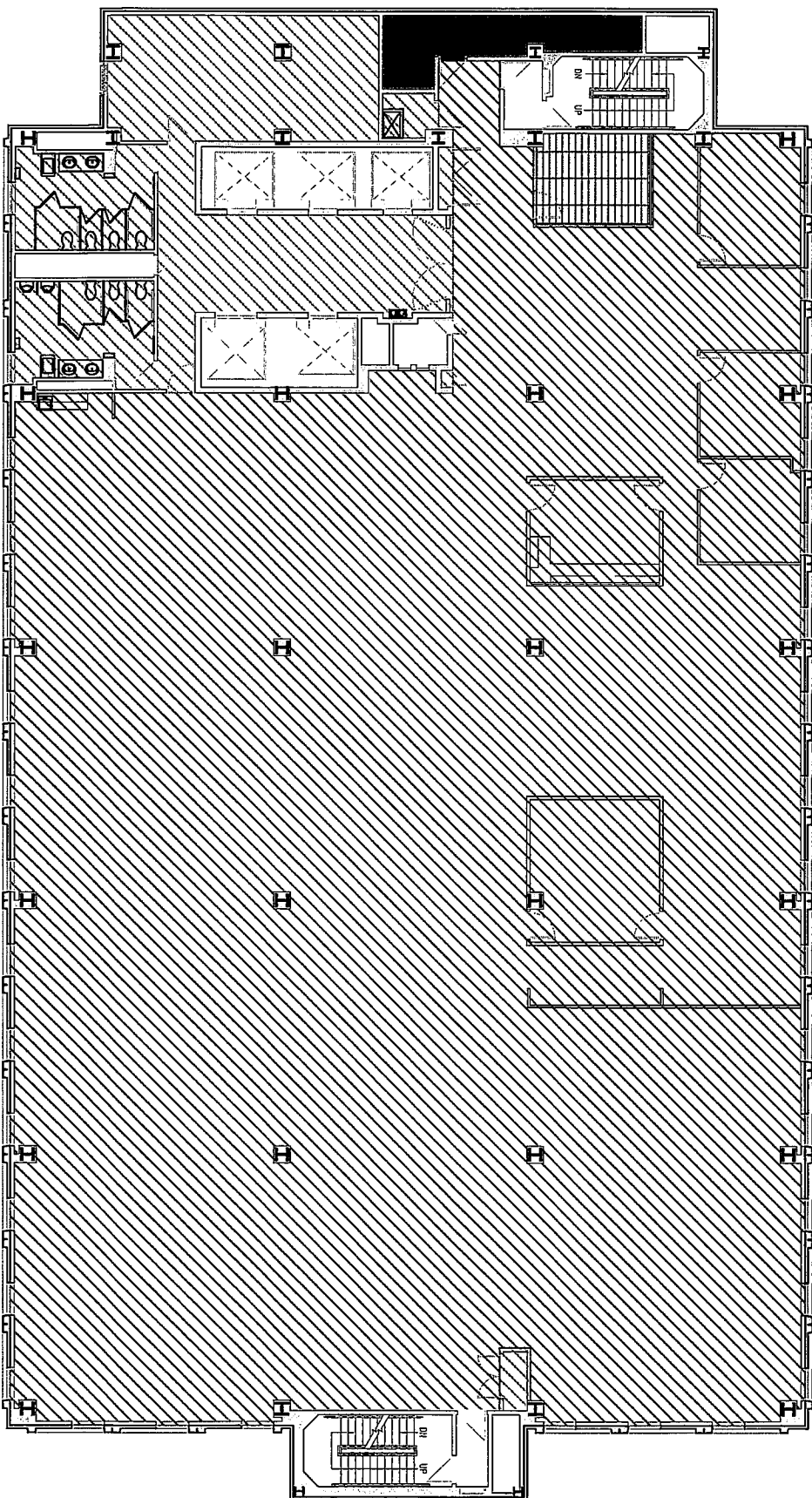
	MAJOR VERTICAL PENETRATIONS	1,211 SQ. FT.		DISC - COMPUTER RM	152 SQ. FT.
	FLOOR COMMON AREAS	1,667 SQ. FT.		GROSS MEASURED AREA	15,636 SQ. FT.
	DEPARTMENT OF TRANSPORTATION	12,606 SQ. FT.			



EISENHOWER ST / OFFICE BUILDING






Thirteenth Floor Space Allocation

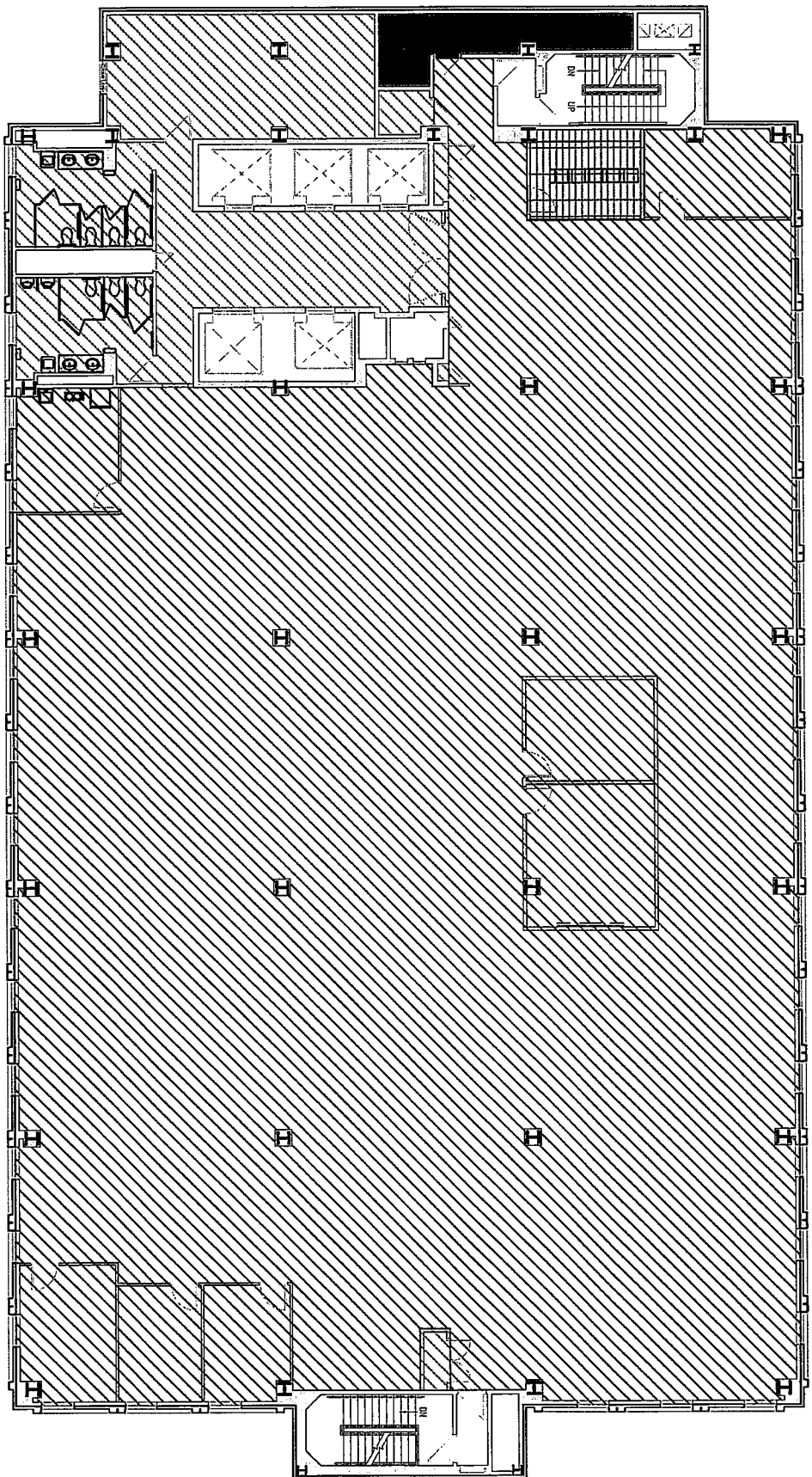
	MAJOR VERTICAL PENETRATIONS	1,211 SQ. FT.		DEPARTMENT OF TRANSPORTATION (STORAGE)	189 SQ. FT.
	FLOOR COMMON AREAS	1,478 SQ. FT.		OITS - COMPUTER ROOM	152 SQ. FT.
	DEPARTMENT OF TRANSPORTATION	12,606 SQ. FT.		GROSS MEASURED AREA	15,636 SQ. FT.



EISENHOWER ST / OFFICE BUILDING



Fourteenth Floor Space Allocation

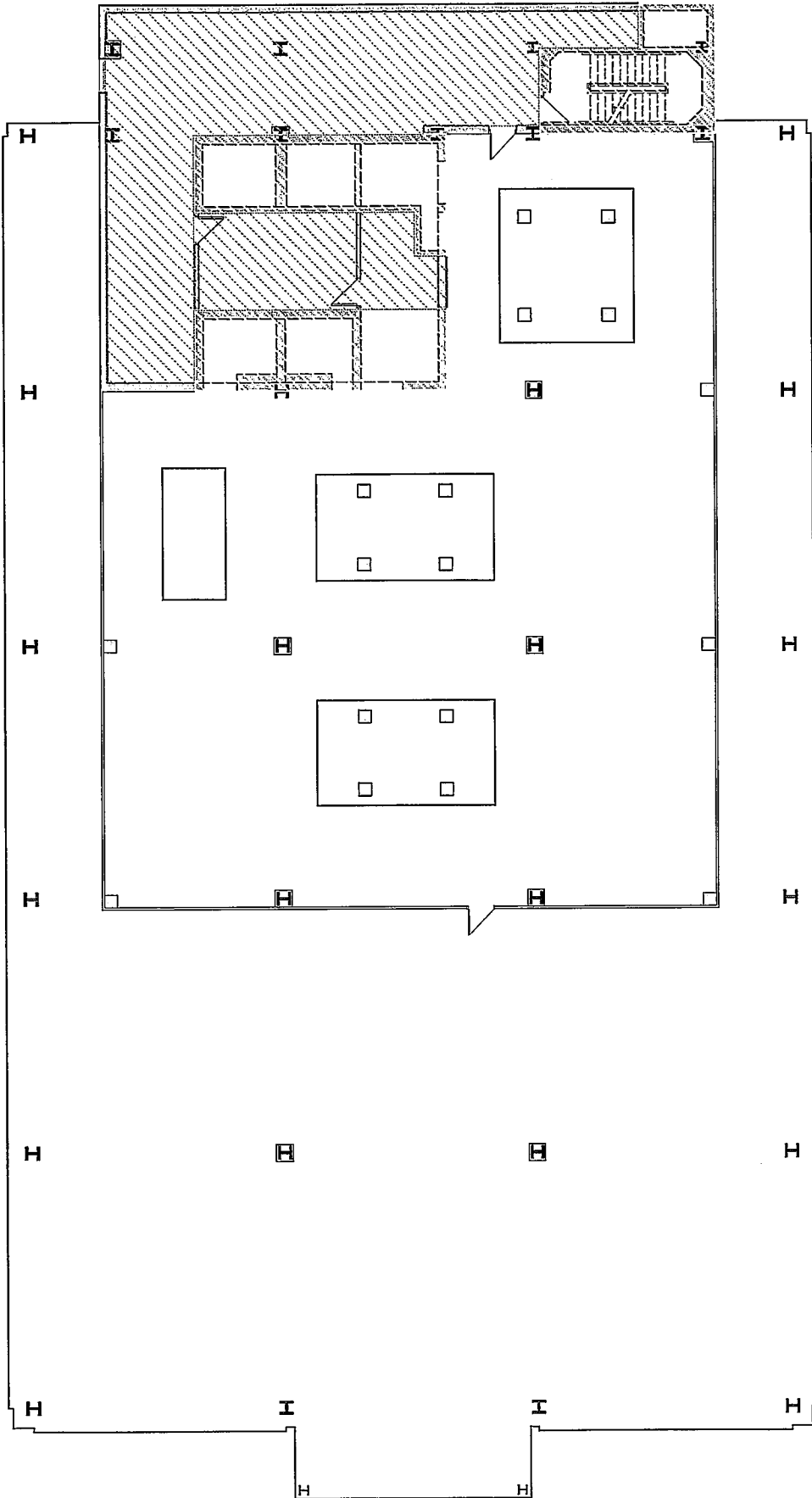
	MAJOR VERTICAL PENETRATIONS	1,211 SQ. FT.		DEPARTMENT OF TRANSPORTATION (STORAGE)	189 SQ. FT.
	FLOOR COMMON AREAS	1,478 SQ. FT.		OITS - COMPUTER ROOM	152 SQ. FT.
	DEPARTMENT OF TRANSPORTATION	12,606 SQ. FT.		GROSS MEASURED AREA	15,636 SQ. FT.



EISENHOWER STATE OFFICE BUILDING

Fifteenth Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	830 SQ. FT.
	BUILDING COMMON AREAS	1,404 SQ. FT.
	GROSS MEASURED AREA	2,234 SQ. FT.



Docking State Office Building

8/15/2011

2-44

Floor	Gross Building Area	Gross Measured Area	Major Vertical Penetration	Floor Rentable Area	Floor Usable Area	Floor Common Area	Bldg. Common Area	Notes
14th	5,267	4,870	1,079	3,791	0	0	3,791	
13th	5,512	4,856	303	4,553	0	0	4,553	
12th	16,062	15,585	1,598	13,987	10,593	3,394	0	86 sq.ft. computer
11th	31,938	31,304	2,137	29,167	25,318	3,849	0	7,423 sq.ft. computer
10th	31,938	31,304	2,162	29,142	25,428	3,714	0	179 sq.ft. computer
9th	31,938	31,304	2,162	29,142	26,437	2,705	0	94 sq.ft. computer
8th	31,938	31,304	2,162	29,142	25,802	3,340	0	115 sq.ft. computer
7th	31,938	31,304	2,162	29,142	25,750	3,392	0	98 sq.ft. computer
6th	31,938	31,304	2,162	29,142	26,446	2,696	0	136 sq.ft. computer
5th	31,938	31,304	2,162	29,142	26,425	2,717	0	142 sq.ft. computer
4th	31,938	31,304	2,232	29,072	23,478	3,285	2,309	102 sq.ft. computer
3rd	55,598	54,918	2,227	52,691	46,246	6,445	0	425 sq.ft. storage, 167 sq.ft. computer
2nd	55,598	54,918	2,227	52,691	46,667	6,024	0	665 sq.ft. storage, 167 sq.ft. computer
1st	47,059	43,964	2,523	41,441	31,898	3,254	6,289	179 sq.ft. computer
Bsmt.	75,224	72,129	15,517	56,612	27,620	6,146	22,846	3,512 sq.ft. storage
Sub Bsmt.	48,314	45,140	1,297	43,843	8,612	3,244	31,987	8,612 sq.ft. storage
Total	564,138	546,812	44,112	502,700	376,720	54,205	71,775	

* Calculations based on "standard method for measuring floor area in office buildings" (ANSI/BOMA 265.1-1996)

* **Gross Building Area:** Total constructed area of building.

* **Gross Measured Area:** Total area of dominant portion.

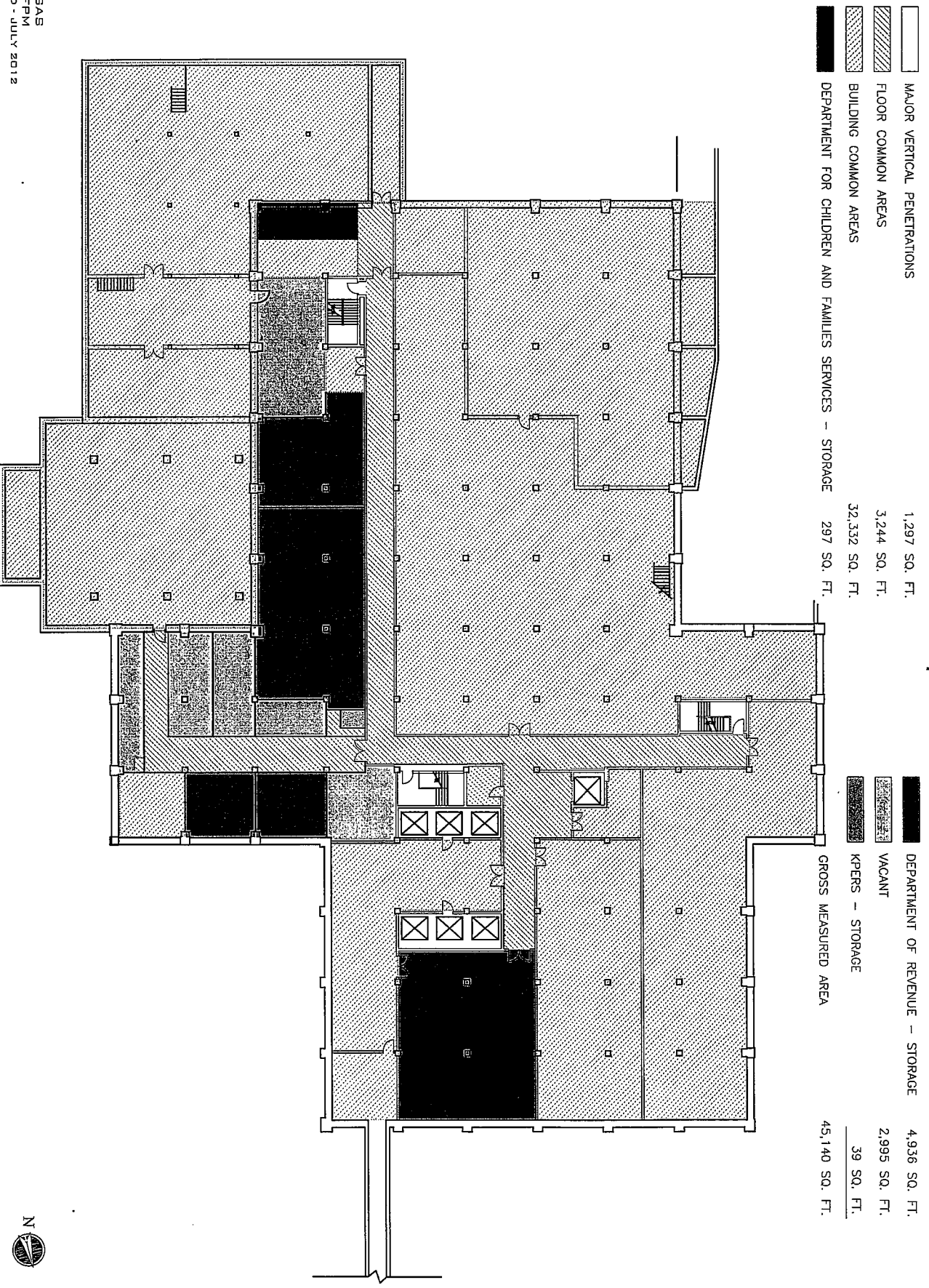
* **Floor Rentable Area:** Gross measured area less the major vertical penetrations.

* **Floor Usable Area:** Gross measured area less the building & floor common area, and major vertical penetrations.

* **Floor Common Areas:** Areas on the floor such as washrooms, janitorial closets, mechanical rooms, elevator lobbies and public corridors, which are available primarily for the use of tenants on that floor.

* **Building Common Area:** The areas of the bldg. that provide services to bldg. tenants; excluded are floor common areas and major vertical penetrations.

DOCKING STATE OFFICE BUILDING Sub-Basement Floor Space Allocation















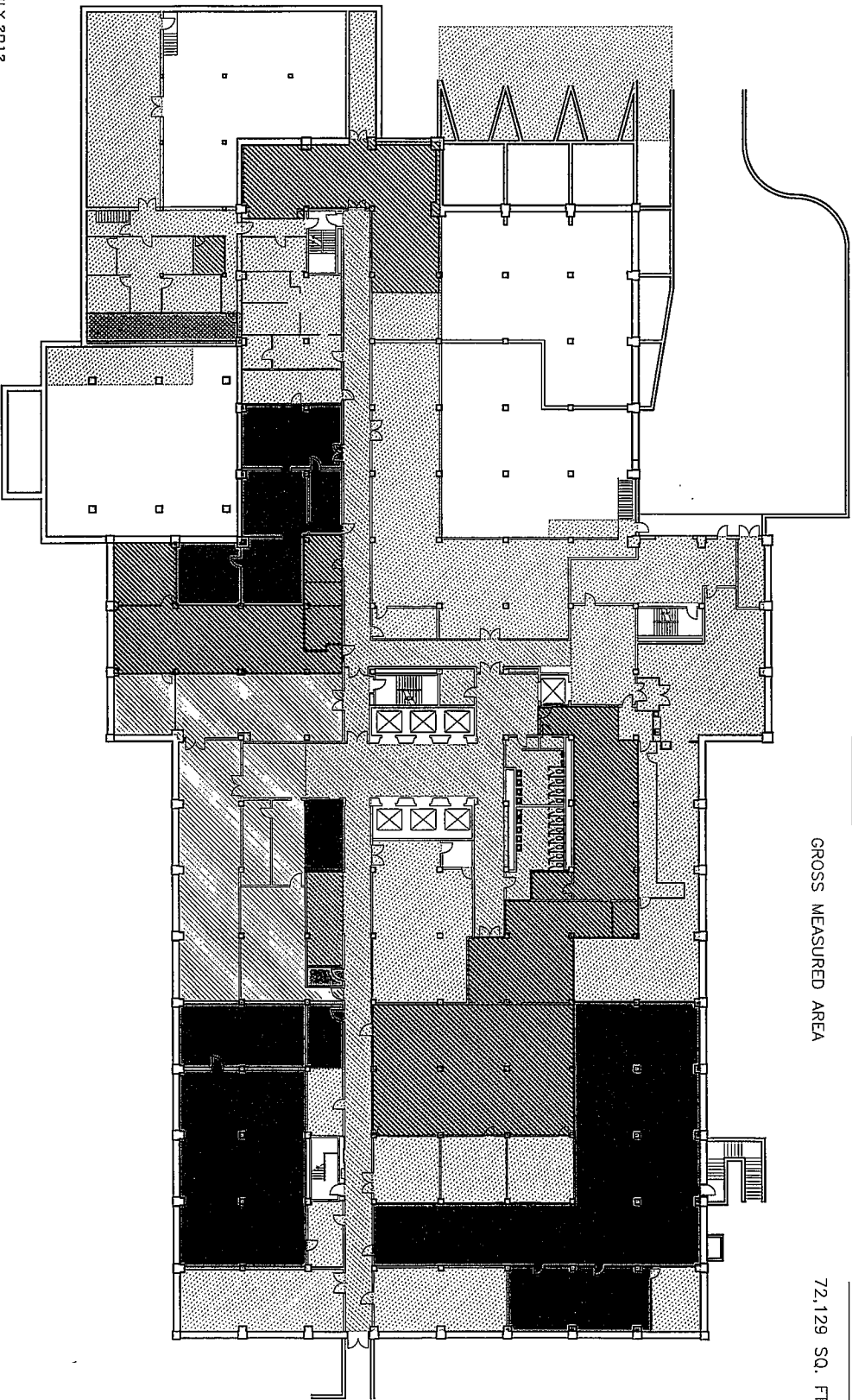
MAJOR VERTICAL PENETRATIONS	1,297 SQ. FT.	DEPARTMENT OF REVENUE - STORAGE	4,936 SQ. FT.
FLOOR COMMON AREAS	3,244 SQ. FT.	VACANT	2,995 SQ. FT.
BUILDING COMMON AREAS	32,332 SQ. FT.	KPERs - STORAGE	39 SQ. FT.
DEPARTMENT FOR CHILDREN AND FAMILIES SERVICES - STORAGE	297 SQ. FT.	GROSS MEASURED AREA	45,140 SQ. FT.













DOCKING STATE OFFICE BUILDING

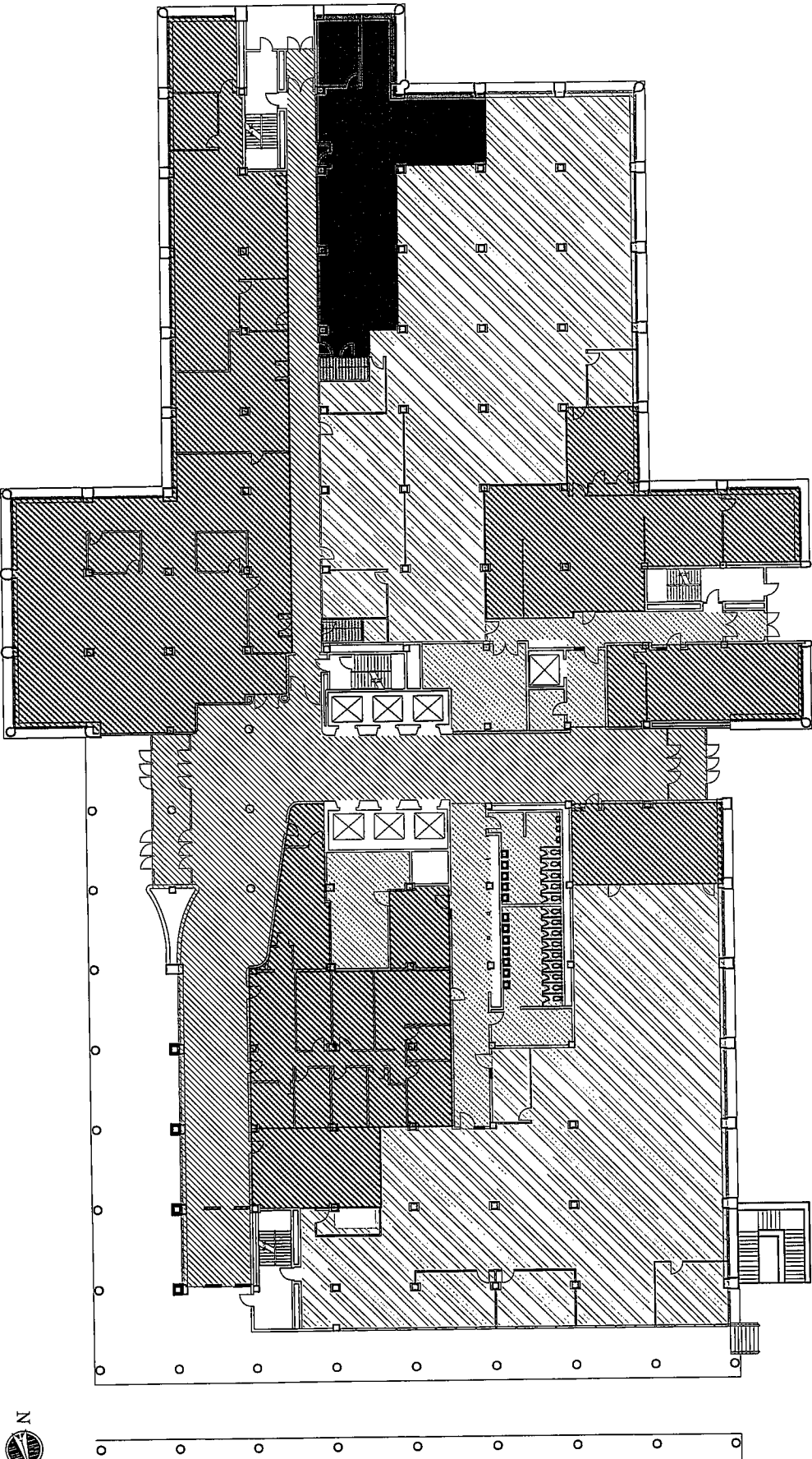
Basement Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	15,517 SQ. FT.		DEPT. FOR CHILDREN AND FAMILIES SERVICES	2,048 SQ. FT.
	FLOOR COMMON AREAS	6,146 SQ. FT.		CAPITOL POLICE - STORAGE	227 SQ. FT.
	BUILDING COMMON AREAS	26,488 SQ. FT.		CARD SHOP	288 SQ. FT.
	DEPARTMENT OF REVENUE	1,883 SQ. FT.		CARD SHOP - STORAGE	68 SQ. FT.
	DEPARTMENT OF REVENUE - STORAGE	10,207 SQ. FT.		DISC - TELE/COMM	448 SQ. FT.
	CAFETERIA	4,658 SQ. FT.		VACANT	4,151 SQ. FT.
			GROSS MEASURED AREA		72,129 SQ. FT.



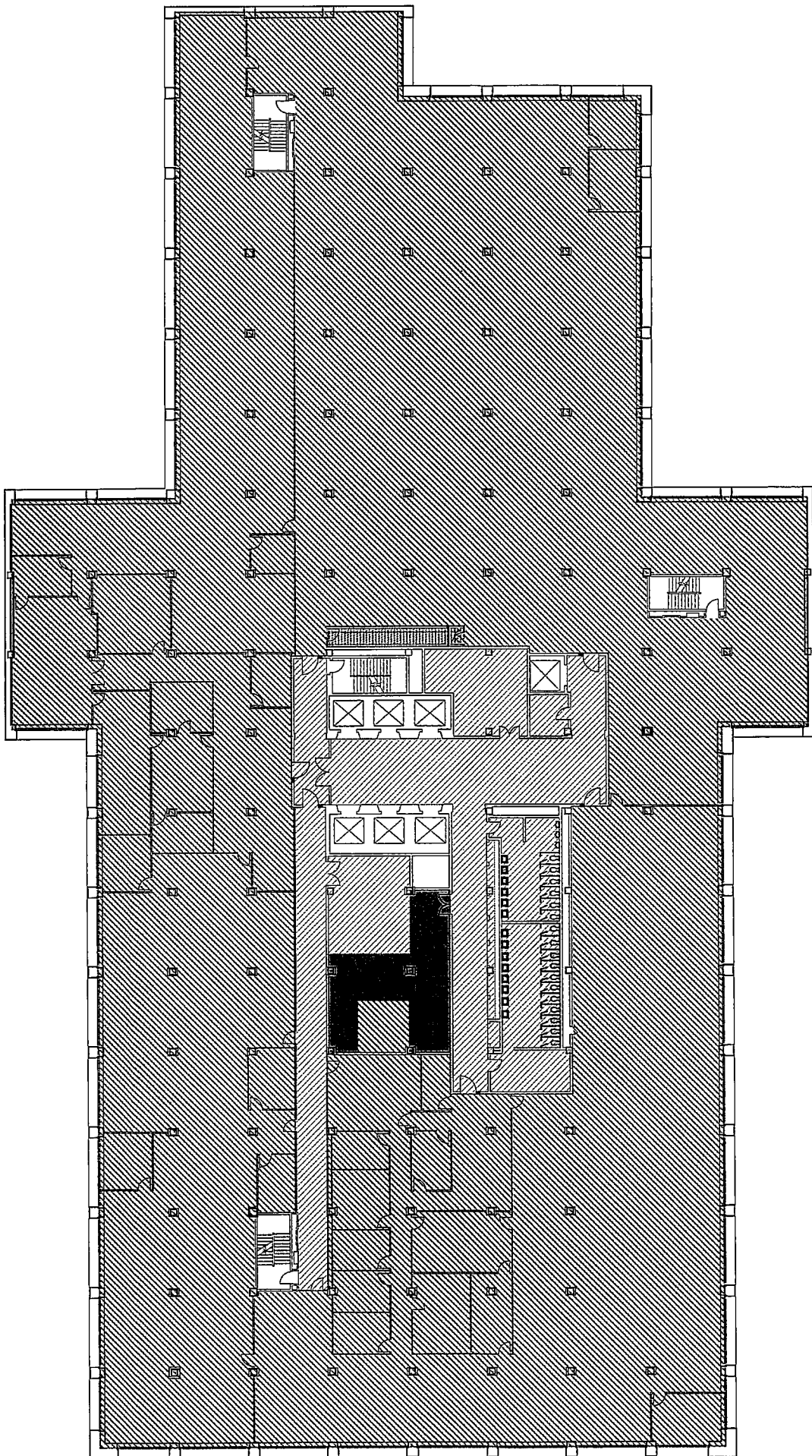
DOCKING STATE OFFICE BUILDING First Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	2,523 SQ. FT.		DEPARTMENT FOR CHILDREN AND FAMILIES SERVICES	660 SQ. FT.
	FLOOR COMMON AREAS	3,254 SQ. FT.		CAPITOL POLICE	2840 SQ. FT.
	BUILDING COMMON AREAS	6,289 SQ. FT.		VACANT	17,043 SQ. FT.
	DEPARTMENT OF REVENUE	11,176 SQ. FT.		DISC - COMPUTER RM	179 SQ. FT.
	KDOOR - TEMPORARY (FEB-APR EACH YR)	2,053 SQ. FT.		GROSS MEASURED AREA	43,964 SQ. FT.



DOCKING STATE OFFICE BUILDING

Second Floor Space Allocation



<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> MAJOR VERTICAL PENETRATIONS	2,227 SQ. FT.	<div style="background-color: black; width: 20px; height: 10px; display: inline-block;"></div> DEPARTMENT OF REVENUE - STORAGE	665 SQ. FT.
<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> FLOOR COMMON AREAS	6,024 SQ. FT.	<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> DISC - COMPUTER RM	167 SQ. FT.
<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> DEPARTMENT OF REVENUE	45,835 SQ. FT.	<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> GROSS MEASURED AREA	<u>54,918 SQ. FT.</u>



DOCKING STATE OFFICE BUILDING

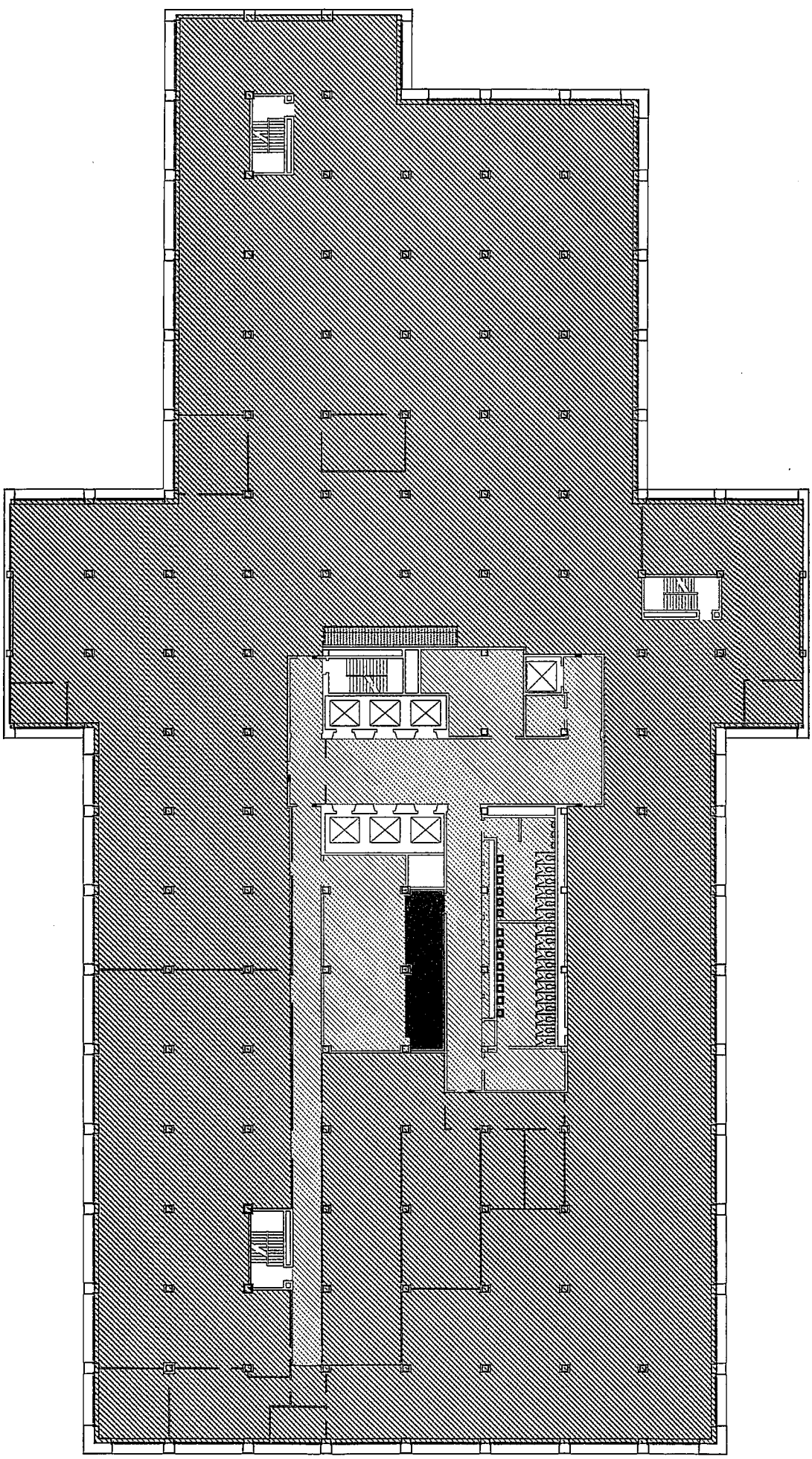
Third Floor Space Allocation

MAJOR VERTICAL PENETRATIONS
 FLOOR COMMON AREAS
 DEPARTMENT OF REVENUE

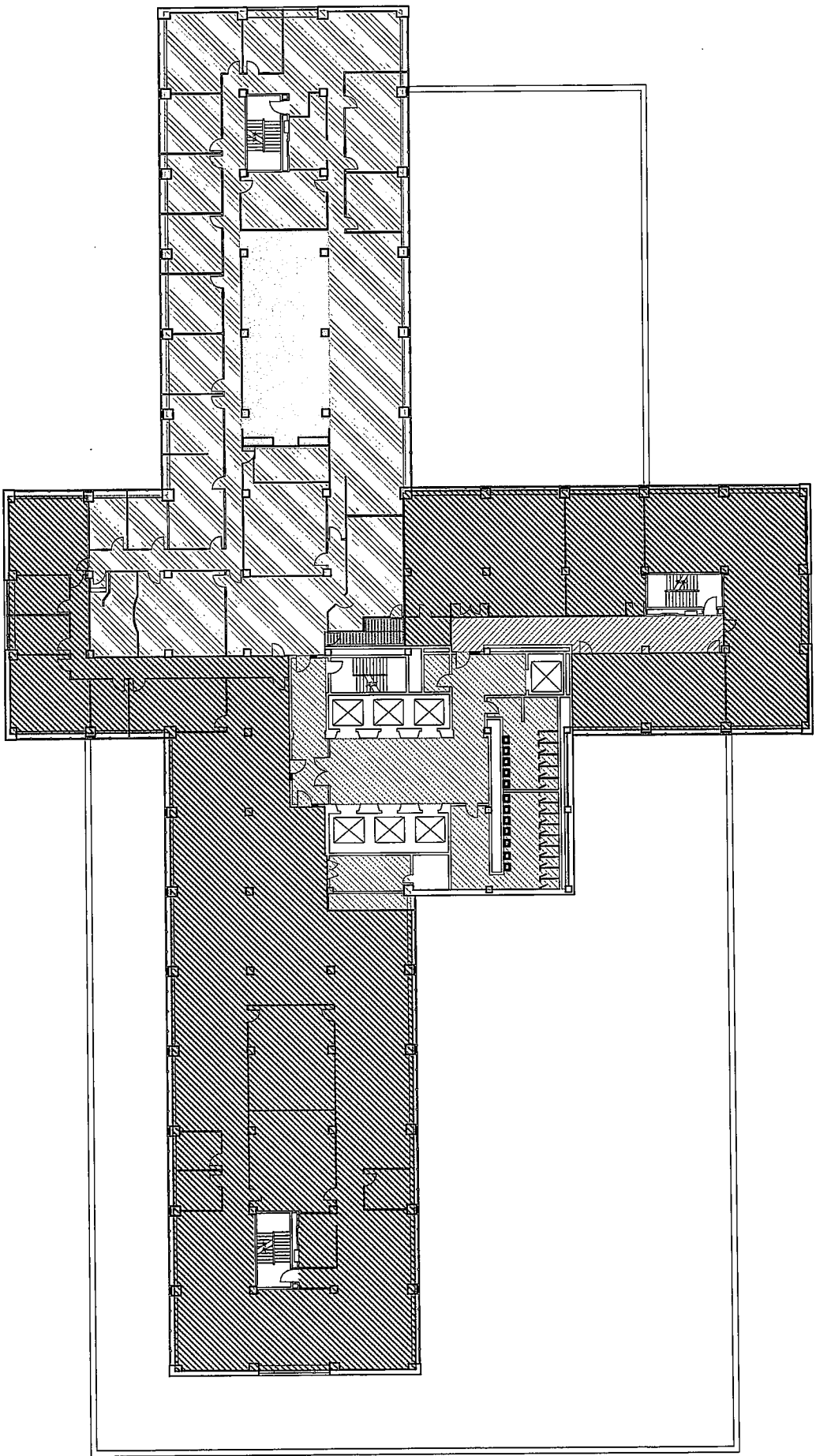
2,227 SQ. FT.
 6,445 SQ. FT.
 45,654 SQ. FT.

DEPARTMENT OF REVENUE
 DISC - COMPUTER RM
 GROSS MEASURED AREA

425 SQ. FT.
 167 SQ. FT.
 54,918 SQ. FT.



DOCKING STATT OFFICE BUILDING Fourth Floor Space Allocation



MAJOR VERTICAL PENETRATIONS
 FLOOR COMMON AREAS
 DEPARTMENT OF REVENUE

2,232 SQ. FT.
 3,285 SQ. FT.
 14,844 SQ. FT.





COURT OF TAX APPEALS (STORAGE)
 VACANT
 DISC - COMPUTER RM
 VACANT GROSS MEASURED AREA

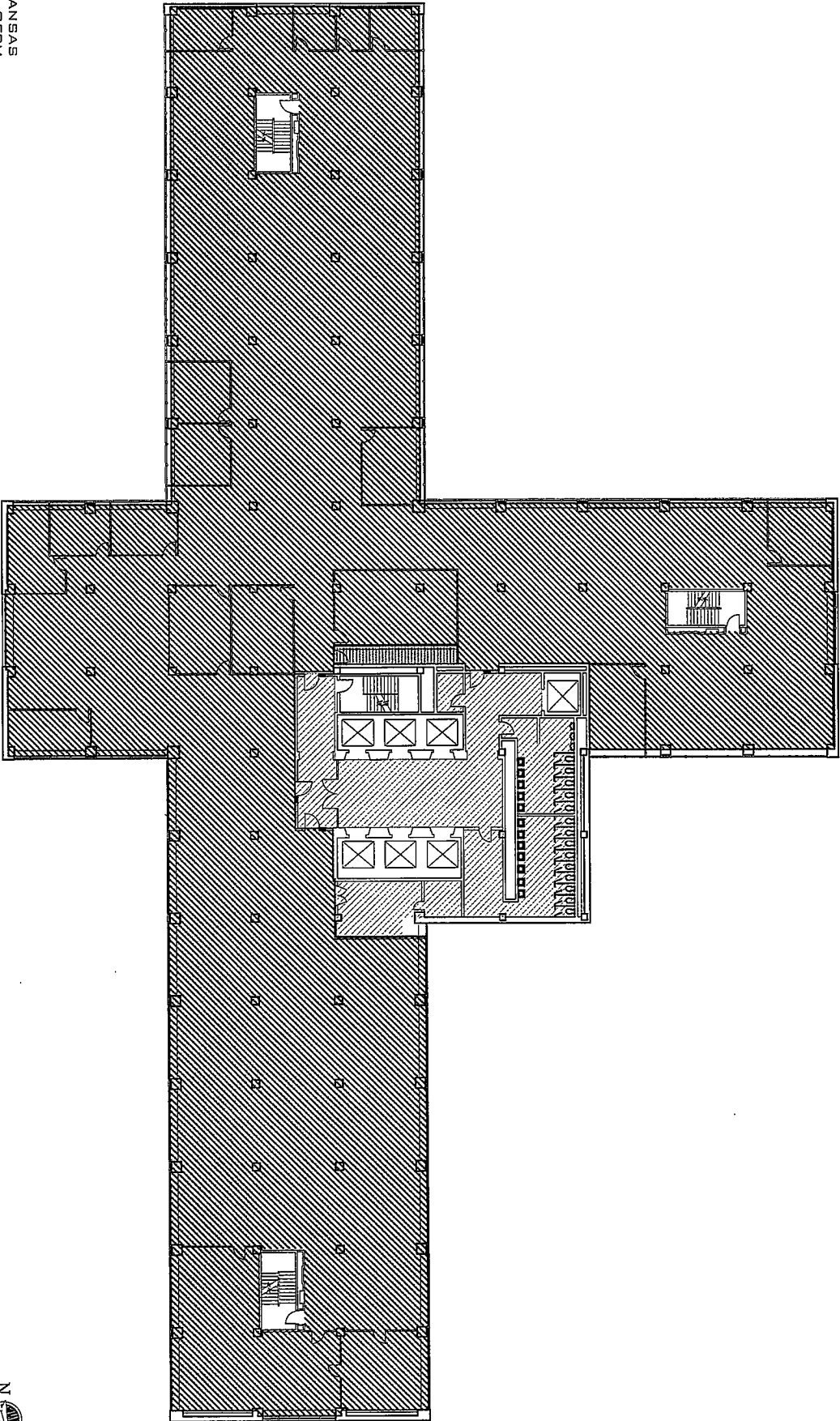
1,215 SQ. FT.
 9,626 SQ. FT.
 102 SQ. FT.
 31,304 SQ. FT.



DOCKING STATE OFFICE BUILDING





Fifth Floor Space Allocation

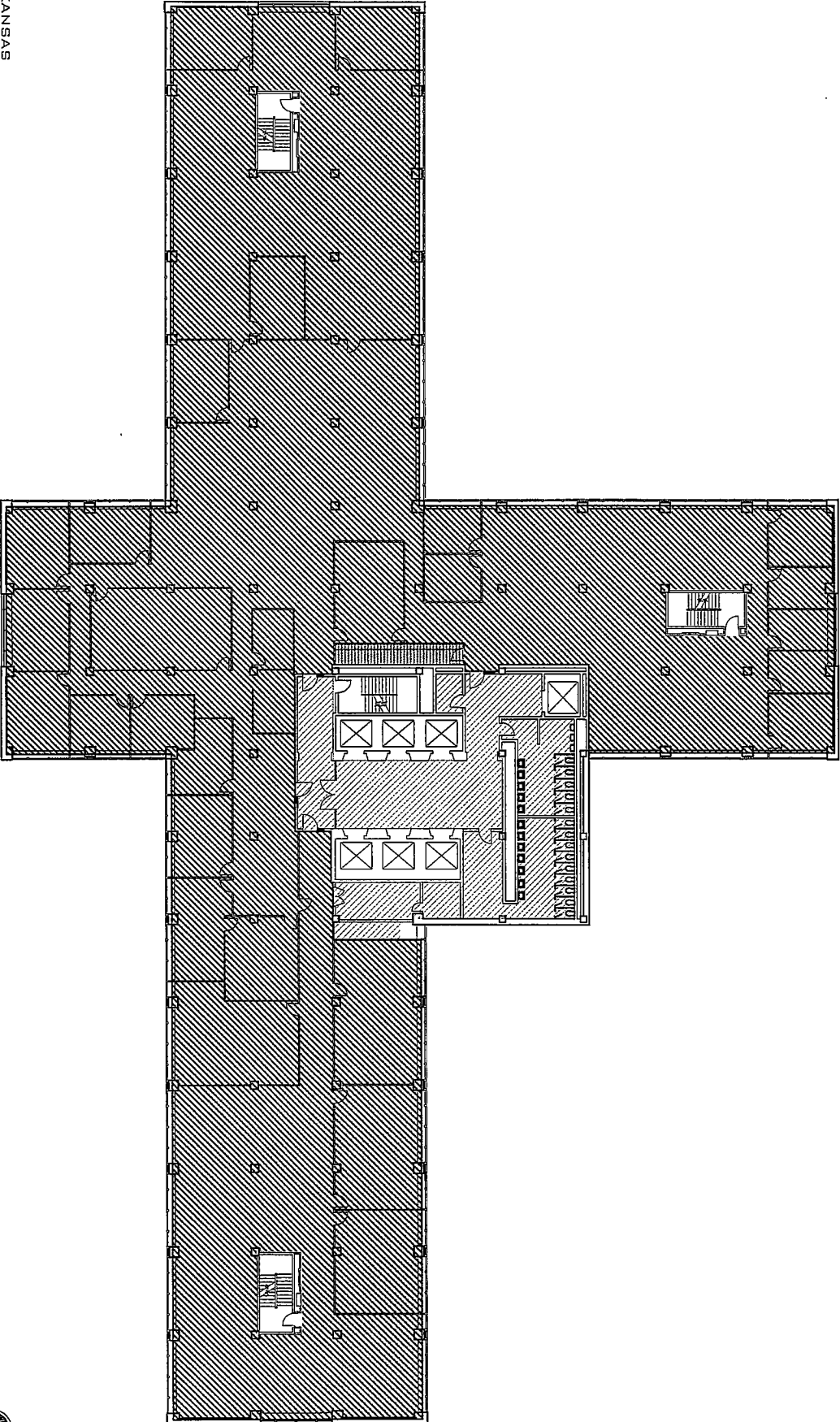
<p>  MAJOR VERTICAL PENETRATIONS  FLOOR COMMON AREAS </p>	<p>2,162 SQ. FT. 2,630 SQ. FT.</p>	<p>  DEPARTMENT FOR CHILDREN AND FAMILIES SERVICES  OITS - COMPUTER RM GROSS MEASURED AREA </p>	<p>26,370 SQ. FT. 142 SQ. FT. 31,304 SQ. FT.</p>
--	--	---	--



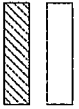
DOCKING STATE OFFICE BUILDING

Sixth Floor Space Allocation

<p>  MAJOR VERTICAL PENETRATIONS  FLOOR COMMON AREAS </p>	<p>2,162 SQ. FT. 2,630 SQ. FT.</p>	<p>  DEPARTMENT FOR CHILDREN AND FAMILIES SERVICES  OITS - COMPUTER RM GROSS MEASURED AREA </p>	<p>26,376 SQ. FT. 136 SQ. FT. 31,304 SQ. FT.</p>
--	--	---	--

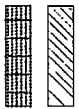


DOCKING STATE OFFICE BUILDING Seventh Floor Space Allocation



MAJOR VERTICAL PENETRATIONS

2,162 SQ. FT.



FLOOR COMMON AREAS

4,154 SQ. FT.



VACANT

24,890 SQ. FT.

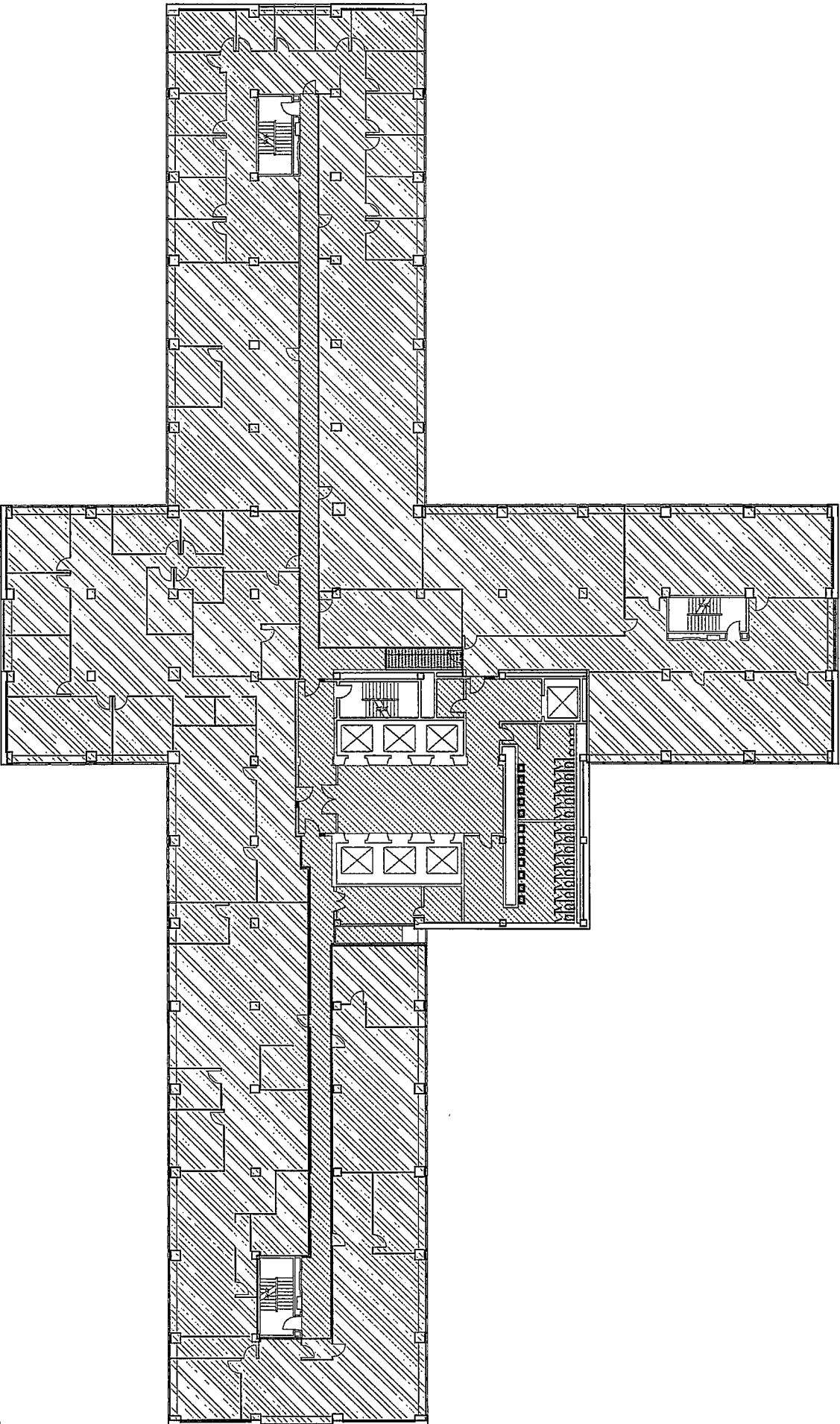


DISC - COMPUTER RM

98 SQ. FT.






GROSS MEASURED AREA

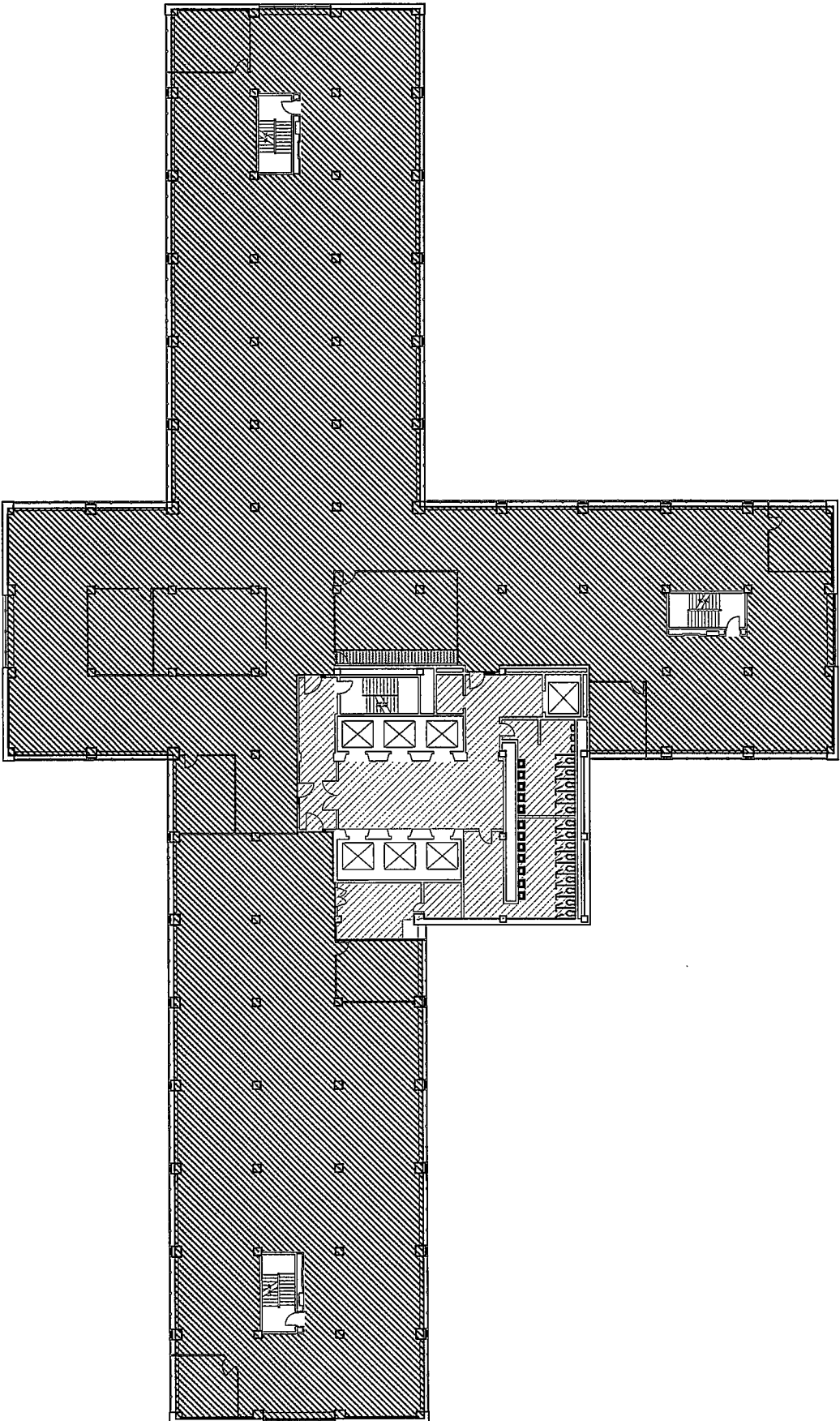
31,304 SQ. FT.



DOCKING STATE OFFICE BUILDING

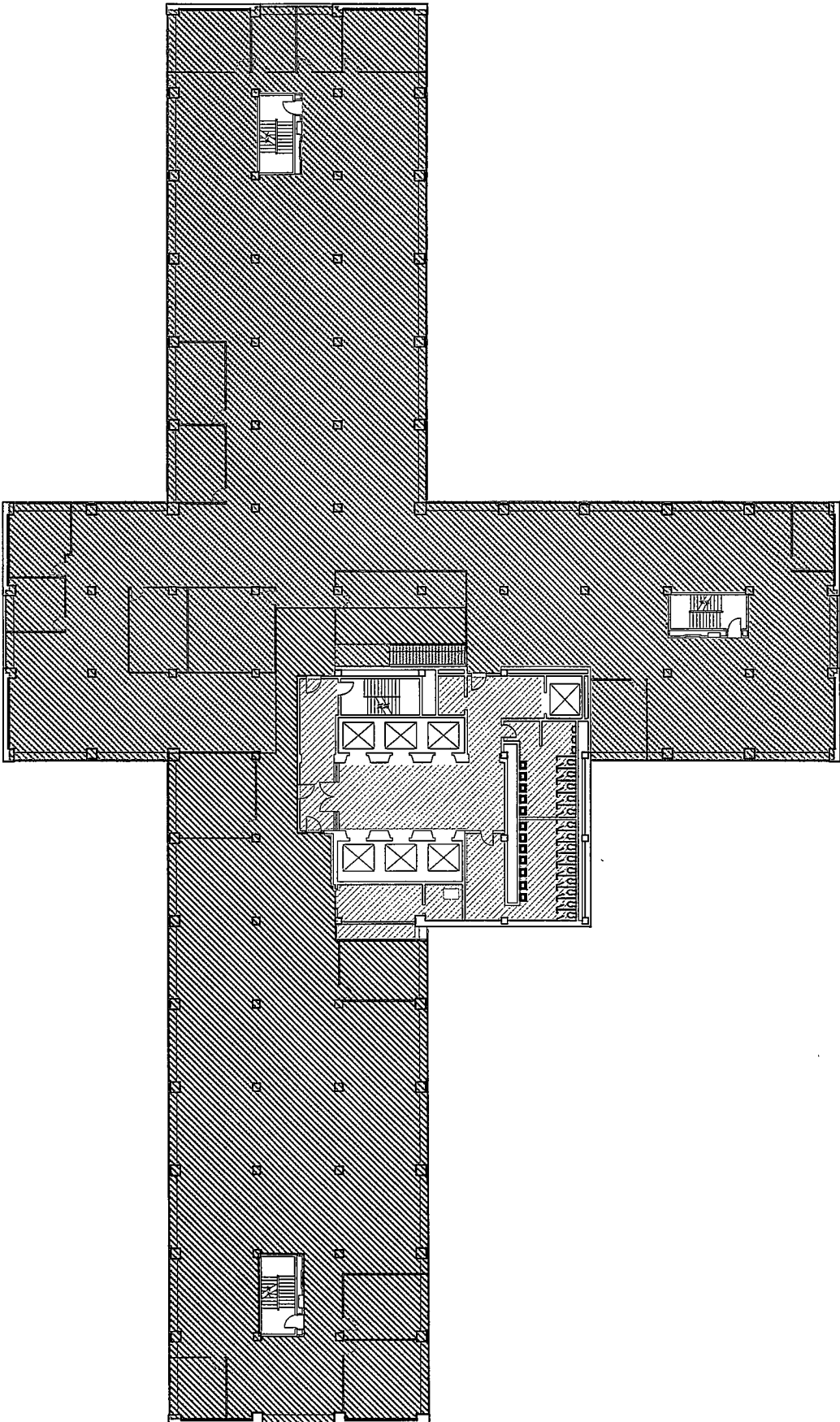
Eighth Floor Space Allocation

<p>  MAJOR VERTICAL PENETRATIONS  FLOOR COMMON AREAS </p>	<p>2,162 SQ. FT.</p> <p>2,630 SQ. FT.</p>	<p>  DEPARTMENT FOR CHILDREN AND FAMILIES SERVICES  OITS - COMPUTER RM  GROSS MEASURED AREA </p>	<p>26,397 SQ. FT.</p> <p>115 SQ. FT.</p> <p>31,304 SQ. FT.</p>
--	---	---	--









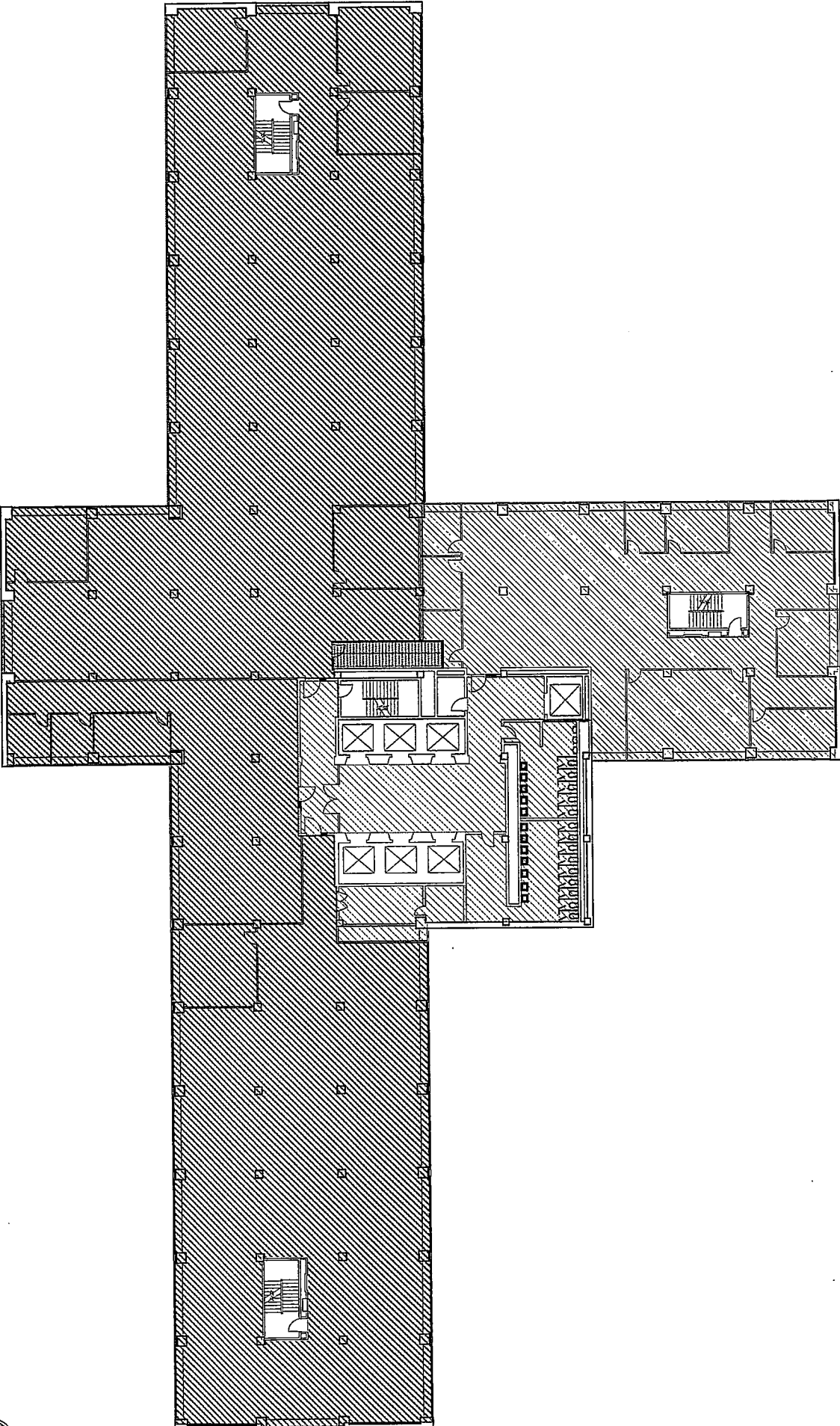
DOCKING STATE OFFICE BUILDING Ninth Floor Space Allocation

<p> MAJOR VERTICAL PENETRATIONS FLOOR COMMON AREAS DEPARTMENT OF AGING & DISABILITY SERVICES </p>	<p> 2,162 SQ. FT. 2,705 SQ. FT. 16,915 SQ. FT. 18,122 SQ. FT. </p>	<p> DEPARTMENT FOR CHILDREN AND FAMILIES SERVICES OITS - COMPUTER RM GROSS MEASURED AREA </p>	<p> 8,221 SQ. FT. 9,428 SQ. FT. 94 SQ. FT. 31,304 SQ. FT. </p>
--	---	--	---



DOCKING STATE OFFICE BUILDING Tenth Floor Space Allocation

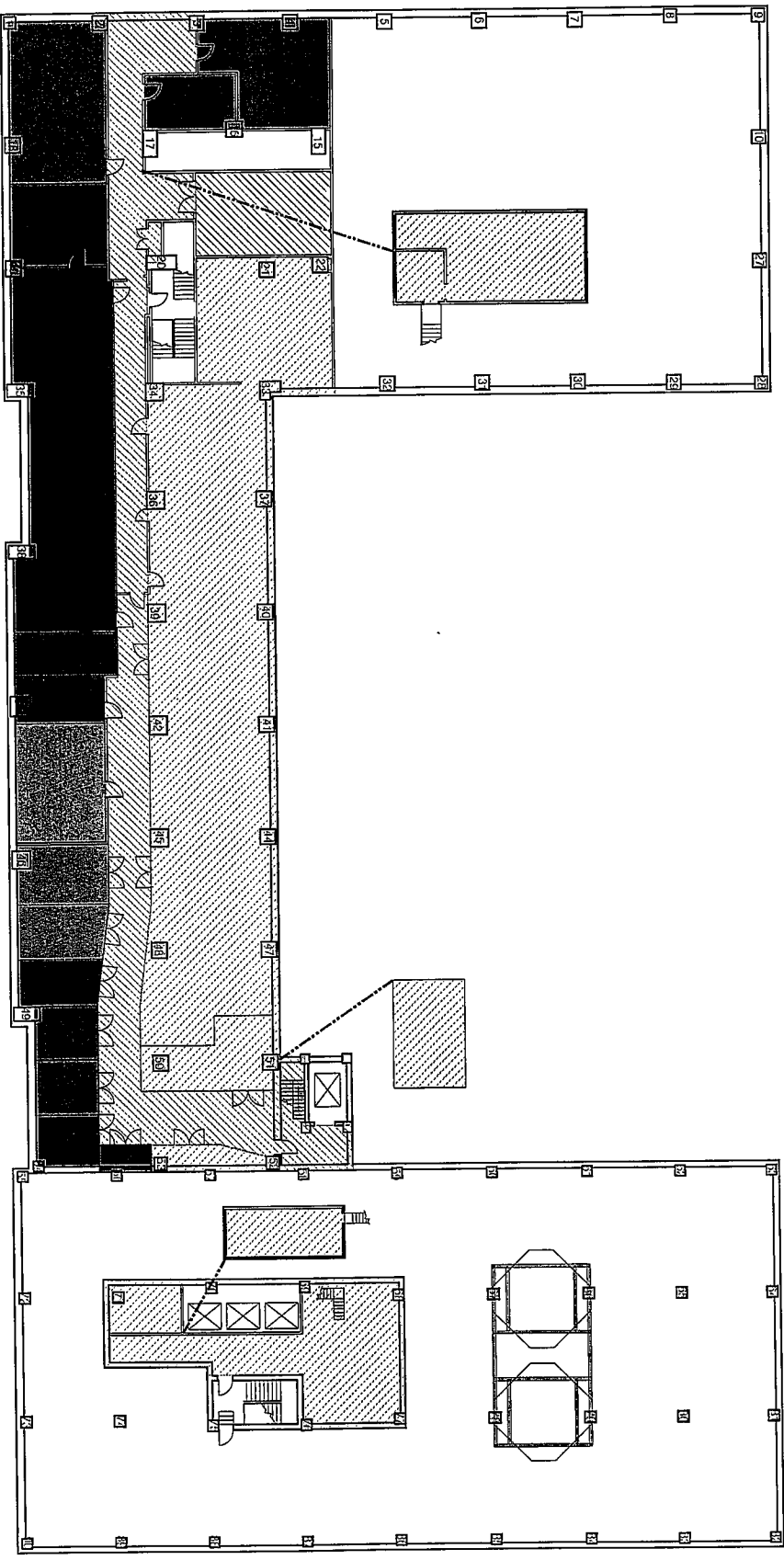
	MAJOR VERTICAL PENETRATIONS	2,162 SQ. FT.		VACANT	5,017 SQ. FT.
	FLOOR COMMON AREAS	2,542 SQ. FT.		DISC - COMPUTER RM	179 SQ. FT.
	DEPARTMENT OF REVENUE	21,404 SQ. FT.		GROSS MEASURED AREA	31,304 SQ. FT.



LANDON STATE OFFICE BUILDING

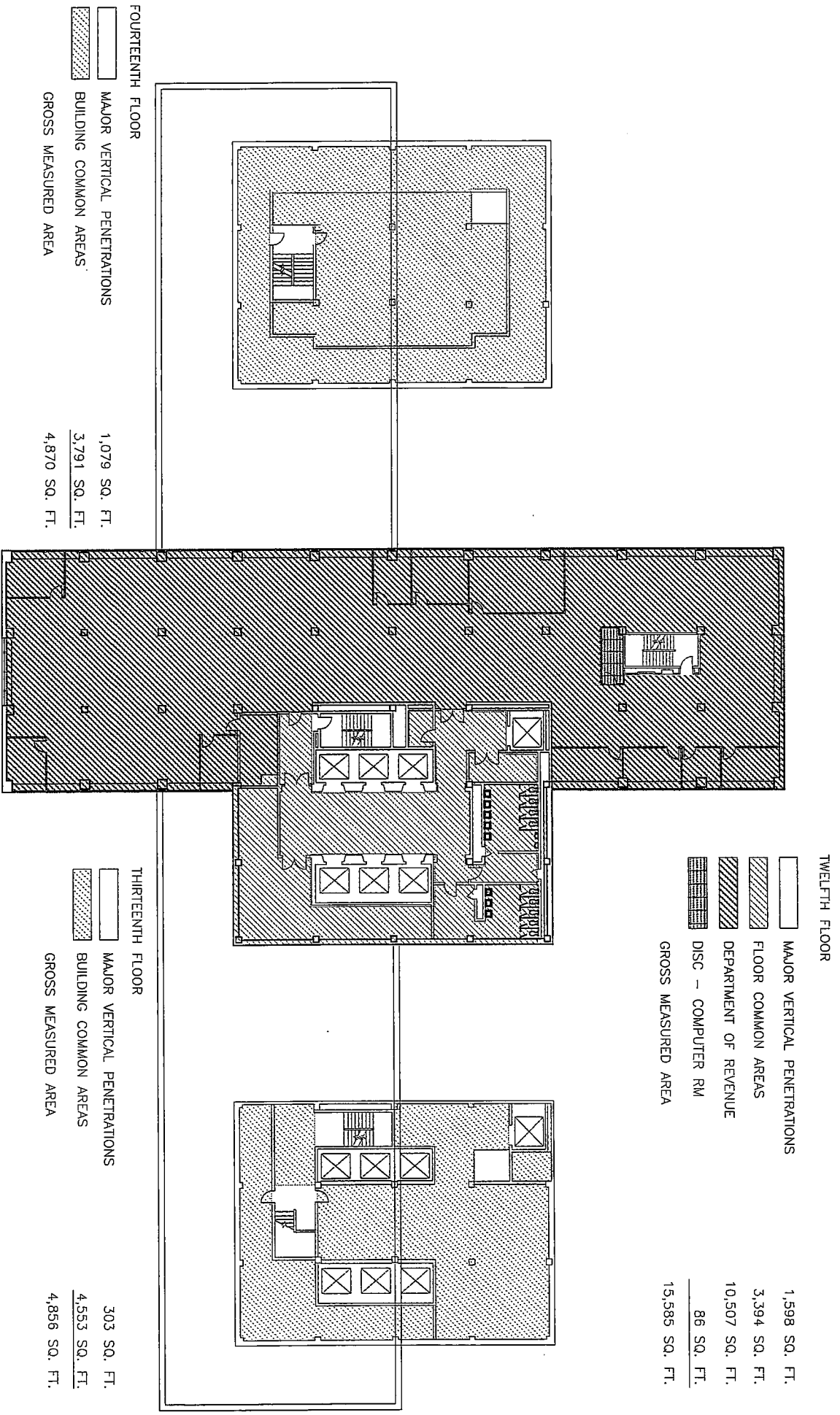
Eleventh Floor Space Allocation

<table border="0"> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: white;"></td> <td>MAJOR VERTICAL PENETRATIONS</td> <td style="text-align: right;">1,188 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></td> <td>FLOOR COMMON AREAS</td> <td style="text-align: right;">2,421 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px);"></td> <td>BUILDING COMMON AREAS</td> <td style="text-align: right;">6,730 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>DISC - STORAGE</td> <td style="text-align: right;">1,251 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>DFM, D/A - STORAGE</td> <td style="text-align: right;">241 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>CORRECTIONS - STORAGE</td> <td style="text-align: right;">1,586 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>DENTAL BOARD - STORAGE</td> <td style="text-align: right;">143 SQ. FT.</td> </tr> </table>		MAJOR VERTICAL PENETRATIONS	1,188 SQ. FT.		FLOOR COMMON AREAS	2,421 SQ. FT.		BUILDING COMMON AREAS	6,730 SQ. FT.		DISC - STORAGE	1,251 SQ. FT.		DFM, D/A - STORAGE	241 SQ. FT.		CORRECTIONS - STORAGE	1,586 SQ. FT.		DENTAL BOARD - STORAGE	143 SQ. FT.	<table border="0"> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>HEALTH CARE FINANCE - STORAGE</td> <td style="text-align: right;">81 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>HUMAN RIGHTS - STORAGE</td> <td style="text-align: right;">105 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>PERSONNEL, D/A - STORAGE</td> <td style="text-align: right;">423 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>DISC (CCSD) - STORAGE</td> <td style="text-align: right;">81 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>POOLED MONEY</td> <td style="text-align: right;">132 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background-color: black;"></td> <td>OFFICE OF GENERAL SERVICES - STORAGE</td> <td style="text-align: right;">409 SQ. FT.</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></td> <td>VACANT - STORAGE</td> <td style="text-align: right;">483 SQ. FT.</td> </tr> <tr> <td colspan="2" style="text-align: center;">GROSS MEASURED AREA</td> <td style="text-align: right; border-top: 1px solid black;">15,274 SQ. FT.</td> </tr> </table>		HEALTH CARE FINANCE - STORAGE	81 SQ. FT.		HUMAN RIGHTS - STORAGE	105 SQ. FT.		PERSONNEL, D/A - STORAGE	423 SQ. FT.		DISC (CCSD) - STORAGE	81 SQ. FT.		POOLED MONEY	132 SQ. FT.		OFFICE OF GENERAL SERVICES - STORAGE	409 SQ. FT.		VACANT - STORAGE	483 SQ. FT.	GROSS MEASURED AREA		15,274 SQ. FT.
	MAJOR VERTICAL PENETRATIONS	1,188 SQ. FT.																																												
	FLOOR COMMON AREAS	2,421 SQ. FT.																																												
	BUILDING COMMON AREAS	6,730 SQ. FT.																																												
	DISC - STORAGE	1,251 SQ. FT.																																												
	DFM, D/A - STORAGE	241 SQ. FT.																																												
	CORRECTIONS - STORAGE	1,586 SQ. FT.																																												
	DENTAL BOARD - STORAGE	143 SQ. FT.																																												
	HEALTH CARE FINANCE - STORAGE	81 SQ. FT.																																												
	HUMAN RIGHTS - STORAGE	105 SQ. FT.																																												
	PERSONNEL, D/A - STORAGE	423 SQ. FT.																																												
	DISC (CCSD) - STORAGE	81 SQ. FT.																																												
	POOLED MONEY	132 SQ. FT.																																												
	OFFICE OF GENERAL SERVICES - STORAGE	409 SQ. FT.																																												
	VACANT - STORAGE	483 SQ. FT.																																												
GROSS MEASURED AREA		15,274 SQ. FT.																																												



DOCKING STATE OFFICE BUILDING

Twelfth, Thirteenth, & Fourteenth Floor Space Allocation



TWELFTH FLOOR

	MAJOR VERTICAL PENETRATIONS	1,598 SQ. FT.
	FLOOR COMMON AREAS	3,394 SQ. FT.
	DEPARTMENT OF REVENUE	10,507 SQ. FT.
	DISC - COMPUTER RM	86 SQ. FT.
GROSS MEASURED AREA		15,585 SQ. FT.

FOURTEENTH FLOOR

	MAJOR VERTICAL PENETRATIONS	1,079 SQ. FT.
	BUILDING COMMON AREAS	3,791 SQ. FT.
GROSS MEASURED AREA		4,870 SQ. FT.

THIRTEENTH FLOOR

	MAJOR VERTICAL PENETRATIONS	303 SQ. FT.
	BUILDING COMMON AREAS	4,553 SQ. FT.
GROSS MEASURED AREA		4,856 SQ. FT.



Curtis State Office Building

8/15/2011

Floor	Gross Building Area	Gross Measured Area	Major Vertical Penetration	Floor Rentable Area	Floor Usable Area	Floor Common Area	Bldg. Common Area	Notes
Penthouse	3,347	3,092	563	2,529	0	0	2,529	
5th	53,927	52,876	1,080	51,796	47,276	4,520	0	111 sq.ft. computer
4th	53,361	52,417	1,080	51,337	48,763	2,574	0	111 sq.ft. computer
3rd	53,361	52,417	1,080	51,337	48,763	2,574	0	111 sq.ft. computer
2nd	53,361	52,417	3,006	49,411	46,837	2,574	0	111 sq.ft. computer
1st	53,680	52,559	1,080	51,479	41,970	2,246	7,263	111 sq.ft. computer
Bsmt.	49,684	49,516	1,080	48,436	33,845	11,362	3,229	4,659 sq.ft. storage, 1,842 sq.ft. computer
Total	320,721	315,294	8,969	306,325	267,454	25,850	13,021	

* Calculations based on "standard method for measuring floor area in office buildings" (ANSI/BOMA 265.1-1996)

* **Gross Building Area:** Total constructed area of building.

* **Gross Measured Area:** Total area of dominant portion.









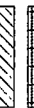


* **Floor Rentable Area:** Gross measured area less the major vertical penetrations.

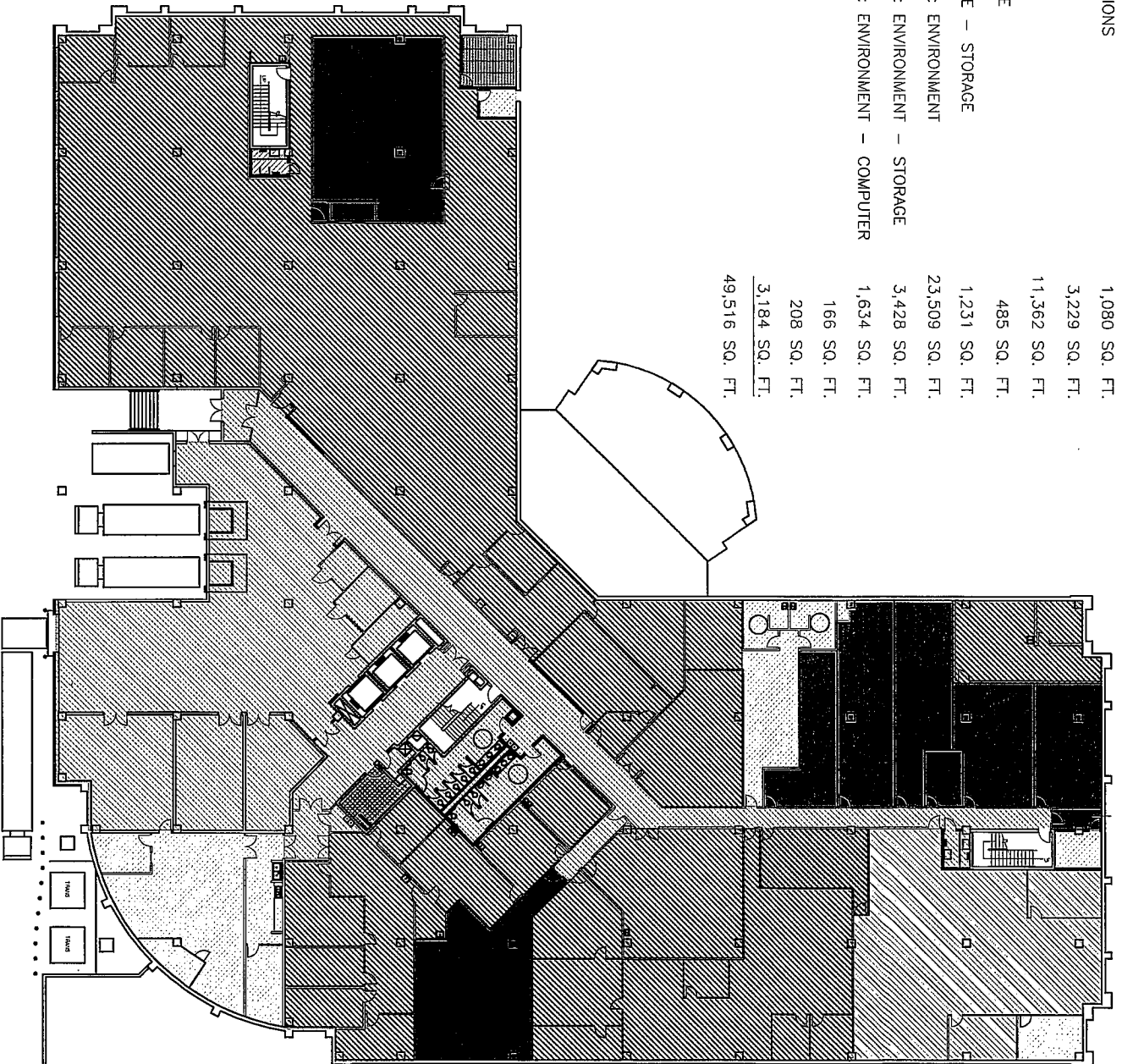
* **Floor Usable Area:** Gross measured area less the building & floor common area, and major vertical penetrations.

* **Floor Common Areas:** Areas on the floor such as washrooms, janitorial closets, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor.

* **Building Common Area:** The areas of the bldg. that provide services to bldg. tenants; excluded are floor commons areas and major vertical penetrations.







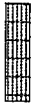

CURTIS STATE OFFICE BUILDING Garden Floor Space Allocation

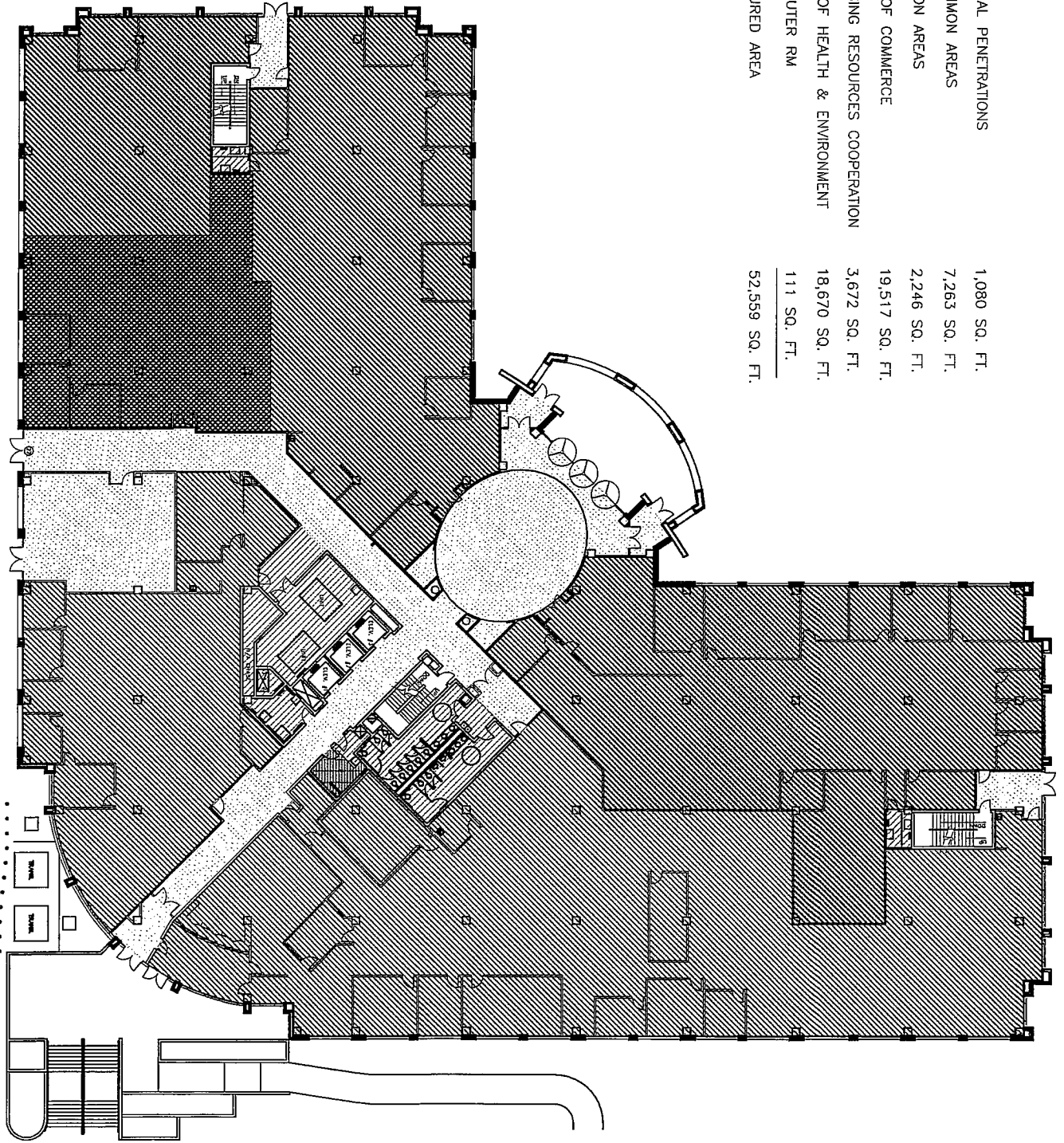
	MAJOR VERTICAL PENETRATIONS	1,080 SQ. FT.
	BUILDING COMMON AREAS	3,229 SQ. FT.
	FLOOR COMMON AREAS	11,362 SQ. FT.
	DEPARTMENT OF COMMERCE	485 SQ. FT.
	DEPARTMENT OF COMMERCE - STORAGE	1,231 SQ. FT.
	DEPARTMENT OF HEALTH & ENVIRONMENT	23,509 SQ. FT.
	DEPARTMENT OF HEALTH & ENVIRONMENT - STORAGE	3,428 SQ. FT.
	DEPARTMENT OF HEALTH & ENVIRONMENT - COMPUTER	1,634 SQ. FT.
	DISC - TELE/COMM	166 SQ. FT.
	DISC - COMPUTER RM	208 SQ. FT.
	VACANT	3,184 SQ. FT.
	GROSS MEASURED AREA	49,516 SQ. FT.



CURTIS STATE OFFICE BUILDING






First Floor Space Allocation

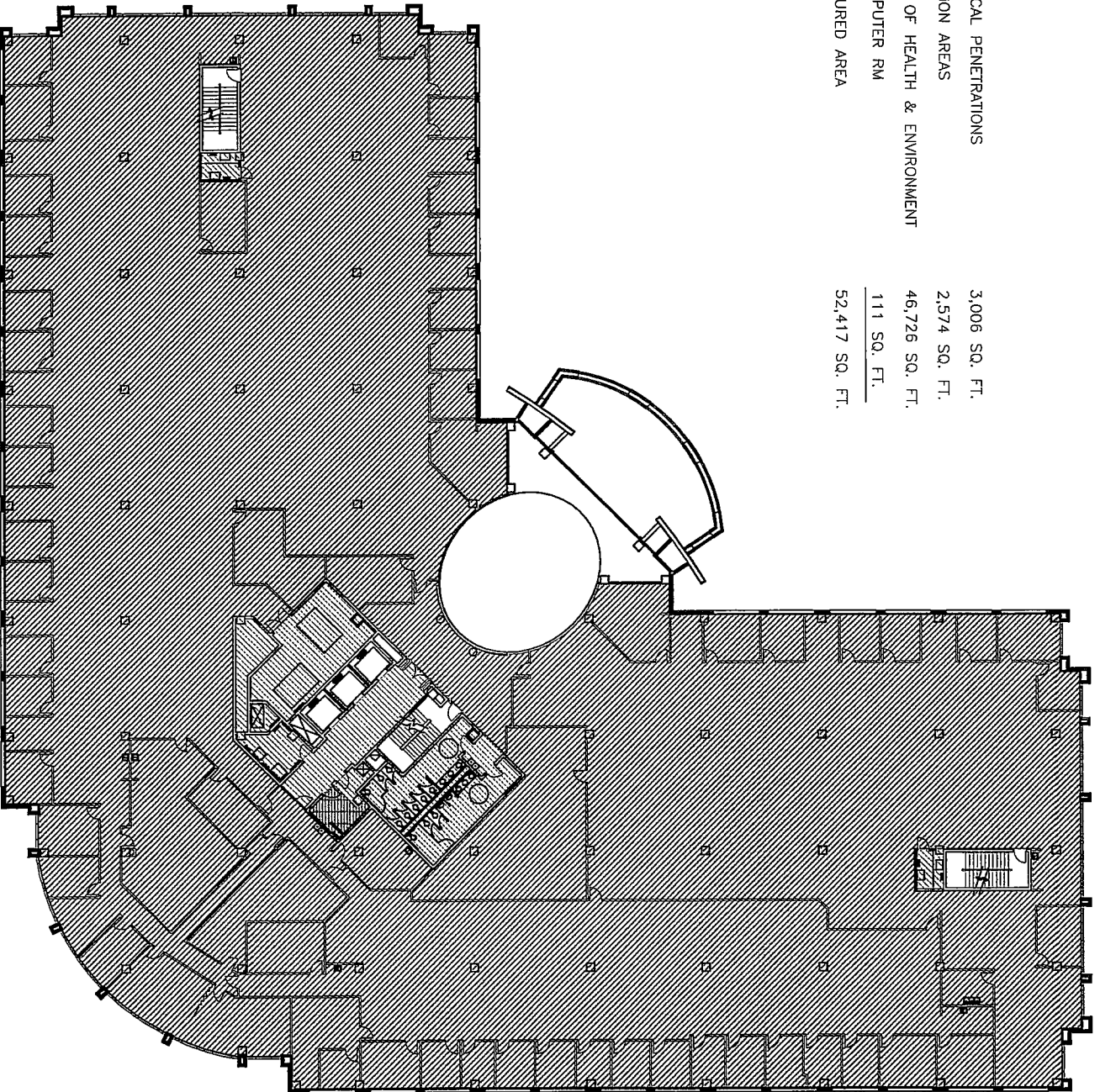
	MAJOR VERTICAL PENETRATIONS	1,080 SQ. FT.
	BUILDING COMMON AREAS	7,263 SQ. FT.
	FLOOR COMMON AREAS	2,246 SQ. FT.
	DEPARTMENT OF COMMERCE	19,517 SQ. FT.
	KANSAS HOUSING RESOURCES COOPERATION	3,672 SQ. FT.
	DEPARTMENT OF HEALTH & ENVIRONMENT	18,670 SQ. FT.
	DISC - COMPUTER RM	111 SQ. FT.
	GROSS MEASURED AREA	52,559 SQ. FT.



CURTIS STATE OFFICE BUILDING






Second Floor Space Allocation

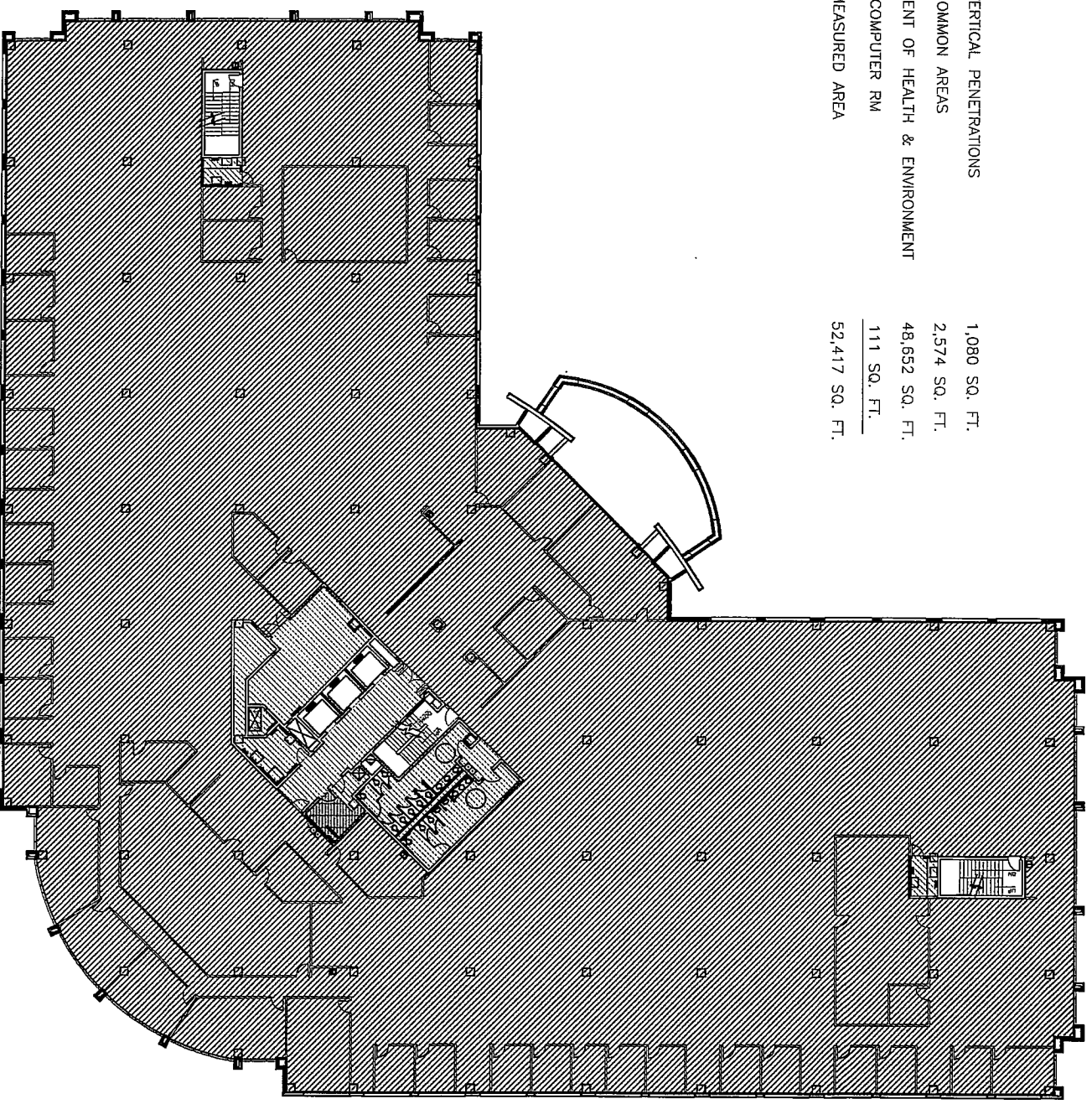
	MAJOR VERTICAL PENETRATIONS	3,006 SQ. FT.
	FLOOR COMMON AREAS	2,574 SQ. FT.
	DEPARTMENT OF HEALTH & ENVIRONMENT	46,726 SQ. FT.
	DISC - COMPUTER RM	111 SQ. FT.
	GROSS MEASURED AREA	52,417 SQ. FT.



CURTIS STATE OFFICE BUILDING





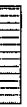
Third Floor Space Allocation

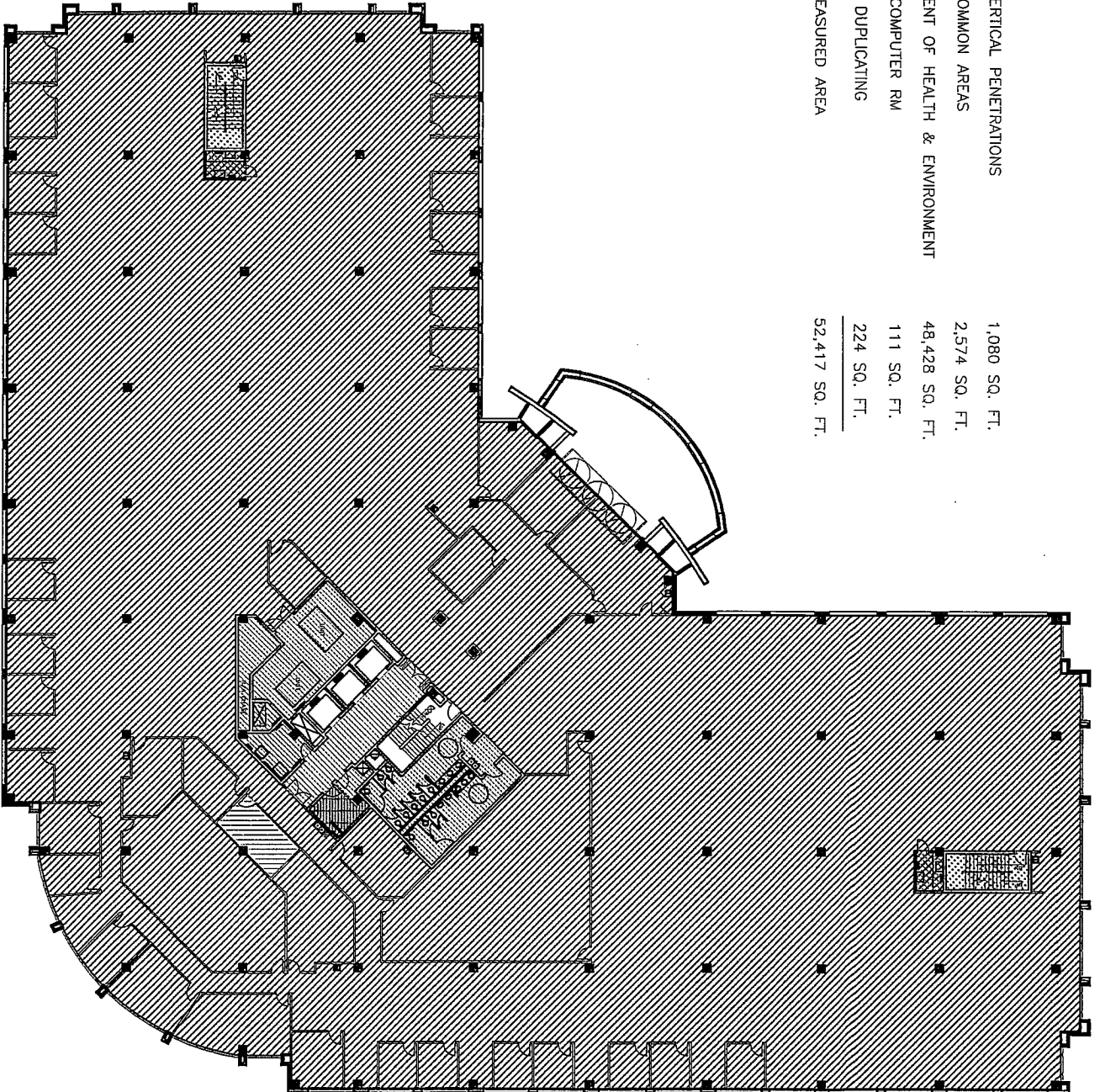
	MAJOR VERTICAL PENETRATIONS	1,080 SQ. FT.
	FLOOR COMMON AREAS	2,574 SQ. FT.
	DEPARTMENT OF HEALTH & ENVIRONMENT	48,652 SQ. FT.
	DISC - COMPUTER RM	111 SQ. FT.
	GROSS MEASURED AREA	52,417 SQ. FT.



CURTIS STATE OFFICE BUILDING

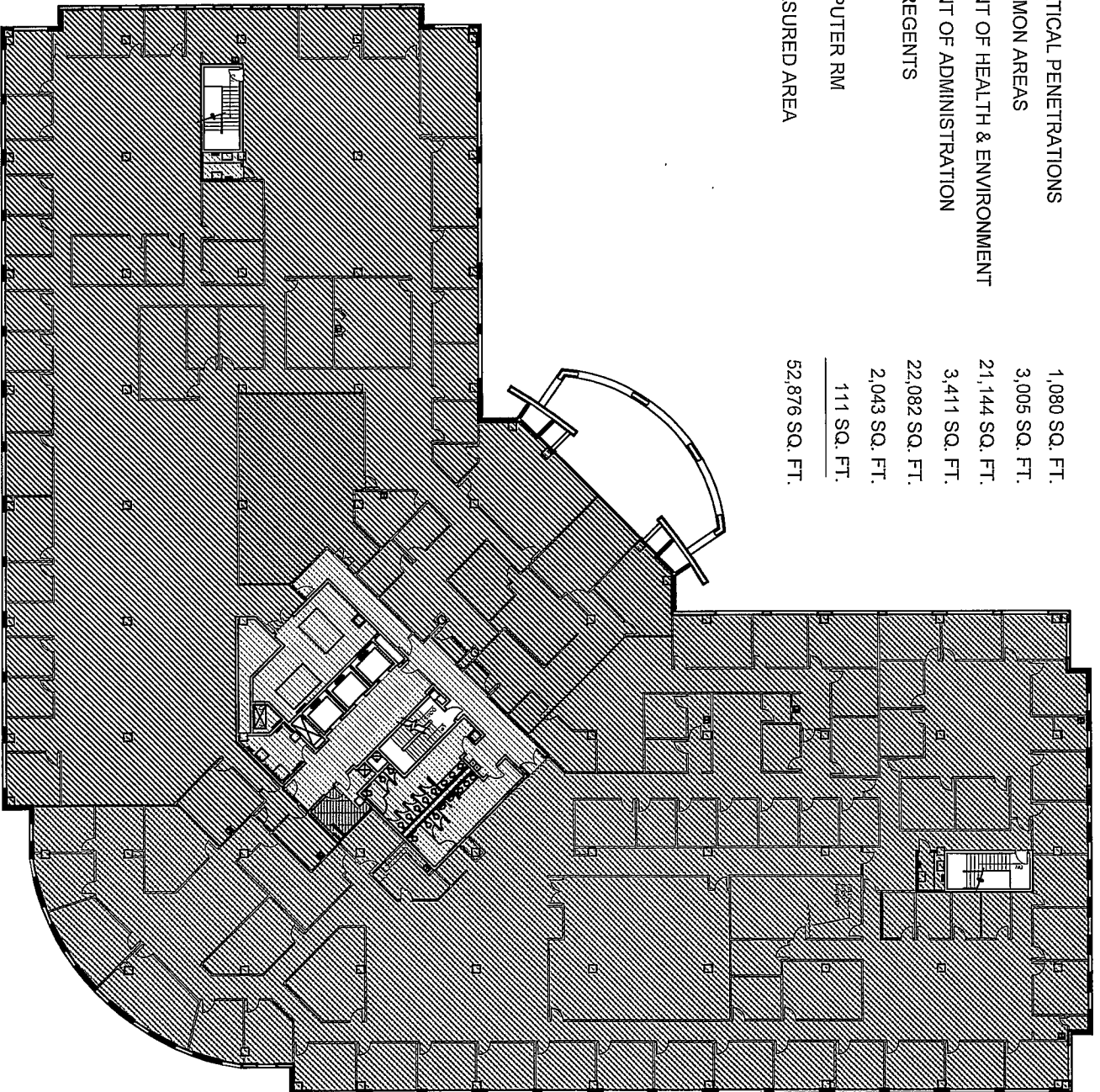
Fourth Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	1,080 SQ. FT.
	FLOOR COMMON AREAS	2,574 SQ. FT.
	DEPARTMENT OF HEALTH & ENVIRONMENT	48,428 SQ. FT.
	DISC - COMPUTER RM	111 SQ. FT.
	CENTRAL DUPLICATING	224 SQ. FT.
	GROSS MEASURED AREA	52,417 SQ. FT.

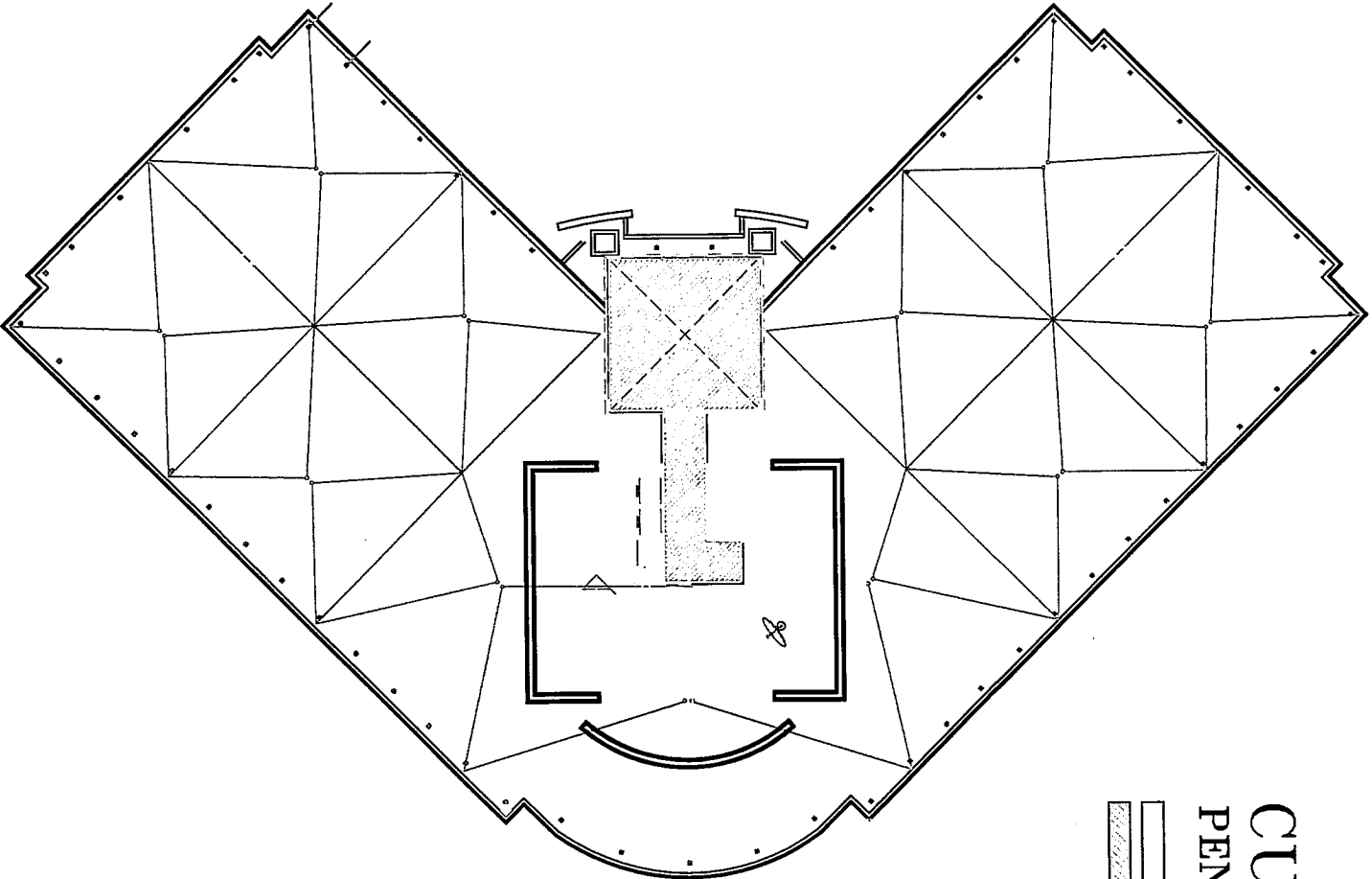




CURTIS STATE OFFICE BUILDING Fifth Floor Space Allocation

MAJOR VERTICAL PENETRATIONS	1,080 SQ. FT.
FLOOR COMMON AREAS	3,005 SQ. FT.
DEPARTMENT OF HEALTH & ENVIRONMENT	21,144 SQ. FT.
DEPARTMENT OF ADMINISTRATION	3,411 SQ. FT.
BOARD OF REGENTS	22,082 SQ. FT.
D/A LEGAL	2,043 SQ. FT.
DISC - COMPUTER RM	111 SQ. FT.
GROSS MEASURED AREA	52,876 SQ. FT.



CURTIS BUILDING PENTHOUSE SPACE ALLOCATION



	MAJOR VERTICAL PENETRATIONS	563 SQ. FT.
	BUILDING COMMON AREAS	2,529 SQ. FT.
	GROSS MEASURED AREA	3,092 SQ. FT.

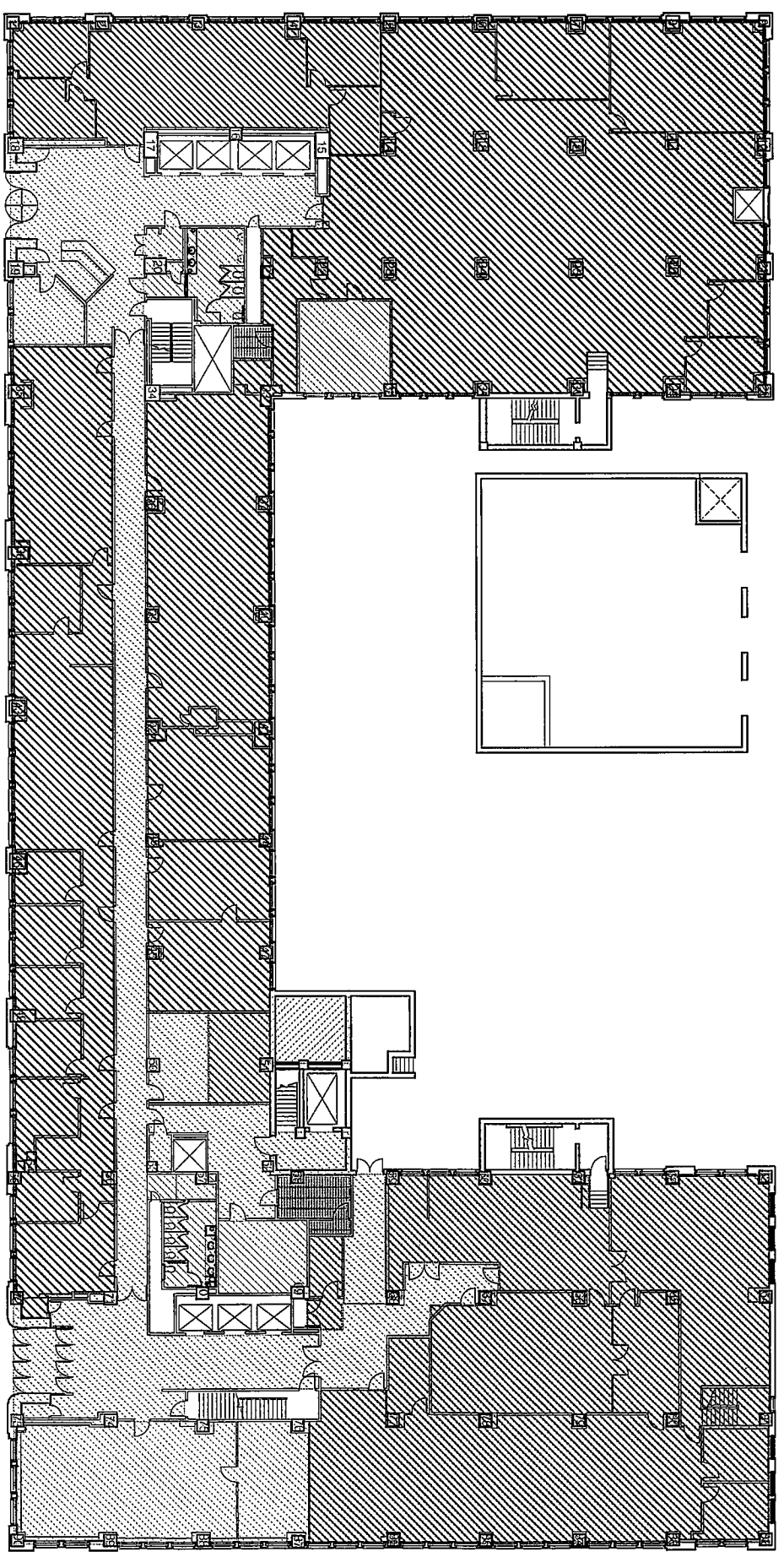


NORTH

**FUTURE LANDON STATE OFFICE BUILDING
FLOOR PLANS
AFTER KANSAS DEPARTMENT OF EDUCATION
MOVES INTO THE BUILDING**

LANDON STATE OFFICE BUILDING

First Floor Space Allocation



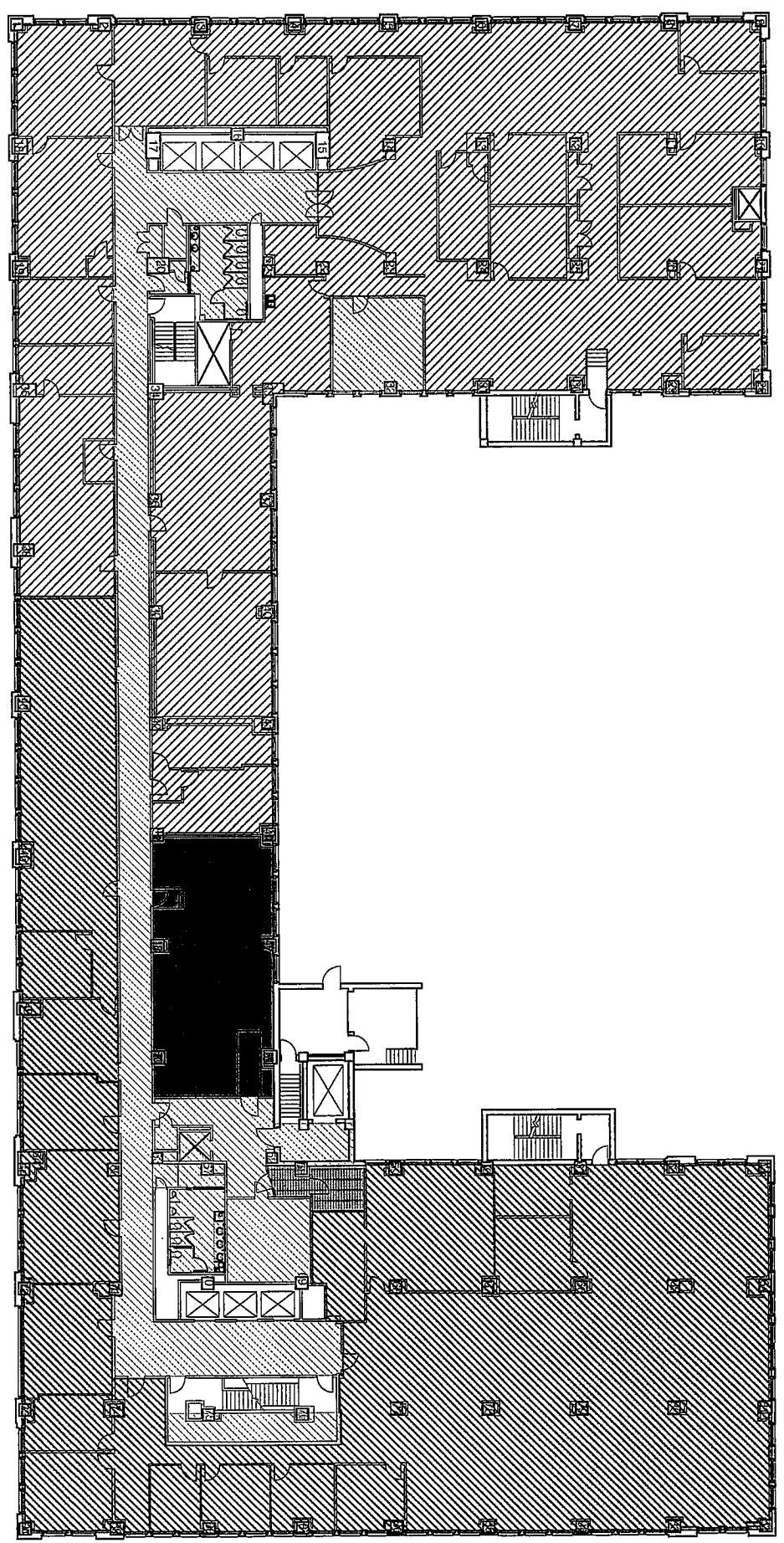
MAJOR VERTICAL PENETRATIONS 2,238 SQ. FT.
 FLOOR COMMON AREAS 1,132 SQ. FT.
 BUILDING COMMON AREAS 4,758 SQ. FT.
 BOARD OF EDUCATION 12,734 SQ. FT.





MINORITY AFFAIRS 1,615 SQ. FT.
 CHILDREN'S CABINET & TRUST BOARD 1,341 SQ. FT.
 OITS 5,819 SQ. FT.
 OITS - COMPUTER RM 203 FT.
 GROSS MEASURED AREA 29,840 SQ. FT.







LANDON STATE OFFICE BUILDING

Second Floor Space Allocation



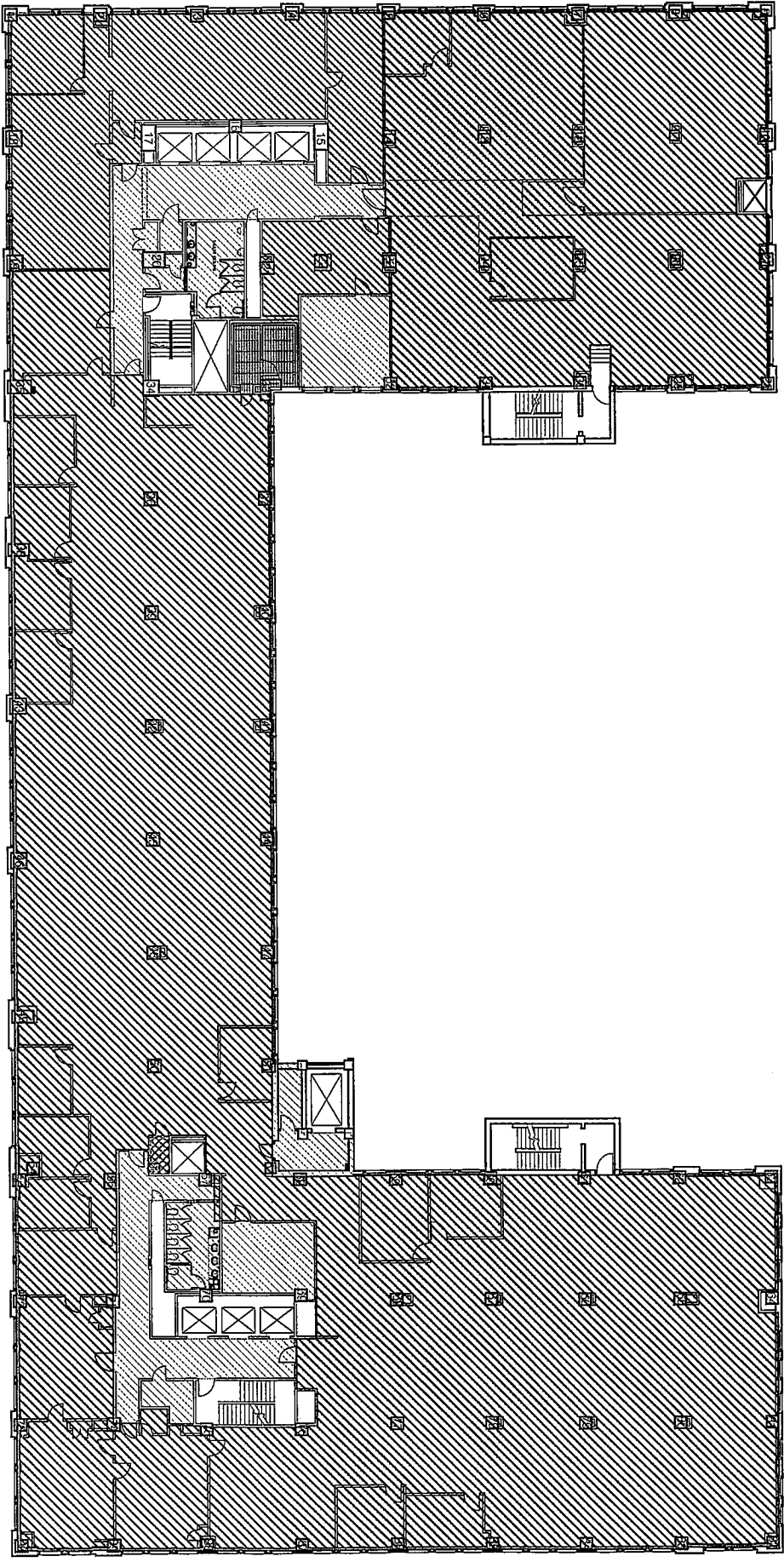
	MAJOR VERTICAL PENETRATIONS	2,078 SQ. FT.
	FLOOR COMMON AREAS	4,289 SQ. FT.
	STATE TREASURER	11,502 SQ. FT.
	STATE TREASURER - COMPUTER RM	1,233 SQ. FT.

	POOLED MONEY	1,805 SQ. FT.
	BOARD OF EDUCATION	8,781 SQ. FT.
	OITS - COMPUTER RM	135 SQ. FT.
	GROSS MEASURED AREA	29,823 SQ. FT.



LANDON STATE OFFICE BUILDING







Third Floor Space Allocation

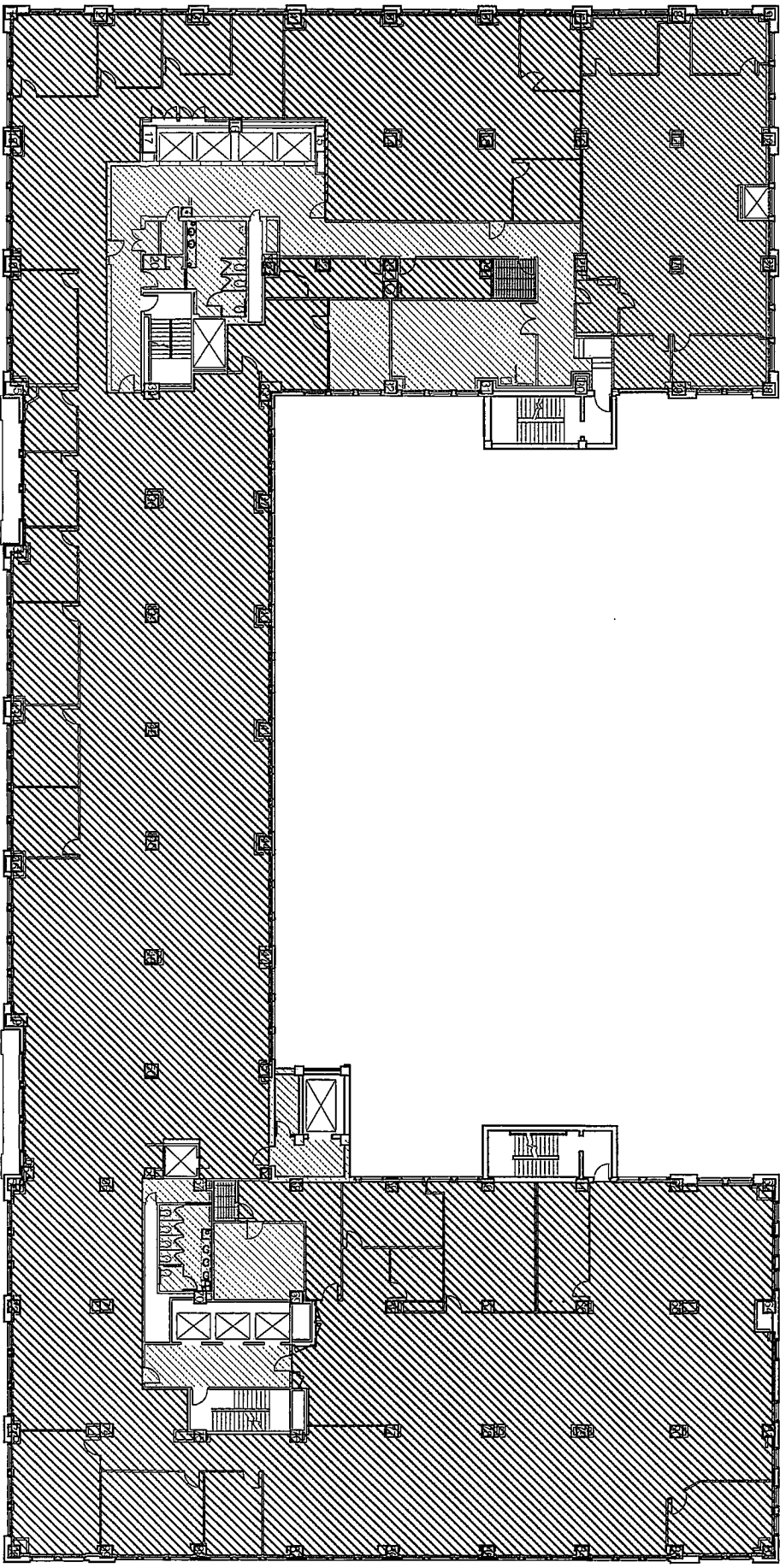


<p>MAJOR VERTICAL PENETRATIONS</p> <p>FLOOR COMMON AREAS</p> <p>GOVERNOR'S GRANTS PROGRAM</p>	<p>2,044 SQ. FT.</p> <p>2,857 SQ. FT.</p> <p>2,654 SQ. FT.</p>	<p>BOARD OF EDUCATION</p> <p>OITS - TELE/COMM</p> <p>OITS - COMPUTER RM</p> <p>GROSS MEASURED AREA</p>	<p>22,075 SQ. FT.</p> <p>28 SQ. FT.</p> <p>165 SQ. FT.</p> <hr style="width: 50%; margin-left: 0;"/> <p>29,823 SQ. FT.</p>
---	--	--	--

LONDON STATE OFFICE BUILDING

Sixth Floor Space Allocation

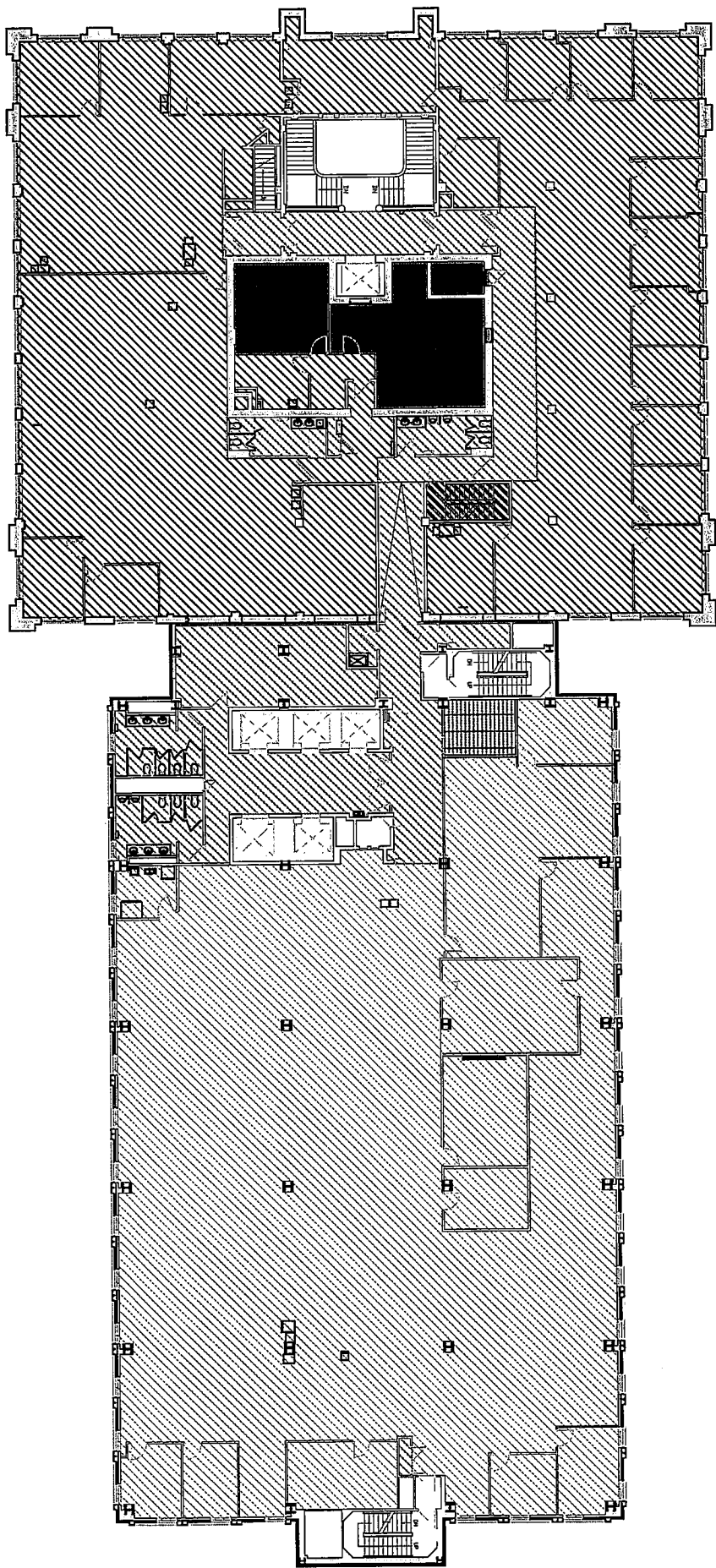
	MAJOR VERTICAL PENETRATIONS	2,060 SQ. FT.		BOARD OF EDUCATION	20,716 SQ. FT.
	FLOOR COMMON AREAS	4,228 SQ. FT.		OITS - COMPUTER RM	97 SQ. FT.
	ATTORNEY GENERAL	2,591 SQ. FT.		GROSS MEASURED AREA	29,692 SQ. FT.










FUTURE EISENHOWER STATE OFFICE BUILDING
FLOOR PLANS
AFTER KANSAS DEPARTMENT OF ADMINISTRATION
MOVES INTO THE BUILDING

EISENHOWER STATE OFFICE BUILDING







Third Floor Space Allocation

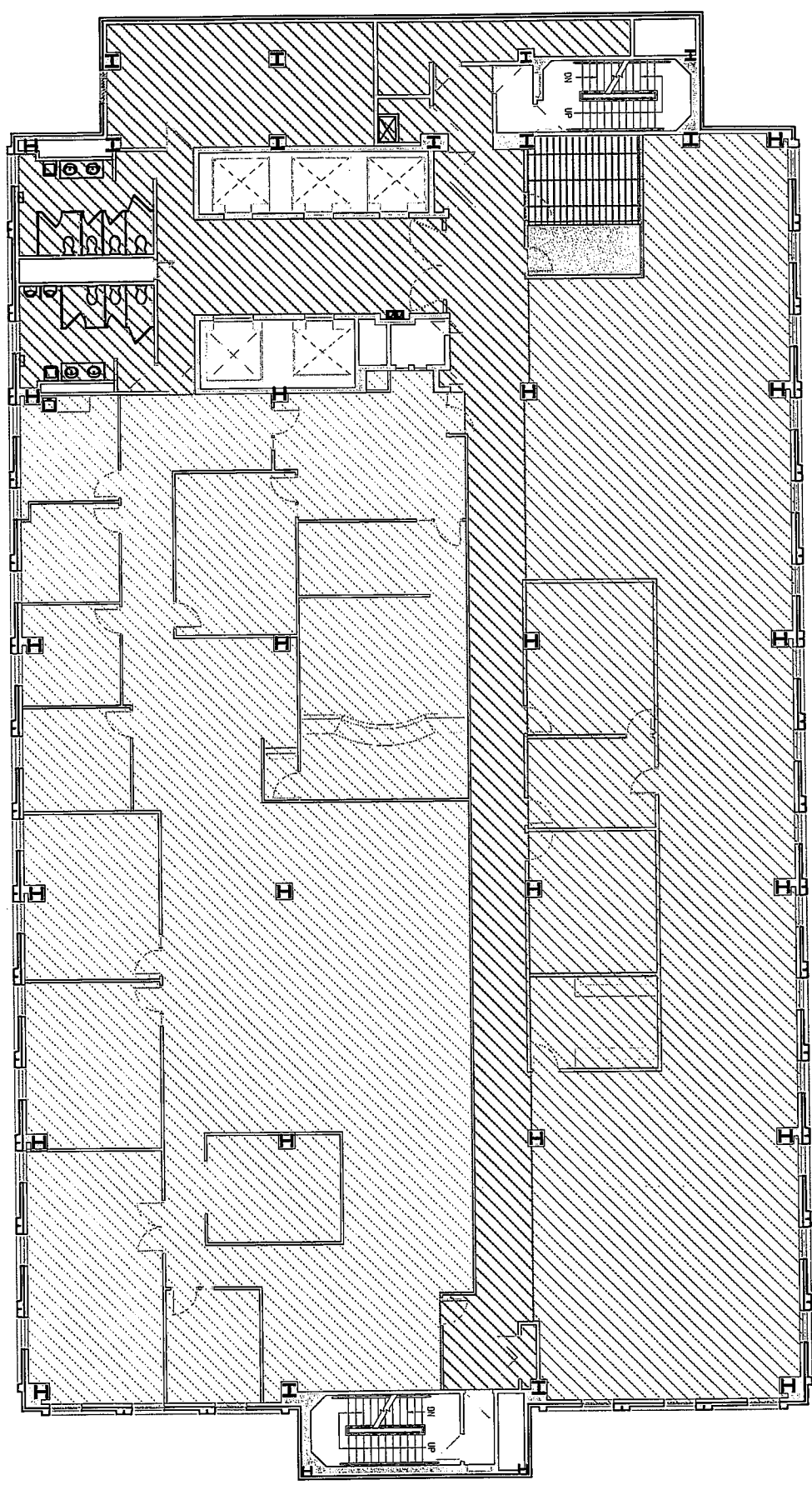


	MAJOR VERTICAL PENETRATIONS	2,015 SQ. FT.		DEPARTMENT OF TRANSPORTATION (STORAGE)	942 SQ. FT.
	FLOOR COMMON AREAS	3,953 SQ. FT.		DEPARTMENT OF ADMINISTRATION	12,194 SQ. FT.
	DEPARTMENT OF TRANSPORTATION	10,521 SQ. FT.		OITS - COMPUTER ROOM	152 SQ. FT.
				GROSS MEASURED AREA	29,777 SQ. FT.



EISENHOWER STATE OFFICE BUILDING Tenth Floor Space Allocation

	MAJOR VERTICAL PENETRATIONS	1,211 SQ. FT.		COURT OF TAX APPEALS (COMPUTER RM)	86 SQ. FT.
	FLOOR COMMON AREAS	2,939 SQ. FT.		DEPARTMENT OF ADMINISTRATION	4,713 SQ. FT.
	COURT OF TAX APPEALS	6,535 SQ. FT.		OITS - COMPUTER RM	152 SQ. FT.
				GROSS MEASURED AREA	15,636 SQ. FT.



DEPARTMENT OF ADMINISTRATION
SPACE RECOMMENDATIONS

To: Governor Sam Brownback
From: Dennis Taylor
Date: August 20, 2012
re: Capitol Complex Office Space Plan

Following a comprehensive review and analysis of the State's present and projected office space needs, the Department of Administration has concluded that the most cost-effective approach to meeting those needs is the following proposed Capitol Complex Office Space Plan which is hereby recommended for your consideration and approval.

In summary this Plan:

1. Reduces total office space occupied by State departments for greater efficiency and lower cost.
2. Increases the percentage of State-occupied office space outsourced to the private sector.
3. Authorizes the Department of Administration to sub-lease privately-owned space to departments located in the Docking State Office Building.
4. Partially demolishes the Docking State Office Building (DSOB), i.e. above the third floor.
5. Temporarily relocates the Capitol Police into the basement of the DSOB during demolition.
6. After demolition, reoccupies the three floors of the new, smaller DSOB with space for the Capitol Police, the Office of Facilities and Property Management of the Department of Administration, and state receptions.

The advantages/benefits of the Plan are the following:

1. Results in net savings of \$20-25 million (avoids \$50 million in DSOB renovation; spends \$25-30 million in demolition and reconstruction).
2. Reduces annual ongoing Docking maintenance costs by 75% (reduces DSOB from 14 to 3 floors).
3. Maintains and protects the state complex heating and cooling plant.
4. Makes more efficient use of State office space through better space utilization planning.
5. Reduces State's overall office space occupancy by 15% (1.5 million sq. ft. to 1.3 million sq. ft.)
6. Assists with the revitalization of downtown Topeka by filling empty private office buildings.

The above Plan and its advantages/benefits would be achieved through the following implementation:

1. The Office of Facilities and Property Management of the Department of Administration moves from 6th Floor of Landon to the former KDOL space in the US Bank building at 8th and Jackson.
2. The Division of Alcohol Beverage Control (ABC) of the Department of Revenue relocates from DSOB to the 6th Floor of the Landon State Office Building (LSOB).
3. The Division of Motor Vehicles relocates from DSOB to the first floor of the LSOB.
4. The Department of Administration leases space from private lessors.
5. The Department of Administration sub-leases such privately-owned space DCF and KDOR (for its remaining divisions not already relocated to Landon).
6. The Kansas Court of Tax Appeals relocates from DSOB to the 10th Floor of the Eisenhower State Office Building (ESOB).
7. With DSOB no longer occupied, the partial demolition of DSOB commences.
8. Following demolition and the new, smaller DSOB is renovated for occupancy by the Capitol Police, the Office of Facilities and Property Management, and state reception space.

To: Governor Sam Brownback
From: Dennis Taylor
Date: September 6, 2012
re: **Plan to Save \$6.5 Million--Capitol Complex Office Space Expenditure Reduction Plan**

As requested, this memorandum presents a plan to maximize savings in office space cost for FY 2014 and FY 2015. **Under Phase I of the Plan set out below we project a savings** during FY 2014-2015 of approximately **\$6,500,000**. Also mentioned below is a Phase II, which would involve renovation or demolition of state buildings. This phase is proposed for future implementation in FY 2016 or later.

Phase I (FY 2014 and FY 2015) \$6.5 million in savings

1. Implement State Office Building **Full Occupancy Plan**:
 - a. **Relocate D of A to DSOB** and sub-lease KDOL's vacated space at 8th and Jackson.
 - b. **Relocate KSDE to LSOB** at \$13.25/sq. ft.
 - c. **Continue the Department of Agriculture in the Mills Building** at \$12.00/sq. ft.
 - d. **Reduce KDADS DSOB space** from 18,000 to 10,000 sq. ft. (**Total savings=\$700,000**)
2. Reduce office lease rates for current State office building tenants from \$16.25 per square foot to \$15.25 per square foot to provide approximately \$1,250,000 per year in savings for the FY2014 and FY2015 State Budgets. (**Total Savings=\$2.5 million**).
3. Reduce the Memorial Service charge from \$2.78 per sq. ft. to \$1.50 per sq. ft. to provide \$1,650,000 per year in savings for the FY2014-2015 State Budgets. (**Total Savings=\$3.3 million**).
4. Provide support for maintenance and repairs of the Capitol, the Judicial Center, State parking lots, and Cedar Crest from other Department of Administration resources.

Key policy choices/caveats for effective implementation of the above Plan:

1. **Offer non-standard State office lease rates** to non-tenant departments and require such departments to accept such State offer when such lower rates would:
 - a. Ensure maximum State office space occupancy
 - b. Improve efficiency in State utility and maintenance expenditures, and
 - c. Increase State General Fund savings.
2. **Establish the "overall best interest of the State" as the standard** to be utilized by the Department of Administration in determining whether to authorize the relocation or remodeling of State department office space.

D of A would still take into account individual department desires with respect to budget authority, geographic proximity, and projected growth would be authorized **to establish a reasonable formula to limit or "cap" the cost of relocation and remodeling** expenses office space for state agencies not to exceed a fixed dollar limit per square foot. Any D of A decisions would, of course, but appealable to the Governor.

3. **During FY2014-15, implement a 45% reduction in the assessment of the Monumental Service Charge.** For two (2) years; D of A would provide for such support from other Department of Administration resources. Reduce the charge from \$2.78 to \$1.50 per sq. ft.

Phase II (FY2016-FY2020)

1. **Renovate or reduce the capacity of the Docking State Office Building** to ensure alignment between current and projected State office space needs current and projected State resources.