

**JCSBC Testimony  
Kansas Department of Revenue  
Ottawa, KS  
February 19, 2015**

- The Kansas Department of Revenue has negotiated a new lease in Ottawa for their Driver's License Examining Station,
- Located at 225 S. Walnut, Suite 102.
- The agency has been in at this location since March, 2005.
- The new lease is a 5 year lease
- and is a full service lease, however
- Janitorial is not included.
- Janitorial will be self performed.
- One five-year renewal option is available.
- The rate is \$12.00 per square foot
- and the average rent rate is \$12.00 per square foot.
- The Energy Audit scored this building better than the National Average

The Department of Administration is supportive of this lease.

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

Thank You.



# Lease Comparison Sheet

## Revenue

February 19, 2015

A		B	C	D	E
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	LEASE COMPARABLES	
1	State Agency	Revenue	Revenue	Corrections	Department for Children and Families
2	Address	225 S. Walnut	225 S. Walnut	116 W. 2nd Street	2231 S Elm
3	City Location (market)	Ottawa	Ottawa	Ottawa	Ottawa
4	Office Function	Driver's Licence Exam Station	Driver's Licence Exam Station	Parole Office	Service Center
5	Lease Space (sq. ft.)	Office Sq. Ft.	1,000	888	12,800
6		Storage Sq. Ft.	0	0	0
7		Common Space Sq. Ft.	0	0	0
8		Total Sq. Ft.	1,000	888	12,800
9		Parking Stalls	20	n/a	70
10	Energy Audit	No Record	Better than Average	No Record	No Record
11	Full Time Equivalency (FTE) employees/workstations	2	2	2	40
12	Lease Begin Date	3/1/2005	3/1/2015	7/1/2009	8/1/1998
13	Lease End Date	2/28/2015	2/28/2020	6/30/2016	7/31/2018
14	Years of Lease	10	5	2	20
15	Space Standards Check (sq. ft. per FTE/workstation)	500	725	444	320
LEASE COSTS					
16	Base Lease Office Cost (annual per sq. ft.)	\$9.00	\$12.00	\$6.08	\$9.59
17	AVERAGED LEASE RATE	\$9.00	\$12.00	\$6.08	\$9.59
18	Storage (per square foot)	\$0.00	\$0.00	\$0.00	\$0.00
19	Common Area	\$0.00	\$0.00	\$0.00	\$0.00
20	Additional Services	\$9.00	\$0.00	\$6.08	\$9.59
AGENCY FUNDED OCCUPANCY COSTS					
21	Real Estate Taxes	\$0.00	\$0.00	\$0.00	\$1.13
22	Insurance	\$0.00	\$0.00	\$0.00	\$0.00
23	Major Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
UTILITIES					
24	Electricity	\$0.00	\$0.00	\$0.00	\$1.20
25	Gas	\$0.00	\$0.00	\$0.00	\$0.30
26	Water/Sewer/etc.	\$0.00	\$0.00	\$0.00	\$0.27
27	Trash Pickup/Removal	\$0.00	\$0.00	\$0.00	\$0.07
28	Custodial/Janitorial	\$0.00	\$0.00	\$0.00	\$0.84
29	Pest Control	\$0.00	\$0.00	\$0.00	\$0.02
30	Grounds Maintenance (inc. snow removal)	\$0.00	\$0.00	\$0.00	\$0.00
31	Parking	\$0.00	\$0.00	\$0.00	\$0.00
32	Other Miscellaneous Expenses	\$0.00	\$0.00	\$0.00	\$0.00
33	Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$0.00	\$0.00	\$3.83
IMPROVEMENTS					
34	Improvements	\$0.00	\$0.00	\$0.00	\$0.00
35	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
36	Annual Cost per Sq. Ft. (estimated)	\$9.00	\$12.00	\$6.08	\$13.42
37	Annual Cost (estimated)	\$9,000	\$17,400		
38	Total Cost of Lease (estimated)	\$90,000	\$87,000		