

JCSBC TESTIMONY  
Kansas Board of Cosmetology  
Topeka, Kansas  
June 26, 2015

Good Morning, I'm here to present the proposed lease for the Kansas Board of Cosmetology (KBOC) in Topeka, Kansas. The agency has been at this location since 2000.

The current lease does include a one-year renewal option at a rate of \$11.99 per square foot and a second one-year renewal option at a rate of \$12.99 per square foot; however the Department of Administration and KBOC were able to negotiate with the current landlord to remain in their space with the following terms. The new lease is for 3,926 square feet with a base rate of \$11.99 per square foot for a term of five years. One five-year renewal option is available, at the discretion of the agency. The proposed lease rate is well within the market range of properties within the Capital Complex area.

The lease being presented is a full service lease and includes various facility upgrades, including some interior remodeling to improve office functionality and new carpet and paint.

An Energy Audit has been performed and the facility received an above average rating.

The Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from the Kansas Board of Cosmetology.

Thank You.

Attachment 3  
Joint Committee on State Building  
Construction  
Date 6-26-15

**Lease Comparison Sheet**  
**Kansas Board of Cosmetology**

June 26, 2015

A		B	C	D	E
		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
<b>GENERAL INFORMATION</b>					
1	State Agency	Cosmetology	Cosmetology	Veteran's Affairs	KS Board of Pharmacy
2	Address	714 SW Jackson	714 SW Jackson	700 SW Jackson	800 SW Jackson
3	City Location (market)	Topeka	Topeka	Topeka	Topeka
4	Building Name or Location (Landlord)	Jayhawk Walk	Jayhawk Walk	Jayhawk Tower	800 SW Jackson
5	Lease Space (sq. ft.)				
6	Office Sq. Ft.	3,469	3,926	2,428	2,000
7	Storage Sq. Ft.	0	0	0	0
8	Total Sq. Ft.	3,469	3,926	2,428	2,000
9	Energy Audit	No Record	Better than Average	Better than Average	Better than Average
10	Full Time Equivalency (FTE) employees/workstations	13	15	11	8
11	Lease Begin Date	10/1/2010	10/1/2015	3/1/2012	7/1/2010
12	Lease End Date	9/30/2015	9/30/2020	2/28/2017	7/31/2016
13	Years of Lease	5	5	5	6
14	Space Standards Check (sq. ft. per FTE/workstation)	267	262	221	250
<b>LEASE COSTS - provided by 1st Party Landlord within the lease</b>					
15	Base Lease Cost (annual per sq. ft.)	\$10.99	\$11.99	\$12.27	\$13.75
16	Storage				
17	Real Estate Taxes	in base w/stop	in base w/stop	in base w/stop	inc. in base
18	Insurance	in base w/stop	in base w/stop	in base w/stop	inc. in base
19	Major Maintenance	in base w/stop	in base w/stop	in base w/stop	inc. in base
20	Utilities - total				
21	Electricity	in base w/stop	in base w/stop	in base w/stop	inc. in base
22	Gas	in base w/stop	in base w/stop	in base w/stop	inc. in base
23	Water/Sewer/etc.	in base w/stop	in base w/stop	in base w/stop	inc. in base
24	Trash Pickup/Removal	in base w/stop	in base w/stop	in base w/stop	inc. in base
25	Custodial/Janitorial	in base w/stop	in base w/stop	in base w/stop	inc. in base
26	Pest Control	inc. in base	inc. in base	in base w/stop	inc. in base
27	Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	in base w/stop	inc. in base
28	Common Area	inc. in base	inc. in base	in base w/stop	inc. in base
29	Other Services - Bldg Operating Expense Stops	\$0.54	\$0.07	\$0.19	n/a
30	Parking	in base w/stop	in base w/stop	in base w/stop	inc. in base
31	No. of Parking Spaces included	11	11	1	8
32	<b>SUBTOTAL - Lease Costs w/o Additional Services</b>	<b>\$11.53</b>	<b>\$12.06</b>	<b>\$12.46</b>	<b>\$13.75</b>
33	<b>Additional Services</b>				
34	<b>SUBTOTAL - Additional Services</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease</b>					
35	Building Operating Cost (not included in base rent)				
36	Utilities - total (estimated)				
37	Electricity				
38	Gas				
39	Water/Sewer/etc.				
40	Trash Pickup/Removal				
41	Custodial/Janitorial				
42	Pest Control				
43	Grounds Maintenance (inc. snow removal)				
44	Parking				
45	No. of Parking Spaces included				
46	Other Services				
47	<b>Total Other Bldg Optg Costs (not included in lease)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>IMPROVEMENTS</b>					
48	improvements				
49	<b>Subtotal - Improvements</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
50	<b>Annual Cost per Sq. Ft. (estimated)</b>	<b>\$11.53</b>	<b>\$12.06</b>	<b>\$12.46</b>	<b>\$13.75</b>
51	<b>Annual Cost (estimated)</b>	<b>\$39,998</b>	<b>\$47,348</b>	<b>\$30,253</b>	<b>\$27,500</b>
52	<b>Total Cost of Lease (estimated)</b>	<b>\$199,988</b>	<b>\$236,738</b>	<b>\$151,264</b>	<b>\$165,000</b>

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