

JCSBC TESTIMONY  
Office of the Securities Commissioner  
Topeka, Kansas  
June 26, 2015

My next presentation is for the proposed lease for the Office of the Securities Commissioner in Topeka, Kansas. The agency has been at this location since 2010.

The Department of Administration and the Office of the Securities Commissioner were able to negotiate with the current landlord to remain in their space with the following terms. The new lease is for 9,801 square feet for a term of five years. The initial base rate of \$11.25 per square foot is set for two years, then increases to \$11.59 for two years, and then is set at \$11.76 for the fifth year. The proposed lease rate is well within the market range of properties within the Capital Complex area.

The building was recently measured according to BOMA (Building Owners and Managers) International standards which explains the increase in square footage on the new lease.

The lease being presented is a full service lease.

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 Office of the Securities Commissioner.

Thank You.

Attachment 4  
Joint Committee on State Building  
Construction  
Date 6-26-15

**Lease Comparison Sheet**  
**Office of the Securities Commissioner**

June 26, 2015

A		B	C	D	E
		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
<b>GENERAL INFORMATION</b>					
1	State Agency	Securities Commissioner	Securities Commissioner	Bank Commissioner	KS Board of Healing Arts
2	Address	109 SW 9th St	109 SW 9th St	700 SW Jackson	800 SW Jackson
3	City Location (market)	Topeka	Topeka	Topeka	Topeka
4	Building Name or Location (Landlord)	Mills Bldg	Mills Bldg	Jayhawk Tower	800 SW Jackson
5	Lease Space (sq. ft.)	Office Sq. Ft. 7,765	9,801	13,680	13,500
6		Storage Sq. Ft. 0	0	0	0
7		Total Sq. Ft. 7,765	9,801	13,680	13,500
8	Energy Audit	Better than Average	Better than Average	Better than Average	Better than Average
9	Full Time Equivalency (FTE) employees/workstations	30	22	58	54
10	Lease Begin Date	7/1/2010	10/1/2015	12/1/2014	2/1/2011
11	Lease End Date	6/30/2015	9/30/2020	11/30/2029	1/31/2016
12	Years of Lease	5	5	15	6
13	Space Standards Check (sq. ft. per FTE/workstation)	259	446	236	250
<b>LEASE COSTS - provided by 1st Party Landlord within the lease</b>					
14	Base Lease Cost (annual per sq. ft.)	\$9.50	\$11.25	\$13.25	\$13.69
15	Storage				
16	Real Estate Taxes	inc. in base	inc. in base	in base w/stop	in base w/stop
17	Insurance	inc. in base	inc. in base	in base w/stop	in base w/stop
18	Major Maintenance	inc. in base	inc. in base	in base w/stop	in base w/stop
19	Utilities - total				
20	Electricity	inc. in base	inc. in base	in base w/stop	in base w/stop
21	Gas	inc. in base	inc. in base	in base w/stop	in base w/stop
22	Water/Sewer/etc.	inc. in base	inc. in base	in base w/stop	in base w/stop
23	Trash Pickup/Removal	inc. in base	inc. in base	in base w/stop	in base w/stop
24	Custodial/Janitorial	inc. in base	inc. in base	in base w/stop	in base w/stop
25	Pest Control	inc. in base	inc. in base	in base w/stop	in base w/stop
26	Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	in base w/stop	in base w/stop
27	Common Area	inc. in base	inc. in base	in base w/stop	in base w/stop
28	Other Services - Bldg Operating Expense Stops	\$0.00	\$0.00	\$0.00	0.08
29	Parking	inc. in base	\$1.65	in base w/stop	inc. in base
30	No. of Parking Spaces included	25	20	61	55
31	<b>SUBTOTAL - Lease Costs w/o Additional Services</b>	<b>\$9.50</b>	<b>\$12.90</b>	<b>\$13.25</b>	<b>\$13.77</b>
32	<b>Additional Services</b>				
33	<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>					
34	Building Operating Cost (not included in base rent)				
35	Utilities - total (estimated)				
36	Electricity				
37	Gas				
38	Water/Sewer/etc.				
39	Trash Pickup/Removal				
40	Custodial/Janitorial				
41	Pest Control				
42	Grounds Maintenance (inc. snow removal)				
43	Parking				
44	No. of Parking Spaces included				
45	Other Services				
46	<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>					
47	Improvements	\$0.80			
48	<b>Subtotal - Improvements</b>	<b>\$0.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
49	<b>Annual Cost per Sq. Ft. (estimated)</b>	<b>\$10.30</b>	<b>\$12.90</b>	<b>\$13.25</b>	<b>\$13.77</b>
50	<b>Annual Cost (estimated)</b>	<b>\$79,980</b>	<b>\$126,433</b>	<b>\$181,260</b>	<b>\$185,895</b>
51	<b>Total Cost of Lease (estimated)</b>	<b>\$399,898</b>	<b>\$632,165</b>	<b>\$2,718,900</b>	<b>\$1,115,370</b>

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