

JCSBC TESTIMONY
Kansas Board of Mortuary Arts
Topeka, Kansas
June 26, 2015

My next presentation is for the proposed lease for the Kansas Board of Mortuary Arts (KSBMA) in Topeka, Kansas. The agency has been at this location since 1992.

The Department of Administration and KSBMA were able to negotiate with the current landlord to remain in their space with the following terms. The new lease is for 988 square feet for a term of ten years. The initial base rate of \$10.50 per square foot increases \$0.25 each of the first five years and for years 6-10 is set at \$12.00 per square foot. 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 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 Mortuary Arts.

Thank You.

Attachment 5
Joint Committee on State Building
Construction
Date 6-26-15

Lease Comparison Sheet
Kansas Board of Mortuary Arts

June 26, 2015

A		B	C	D	E
		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
GENERAL INFORMATION					
1	State Agency	Mortuary Arts	Mortuary Arts	Veteran's Affairs	KS Board of Pharmacy
2	Address	700 SW Jackson	700 SW Jackson	700 SW Jackson	800 SW Jackson
3	City Location (market)	Topeka	Topeka	Topeka	Topeka
4	Building Name or Location (Landlord)	Jayhawk Tower	Jayhawk Tower	Jayhawk Tower	800 SW Jackson
5	Lease Space (sq. ft.)				
6	Office Sq. Ft.	988	988	2,428	2,000
7	Storage Sq. Ft.	0	0	0	0
8	Total Sq. Ft.	988	988	2,428	2,000
9	Energy Audit	Better than Average	Better than Average	Better than Average	Better than Average
10	Full Time Equivalency (FTE) employees/workstations	3	3	11	8
11	Lease Begin Date	9/1/2012	9/1/2015	3/1/2012	7/1/2010
12	Lease End Date	8/31/2015	8/31/2025	2/28/2017	7/31/2016
13	Years of Lease	3	10	5	6
14	Space Standards Check (sq. ft. per FTE/workstation)	329	329	221	250
LEASE COSTS - provided by 1st Party Landlord within the lease					
15	Base Lease Cost (annual per sq. ft.)	\$8.10	\$10.50	\$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	\$0.62	\$0.31	\$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	4	4	1	8
32	SUBTOTAL - Lease Costs w/o Additional Services	\$8.72	\$10.81	\$12.46	\$13.75
33	Additional Services				
34	SUBTOTAL - Additional Services	\$0.00	\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease					
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	Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$0.00	\$0.00	\$0.00
IMPROVEMENTS					
48	Improvements				
49	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
50	Annual Cost per Sq. Ft. (estimated)	\$8.72	\$10.81	\$12.46	\$13.75
51	Annual Cost (estimated)	\$8,615	\$10,680	\$30,253	\$27,500
52	Total Cost of Lease (estimated)	\$25,846	\$106,803	\$151,264	\$165,000