

October 20, 2015

Representative, Steven R. Brunk , Chairperson
Joint Committee on State Building Construction
Room 159-S, State Capital Building
Topeka, KS 66612

Chairman Brunk:

The Kansas Department of Wildlife, Parks and Tourism (KDWPT) appreciate the opportunity to discuss with the committee the Department's proposed rental options in Chanute, Kansas.

Currently KDWPT is renting space from the Department of Children and Families at 1500 W 7th in Chanute. This is our current Region 5 office, responsible for retail sales of licenses and permits, as well as the hub for our SE Kansas operations. Leased space consists of 1867 SQFT with an annual rental payment of \$15,870 (\$8.50/sqft). This space accommodates 10 full time positions (3-clerical, 1- public lands Supervisor, 1-fisheries Supervisor, 1-law enforcement Supervisor, and 4-Law enforcement assistants, with the possibility of 2 potential additions). Currently Rent payments are made from our Fee Funds (Wildlife Fee Fund, Park Pee Fund and Boating Fee Fund), with no current State money involved.

The current space has been redesigned from an old hospital into Retail and office space. The current arrangement served its purpose, but has not allowed us to serve our customers in the best way possible. Moving from this location will allow the Department to find space that serves those needs and constituents better. However it will come at a price that will reflect that.

If you or any members of the Committee have any questions, Please advise. Thank You.

Sincerely,
Robin L. Jennison
Secretary, Kansas Department of Wildlife, Parks, and Tourism

Attachment 4
JCSPC 10-20-15

Fig. 1	Status Quo		
Office Space Rent	\$155,859.60		
Storage Space	\$5,610.00		
Total	\$161,469.60		
Total square footage	9054 sq. ft		

Fig. 1 KDWPT paid \$161,469.60 in rent at 1020 S Kansas for 9054 sq. ft. of office and storage space.

Fig. 2	sq. ft	percentage	rent
F/W	4290.86 sq. ft.	47.39%	\$76,520.44
Parks	2163.58 sq. ft.	23.90%	\$38,591.23
Tourism	1696.68 sq. ft.	18.74%	\$30,259.40
Fed Aid	706.35 sq. ft.	7.80%	\$12,594.63
Boating	196.53 sq. ft.	2.17%	\$3,503.90
Totals	9054 sq. ft.	100%	\$161,469.60

Fig. 2 This chart shows the breakdown of each department's usage of the space. All common areas were defined as general use and thus the EX 950 split was used to define usage in these areas.

Fig. 3	Purchase Price		
	sq. ft	percentage	price
F/W	4290.86 sq. ft.	47.39%	\$663,460
Parks	2163.58 sq. ft.	23.90%	\$334,600
Tourism	1696.68 sq. ft.	18.74%	\$262,360
Fed Aid	706.35 sq. ft.	7.80%	\$109,200
Boating	196.53 sq. ft.	2.17%	\$30,380
Totals	9054 sq. ft.	100%	\$1,400,000

Fig. 3 Purchase price is based on the actual square footage used by each department. The amounts owed by each department were based on a building purchase price of \$1,400,000.

Fig. 4	Rent Income of \$96,341.00		
Depts. Income Share	sq. ft	percentage	Income
F/W	4290.86 sq. ft.	47.39%	\$45,656.00
Parks	2163.58 sq. ft.	23.90%	\$23,025.50
Tourism	1696.68 sq. ft.	18.74%	\$18,054.30
Fed Aid	706.35 sq. ft.	7.80%	\$7,514.60
Boating	196.53 sq. ft.	2.17%	\$2,090.60
Total	9054 sq. ft.	100.00%	\$96,341.00

Fig. 4 The rental income from Admin Hearings is split on the same usage percentages.

Fig. 5	Gross Gain		
	total rent paid out	rental income	total
F/W	\$76,520.44	\$45,656.00	\$122,176.44
Parks	\$38,591.23	\$23,025.50	\$61,616.73
Tourism	\$30,259.40	\$18,054.30	\$48,313.70
Fed Aid	\$12,594.63	\$7,514.60	\$20,109.23
Boating	\$3,503.90	\$2,090.60	\$5,594.50
Total	\$161,469.60	\$96,341.00	\$257,810.60

Fig. 5 This table illustrates the gain to be made annually for each dept. by not being a renter.

Fig. 6	Operating Costs per yr.
Janitorial	\$19,000
Electricity	\$12,800
Water	\$300
Sewer	\$750
Pest Control	\$500
Trash	\$470
Natural Gas	\$1,350
Maintenance Fund	\$10,000
Insurance	\$2,472
Total	\$47,642

Fig. 6 These are the estimated yearly operating costs. The maintenance fund is to be used for extraordinary items. The level of this fund should be discussed and determined.