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Sarah Shipman, Secretary Mark J. McGivern, Director

Sam Brownback, Governor

## JCSBC TESTIMONY Department for Children and Families Chanute, Kansas October 20, 2015

My presentation is for the proposed lease for the Department for Children and Families in Chanute, Kansas. The agency has been at their current location in the old Tuberculosis Hospital since approximately 1976.

Once again, per Senate Bill 112, the Department of Children and Families was granted permission during FY16 to sell the building and land to Neosho Memorial Regional Medical Center.

An RFP was released by DCF and the following terms were negotiated from the landlord's proposal. The new lease is for 16,915 square feet for a term of 15 years. The initial base rate of \$13.35 per square foot is set for the first ten years and for years 10-15 is set at \$14.02 per square foot. Two five-year renewal options are available, at the discretion of the agency.

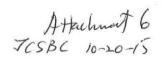
The lease being presented is new construction and will be built to suit the unique needs of DCF. The building will include safety features to protect employees and clients such as secure interview rooms, panic buttons, and a video surveillance system.

An Energy Audit will be performed after twelve (12) months of energy usage has been established.

The Department of Administration is supportive of this lease.

I am available to answer your questions as is a representative from the Department for Children and Families.

Thank You.



## Lease Comparison Sheet DCF

October 20, 2015

	Α	В	c	D
GENE	RAL INFORMATION	CURRENT LEASE	PROPOSED LEASE	LEASE COMPARABLE
		DCF	DCF	KDHE
State A		stifficularies and to supplied 15000		
Address		1500 W. 7th St.	Vacant Lot-21st St.	14th & Steuben
City Loc Office F	ation (market)	Chanute	Chanute	Chanute
Onice	unction	Office Space	Office Space	Office Space
Lease S	pace (sq. ft.) Office Sq. Ft.	23,562	16,915	5,547
5	Storage Sq. Ft.	3,500	0	0
7	Common Space Sq. Ft.	0	0	0
3	Total Sq. Ft.	27,062	16,915	5,547
e	Parking Stalls	100	88	42
Energy	Audit	N/A	N/A	Better than Average
Full Tim	e Equivalency (FTE) employees/workstations	45	45	15
Lease B	egin Date	1/1/1976	9/1/2016	1/1/2016
Lease E	nd Date	N/A	8/31/2031	12/31/2025
Years o	Lease	40	15	10
Space S	Standards Check (sq. ft. per FTE/workstation)	601	376	370
LEAS	E COSTS			
Base Le	ase Office Cost (annual per sq. ft.)	\$0.00	\$13.57	\$12.18
	(per square foot)	\$0.00	\$0.00	\$0.00
Commo	Marin Scales Control C	\$0.00	\$0.00	\$0.00
Additio	nal Services	\$0.00	\$0.00	\$0.00
AGEN	CY FUNDED OCCUPANCY COSTS			
Real Es	tate Taxes	\$0.00	in base w/stop	inc. in lease
Insuran	594507 (C.Con)00 (C.	\$0.01	in base w/stop	inc. in lease
	aintenance	\$0.26	inc. in lease	inc. in lease
Utilities		3435155		
3	Electricity	\$0.95	\$1.00	inc. in lease
1	Gas	\$0.25	\$0.15	inc. in lease
5	Water/Sewer/etc.	\$0.15	\$0.12	inc. in lease
Trash P	ickup/Removal	\$0.10	\$0.25	inc. in lease
Custodi	al/Janitorial	\$0.62	\$1.00	inc. in lease
Pest Co	ntrol	\$0.00	\$0.20	inc. in lease
Ground	s Maintenance (inc. snow removal)	\$0.05	inc. in lease	inc. in lease
Parking		N/A	inc. in lease	inc. in lease
Other M	iscellaneous Expenses	\$0.05	\$0.00	\$0.00
Total O	ther Bldg Optg Costs (not included in lease)	\$2.44	\$2.72	\$0.00
IMPRO	VEMENTS			
3 Improve		\$0.00	\$0.00	\$0.00
	al - Improvements	\$0.00	\$0.00	\$0.00
Annual	Cost per Sq. Ft. (estimated)	\$2.44	\$16.29	\$12.18
Annual	Cost (estimated)	\$66,110	\$275,585.38	\$67,562.46
Total C	ost of Lease (estimated)	\$2,644,381	\$4,133,781	\$675,625