

JOINT COMMITTEE on STATE BUILDING and CONSTRUCTION

Kansas Department of Wildlife Parks and Tourism

1020 S Kansas Ave. , Shawnee County,

Topeka, Kansas 66603

October 20, 2015

- Introductions
 - Linda Thomas, Deputy Director of Real Estate, DofA.
 - Todd Workman, Assistant Secretary with the Department of Wildlife, Parks and Tourism.
- The Department of Wildlife, Parks and Tourism wishes to purchase the building, located at 1020 S Kansas Ave., Topeka, where they have been located since 1998.
- The Department of Administration wishes to sale this building to the Department of Wildlife, Parks and Tourism.
- Attorneys for the two agencies have been working together on a sales contract and hope to have the contract finished in the very near future.
- This 18,000 sq ft building will be sold for \$1,400,000.
- DofA is supportive of this sale.
- Todd and I are available for questions.

Attachment 7
JCSB 10-20-15

this is p 2 of KDWPPT
purchase bldg

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 KDWPPT 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.