DOCKING & LANDON STATE OFFICE BUILDINGS CODE REVIEW

MARCH 2000

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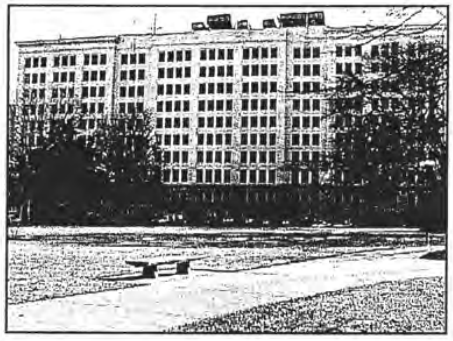

FireDynamics

A division of
Henderson Engineers

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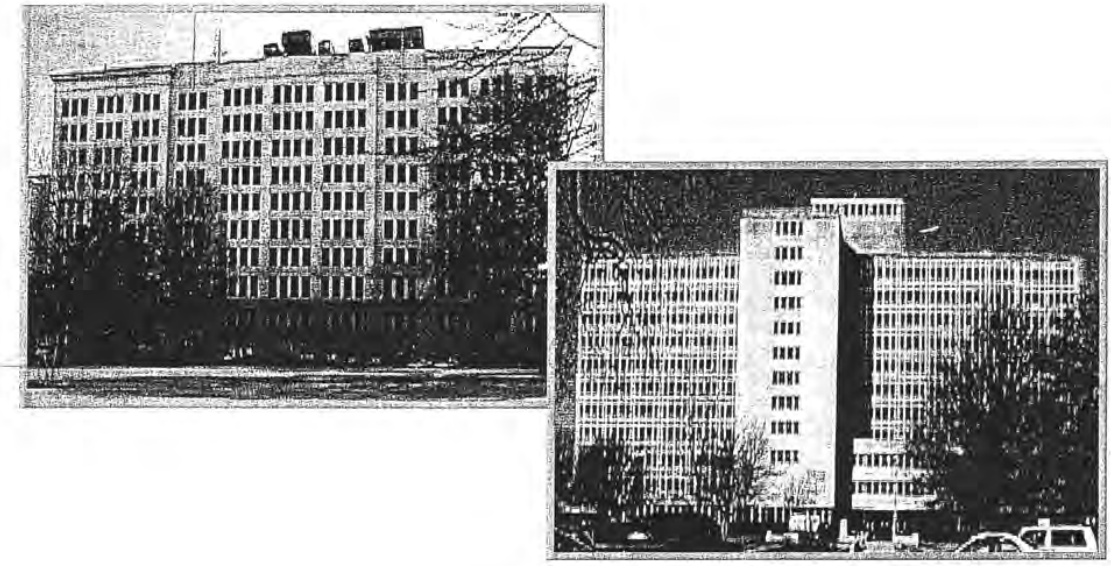
Docking and Landon State Office Buildings



In November of 1998 the State of Kansas Facilities Office sought proposals for the design of fire sprinkler systems and Life Safety Code analysis for two state office buildings, the Landon and Docking State Office Buildings. These buildings sit on either side of the State Capitol north of 10th Street in Topeka, Kansas. The Landon Building was constructed in 1923 and was previously owned by the Santa Fe Railroad Company. The Docking Building was constructed in 1955, with additions in 1969 and 1980.

As with all buildings, many alterations have been made over time to the original construction. Building and fire codes have changed since the buildings were built. Requirements for the treatment of the means of egress, or exiting system, for the buildings also have changed. Although both buildings have fire pumps and standpipe systems, neither was provided with a full fire sprinkler system. Fire alarm systems in both buildings have recently been upgraded.

FireDynamics, a Division of Henderson Engineers, Incorporation, was retained in October of 1999 to perform the life safety code inspections and analysis and complete the design of the fire sprinkler systems. A kick-off meeting occurred on November 17, 1999 with parties from FireDynamics and the State of Kansas.

The project scope consists of evaluation and code analysis of the existing structures. The main part of the project involves the complete retrofit of a fire sprinkler suppression system. Starting with an analysis of the existing fire pumps, associated tanks and underground fire lines, adequacy and life expectancy of the systems were evaluated. It was determined from this analysis that the fire pump in the Landon Building should be replaced, although the pump in the Docking Building could remain.

From mid-December, 1999 to mid-January, 2000 each building was surveyed by **FireDynamics** staff and existing conditions were noted. Complete field survey findings are included in this report. Recommendations for life-safety and fire protection upgrades specific to both buildings follow.

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DOCKING STATE OFFICE BUILDING

RECOMMENDATIONS

Recommended modifications to the building include the installation of a complete fire sprinkler system throughout and the removal of existing aluminum ceiling panels, to be replaced with a fire-resistive lay-in ceiling system to re-create the required two-hour floor/ceiling assembly. These improvements alone will greatly increase the level of life safety for the occupants of the building. Additional improvements will include additions to the fire alarm system and the sealing of penetrations in rated walls and floor/ceiling assemblies.

GENERAL INFORMATION

The Docking State Office Building located at 915 SW Harrison Street in Topeka, Kansas was constructed in 1955 with additions in 1969 and 1980. The approximately 542,000 sq. ft. building is located west of the State Capitol Building and houses several branches of the state government including the Department of Transportation, Department of Revenue and Capitol Police. This building also supplies steam and chilled water to the State Capitol Building and steam only to the Landon State Office Building, Memorial Hall and the Kansas Judicial Center.

This building is a twelve-story high-rise of Type II-Fire Resistive construction in conformance with the 1997 Uniform Building Code. The top two floors are a penthouse with mechanical equipment on the lower level and elevator equipment on the upper. The building has subbasement and basement levels. The subbasement level is used for mechanical equipment including chillers and boilers, generator and fire pump. Other sub-basement areas are used for general storage, the Maintenance Shop, Wood Shop, Plumbing Shop, Paint Shop and Housekeeping Storage. The basement level contains the Kitchen and Dining Area, Service Dock, Print Shop, Photo Shop and offices. The remainder of the building is typical office space.

The basement, subbasement, and penthouse levels are constructed of concrete encased steel columns and beams with poured-in-place concrete floors. Floors one through twelve are constructed of concrete encased steel columns with unprotected steel beams and an approximately 5-inch thick concrete floor on steel corrugated decking material. There is an approximately 2" deep-cellular floor duct system which is used to route electrical and communication lines across the building.

There is a metal lathe and plaster "fire ceiling" attached to a steel frame and suspended from the floor structure with metal ties. This ceiling is no longer serving a fire-resistive purpose due to significant penetrations through it and missing sections. Access above the fire ceiling is through 90-minute fire rated steel hatches located at various locations on each floor. The assembly is currently constructed similar to UL Design #D404, which has a minimum fire resistance rating of 3

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hours. We are recommending replacement with a membrane ceiling tile and grid, new tented light fixtures, and diffusers, similar to UL Design #G256, to allow a 2-hour fire resistive rating, in conformance with code.

A perforated aluminum ceiling is suspended below the plaster ceiling on the first through twelfth floors. Electrical and mechanical equipment is routed above. The space between the fire ceiling and the perforated aluminum ceiling is a return air plenum. It is a code violation to use the corridors as part of the air return system. It is recommended that the corridor walls extend to structure, and air is ducted across the corridor from open plenums to mechanical areas.

HVAC equipment is located on each floor. The first through third floors have two mechanical equipment rooms. The fourth through twelfth floors have mechanical equipment rooms located north of the elevator lobby. Air supply is ducted to the diffusers; return is through the existing plenum space.

The building has four enclosed stairways with walls constructed of 8-inch concrete block, which exceeds the required two-hour fire resistance rating. The stairwell doors are 90-minute rated, self-closing fire doors. The maximum allowed exit access travel distance from any space in the building to an exit is 250 feet. In suppressed buildings, this distance is increased to 350 feet, with the last 100 feet of travel in a one-hour rated corridor. All floors meet this requirement, with the exception of the sub-basement. Corridors on the subbasement, basement and first floors are of rated construction, with walls from the floor to the underside of the floor above. The hallways on the remaining floors do not appear to be rated, but an attempt has been made to separate them on several of the floors. The elevator lobbies on the second through twelfth floors are separated with 4-inch masonry block with one-inch thick face marble. The walls extend from the floor to the underside of the floor above with 90-minute rated, self-closing fire doors on magnetic hold-open devices. Elevator lobby separation is not required by the 1997 Uniform Building Code since the hallways are permitted to be non-rated.

An "area of rescue" assistance system is provided on the basement through twelfth floors, adjacent to the Center Stairway. No "area of rescue" is provided or required on the first floor, the level of exit discharge. These areas are enclosed with two hour rated walls with 90-minute rated, automatic-closing fire doors interconnected with the building fire alarm system. A smoke detector, manual pull station, fire alarm audio/visual device and emergency lighting are provided in these areas. Each area is provided with a two-way communication panel, connected to the Capitol Police Monitoring Station, located on the first floor.

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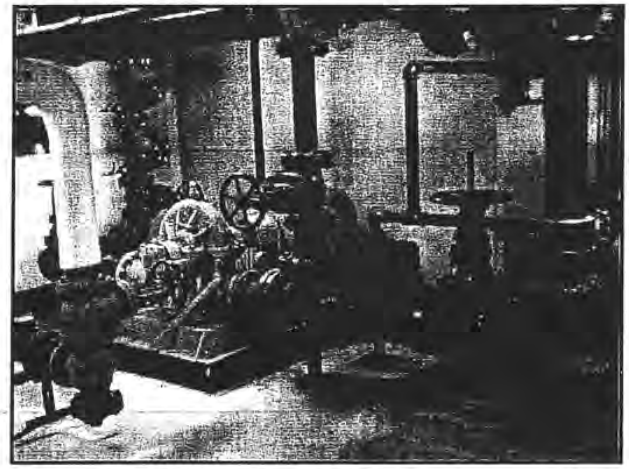
FIRE PROTECTION SYSTEM OVERVIEW

The building is equipped with a Class II standpipe system with 2-1/2-inch hose valves with 1-1/2-inch threaded hose connections in cabinets located outside of each stairway on all floors. The system is fed by a 500 gpm at 125 psi horizontal split-case fire booster pump located in the subbasement. The pump is arranged to start automatically. The fire pump had not been tested in many years. Refer to the attached fire pump test report at the end of this document. The fire pump takes suction from a six-inch connection to the public water supply. Static pressure and a limited water supply are maintained in the standpipe system by an approximately 3,000 gallon water storage tank located in the Mechanical Penthouse. The tank is maintained approximately 2/3 full and is pressurized to approximately 80 psi at the tank. The tank is connected to the discharge of the pump with a 6-inch main.



It is recommended that minor maintenance is performed on the fire pump and the pump is kept in service. The pump performed satisfactorily during the flow test on March 15, 2000. The new sprinkler system will be designed with the option of adding a new fire pump, jockey pump and controller at some time in the future when it is determined that this expense if justified.

Never installed due to lack of funding

Sprinkler protection currently is provided in a few areas of the basement and subbasement including the plumbing shop and large storage areas. There are 1-1/2" hose connections located in the basement. Hoses have been removed from the racks. All existing piping appears to be Schedule 40 black steel with threaded fittings. Existing piping and sprinklers will be removed in the new design, and replaced with new products.

There is a Honeywell FS-90 fire alarm control panel located in the basement with a remote annunciator located in the Capitol Police Monitoring Station on the first floor of this building. Manual pull stations and audible/visual devices are located at each exit stairwell adjacent to the standpipe hose cabinets. Audible/visual devices are located in the elevator lobbies on each floor. Smoke detectors are located in the elevator lobbies on all levels and at various locations within the hallways on the basement and first floors.

At some future date the fire alarm system should be upgraded to meet current code and ADA standards. Speakers and strobes should be provided throughout all public spaces, in restroom facilities and in conference and open office areas. Smoke detectors should be provided throughout all means of egress as required by code for "intervening spaces" or non-rated hallways. Smoke detectors also should be provided in mechanical, electrical, and elevator machine rooms.

FLOOR BY FLOOR ANALYSIS

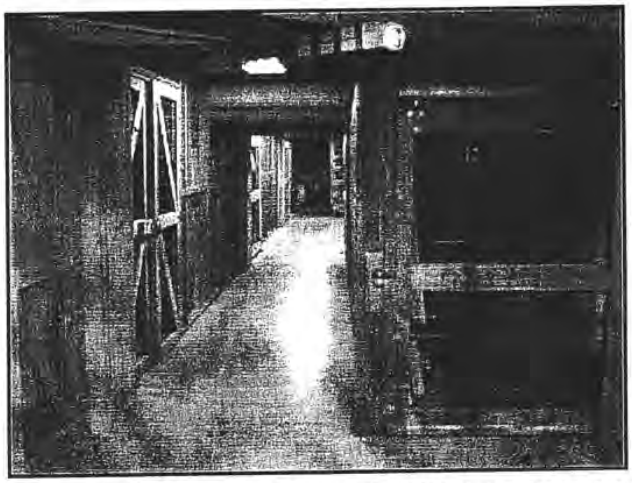
Sub-basement Level

The subbasement level contains most of the building maintenance and service equipment. The majority of the walls on this level are concrete block with steel, non-labeled doors. The mechanical areas are required to be separated from each other and the means of egress by one-hour rated walls. All penetrations in the walls should be fire-stopped or filled with material similar to the wall construction. All doors should be provided with closers and kept in the closed position or provided with automatic closing devices tied to the fire alarm system.

The corridors are required to be separated from adjacent spaces with fire resistive construction due to excessive exit access travel distance. There are many significant penetrations in the walls which need to be sealed or firestopped. Although the physical separation is almost complete for the corridors, the exit access separation needs to be extended near the service elevator. This can be accomplished by constructing a one-hour rated separation with a minimum one-hour rated self- or automatic- closing fire doors west of the south bank of elevators. The double doors at the south end of the hallway should be provided with self- or automatic-closing hardware.

The northwest portion of this floor houses the Wood Shop, Housekeeping Storage and Paint Shop. The paint used and stored appears to be mostly water-based and most of the aerosols and flammable solvents are stored in approved flammable liquid cabinets. The quantities of hazardous materials are within allowable limits. The doors separating the Paint Shop from the Wood Shop and the hallway were not of rated construction. Several unprotected openings were noted between the Paint Shop and the hallway to include a fan, grill, waste piping and wiring.

The General Storage Area is divided into spaces with wood-frame and wire mesh partitions. The wall separating the General Storage Area from the adjacent hallway is 4-inch concrete block. The two sets of double doors connecting this area to the adjacent hallway do not appear to be fire rated but are of solid-core metal-clad construction with steel frames without closers.



The southeast portion of this floor is the Capitol Chiller Room, which was constructed in 1969. This room is two stories in height and houses the chillers for the State Capitol Building, as well as the 400 kW diesel powered emergency generator for the Docking Building. Offices and shops are located on both levels of the north end. A 90-minute rated fire door connects this addition to the original building.

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The Boiler Room is north of the Capitol Chiller Room and contains the boilers that provide steam to the State Capitol Building for heating. This area is two stories in height and was constructed in 1980. The door connecting this area to the original building is a 3-hour fire rated door. A 12-inch thick concrete wall separates the Boiler and Chiller Rooms. The doors connecting these areas to the original building are of adequate fire-rating, but were propped open during this visit. The doors should be maintained in the closed position, or provided with fire alarm magnetic hold-open devices and automatic-closers.

Basement Level

The Kitchen, Dining Area, Service Dock, Print Shop, Photo Shop and offices are in the Basement Level. At the south end of this floor is the Duplicating Unit, a large printing area. The inks and solvents used in this area are nonflammable and do not exceed allowable quantities. This area is currently provided with sprinkler protection. The Photo Shop, along the east side of the south hallway, is divided into several rooms. Sprinkler protection is provided in various rooms of the Photo Shop. The remainder of the east half of this floor is occupied by various departments and offices, both occupied and vacant. An Electrical Room is located at the north end. Approximately 20% of these areas are provided with sprinkler protection.

lack of funding

The Kitchen is located along the west side of this floor, north of the Chiller Room. The cafeteria, north of the kitchen, is currently being remodeled, and will be reduced in size considerably. The remaining areas are to become offices. Sprinkler protection is to be provided in these areas with the remodel.

The elevator lobby is constructed of concrete block walls. There is a portion which is currently being remodeled. Numerous penetrations are visible through the block walls above ceiling which has been partially removed. All penetrations should be sealed with similar type construction or an approved fire-stopping method. Hallways are separated from adjacent spaces by walls that extend to the structure above. The hallway ceilings are gypsum board with plaster ceiling above. There are smoke detectors in the elevator lobby and along the hallways on this level. Although the hallways are not required by current code to be separated with fire resistive construction due to the exit access travel distance, they should be maintained in their current condition and any penetrations in the rated walls should be sealed.

First Floor

This floor is the level of exit discharge for all four (4) stairways. Typical offices occupy this floor, subdivided with noncombustible, non-rated partitions. The lobby walls extend from the floor through the "fire ceiling" to the bottom side of the structure above, which is typical for the remaining floors.

The north, south and west exit stairways discharge directly outside and the center stairway discharges into the south hallway. The walls of the hallway are a single layer of gypsum with metal studs. There is a suspended ceiling at approximately 12 feet. This hallway is not required to be fire-rated with the installation of a complete automatic sprinkler system on this floor. The hallway is separated from the lobby with double 90-minute rated automatic-closing fire doors.

Smoke detectors are installed in the hallways, adjacent to the automatic-closing doors leading in the Main Lobby. Doors are 90-minute rated throughout the floor with the exception of the double doors of the Department of Revenue, an area in the east wing that was recently renovated. These new doors are 20 minute rated fire doors with non-wired glazing.

Second through Tenth Floors

These floors are predominately typical office spaces subdivided with noncombustible, non-rated partitions. The second and third floors are approximately 55,600 sq. ft. each. The fourth through eleventh floors are approximately 32,000 sq. ft. each. The twelfth floor has only the east and west wings and is approximately 16,000 sq. ft.

All of these floors have access to all four exit stairways. The lobby walls on all floors extend from the floor through the plaster ceiling to the bottom side of the structure above. Once sprinklers are installed, the hallways on each floor are not required to be separated with fire resistive construction. The elevator lobbies are not required to be separated from the hallways, however, all existing doors leading into the hallway and elevator lobby are 90-minute rated, self- or automatic-closing fire doors. The bathroom doors have return air louvers. With the addition of fire sprinklers, these louvers are not required to be sealed.

sprinklers not installed due to lack of funding

A single smoke detector is located in the elevator lobby of each floor, connected to the building fire alarm system. Fire alarm speakers and strobes are located sparingly throughout the floors.

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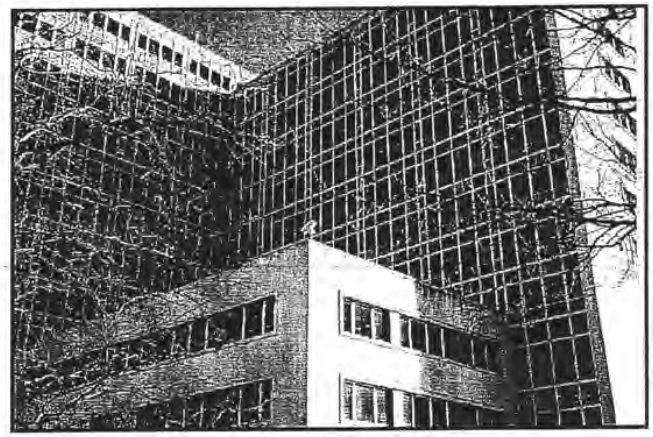
Eleventh Floor

The north wing of the eleventh floor is utilized for computer equipment. The area is provided with an approximate 12-inch raised floor, beneath which communication cable, electrical wiring and mechanical supply air are routed. There are operative and non-operative fire alarm devices in this area. An abandoned automatic smoke detection system is located at the ceiling and beneath the raised floor. Improperly spaced operative smoke detectors also are at the ceiling, connected to the building fire alarm system. Mechanical systems for this wing are located in this area, not separated from the space. An additional air-handling unit is located in the Mechanical Equipment Room on the twelfth floor, ducted to above the aluminum suspended ceiling on this floor. A damper should be provided at floor level within this duct.



All abandoned fire alarm equipment should be removed from the building including the control panel, smoke detectors and associated wiring from the north wing of the eleventh floor.

With the addition of sprinkler protection throughout the building, a double-interlock preaction sprinkler system is recommended for the north wing of this floor. This system would provide sprinkler coverage, as required by code, yet also a delay in water application to the computer equipment. Sprinkler water will only discharge when both a local smoke detector in the room and an individual sprinkler head activate. There will be an abort switch in the room to prevent water discharge, in the event of a false alarm. Automatic fire alarms will be provided at the ceiling and beneath the raised floor interconnected with the preaction fire alarm panel. The preaction fire alarm panel will be connected to the building fire alarm control panel for monitoring and alarm.

At the north end of the eleventh floor is an area used for duplicating and photocopying. The ink or toner utilized in the equipment has a flashpoint of 103°F, a Class II combustible liquid. The toners are stored in five (5) approved flammable liquids cabinets. A maximum of 480 gallons is allowed when stored in approved storage cabinets and the area is sprinklered. The limit does not appear to be exceeded. However, the 1996 edition of NFPA 30 limits the storage of Class II combustible liquids to 60 gallons per cabinet and a maximum of 3 cabinets per fire area. The volume of combustible liquids in the space should be reduced by relocating the excess amounts to other floors of the building or reducing the amount stored onsite altogether.

DAN/Joe

A single smoke detector is located in the elevator lobby, connected to the building fire alarm system.

Twelfth Floor

The twelfth floor is accessible only by the west and center stairways. The twelfth floor is occupied by office space.

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FIRE PUMP TEST RESULTS

The following are the results of the test of the 500 gpm at 125 psi fire booster pump for the Docking State Office Building, performed by Jayhawk Fire Sprinkler and witnessed by Cindy Gier and Darrell Stein, Fire Dynamics on March 15, 2000:

Date	No. & Size of Nozzles	Pump Pressure			Pitot Pressure	Flow	RPM	Volts			Amps			Corrected to 1750 RPM	
		Disch	Suct	Net										Net PSI	Flow
3/15/00	0	212	75	137	0	0	1771	203	205	204	107	108	109	134	0
	(1) 1-3/4	202	72	130	12	310	1755	203	204	203	152	155	154	139	310
	(1) 1-3/4	178	69	109	32	506	1738	202	202	202	189	193	193	111	509
	(2) 1-3/4	150	65	85	18, 18	760	1719	201	201	201	222	226	228	88	764
	(2) 1-3/4	105	52	53	34, 36	1059	1705	201	201	201	239	243	242	56	1086

Prior to the pump being started, it was noted that the packing glands were wet, but not dripping, as they should be. An attempt was made to loosen the packing gland retaining bolts, however only one of the four bolts could be loosened. The remaining three bolts were corroded and would not loosen. After the pump was started, the packing glands became hot, but cooled sufficiently so that the test could be performed. It is recommended that the pump be thoroughly inspected and any necessary maintenance performed prior to connecting any additional sprinkler piping to the existing system.

The net pressures measured at the first three points were slightly below the theoretical curve, however the performance of the pump is considered satisfactory. At this time, the existing fire pump will adequately supply the proposed sprinkler systems, however the pump is not large enough to supply the standpipe flow and pressure demands. The standpipes can be supplied by the fire department through the fire department connection.

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LANDON STATE OFFICE BUILDING

RECOMMENDATIONS

Recommended modifications to the building include the installation of a complete fire sprinkler system throughout and the removal of existing aluminum ceiling panels and plaster ceiling above. The existing 2-hour rated concrete floor should have all vertical penetration through it sealed. These improvements alone will greatly increase the level of life safety for the occupants of the building. Additional improvements will include additions to the fire alarm system and the sealing of penetrations in rated walls and floor/ceiling assemblies. Several significant vertical chases currently penetrate the floors in the building. These provide a shaft for smoke to spread throughout the entire building, originating from any floor, and need to be sealed. At some point the fire alarm system should be upgraded to meet current code and ADA standards.

GENERAL INFORMATION

The Landon State Office Building at 900 SW Jackson Street in Topeka, Kansas was previously built and occupied by the Santa Fe Railroad Corporation. The original building was constructed in the 1910's and was three stories. In 1923 the middle section and north wing were constructed, along with the upper seven floors. The building was purchased from Santa Fe in 1984. Today, the building houses several branches of the state government in its approximately 450,000 square feet.

No longer operable

The Landon building is an eleven story office building of Type II Fire Resistive (II-FR) construction, in accordance with the 1997 Uniform Building Code. The building includes a basement space with maintenance and housekeeping offices, shops, storage areas, boiler rooms, chiller plant and mechanical/electrical rooms. Floors 1 through 10 are general office areas with typical corridors and restroom and service core areas. Floors 6, 7 and 8 have large data processing computer rooms with dedicated fire sprinkler and fire alarm systems. Floor 11 is a storage penthouse with locked, non-separated storage areas. This level is not normally occupied.

The building structure is reinforced concrete for major structural elements, columns, beams and floors, with masonry, plaster and lath or gypsum board walls and ceilings. Attic roof beams are unprotected steel supporting a concrete roof deck. Wood is used for stair rails in both interior stair towers as well as for wire cage walls in storage areas. The concrete deck between floors is approximately six inches thick. The floor slab carries a minimum of 2-hour fire resistance rating in conformance with the 1997 Uniform Building Code.

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The original corridor doors had operable transoms installed above each door for ventilation. These have been sealed with plywood. It appears that the sashes of the transoms are wood construction. Most of the doors are original and are non-rated solid-core wood construction. The doors to the newer emergency fire exit stairwells are rated and labeled fire doors.

The ceiling construction in the office areas is plaster over metal lath. This surface was attached directly to the concrete beam structure. A 12" x 12" ceiling tile is glued to the plaster. A new lay-in ceiling has been installed above all office areas. The corridors on most floors have a lay-in ceiling with a sheet rock or plaster ceiling located 4" to 8" above the lay-in ceiling. The sheet rock ceiling was installed to create a one-hour separation between the corridors below and the return-air plenum space above. Now, the sheet rock ceilings have numerous penetrations for pipe, cable and conduit runs that are not fire caulked. These penetrations need to be sealed to create a complete fire separation. On several floors, a grill for return air is installed in the hard ceiling of the corridors.

It is recommended that the plaster ceiling be removed and all penetrations above be sealed with an approved fire-stopping method. The new ceiling membrane is not required to be fire-resistance rated due to the thickness of the existing floor slab.

The building has four enclosed stairwells that are constructed with two-hour fire resistance-rated concrete enclosures. The maximum exit access travel distance from any space in the building to the stairwell is 225 feet. Corridors are not currently rated. The sixth floor is being remodeled and it appears that an attempt is being made to rate the corridor through the space.

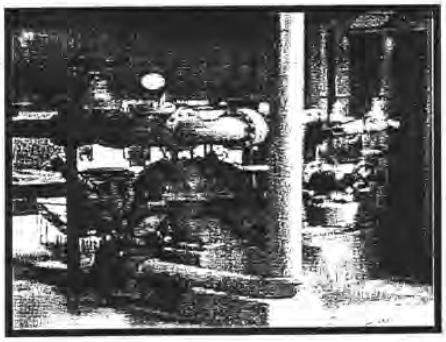
- Problem is so pervasive - that DFM can not afford the cost of sealing all the penetrations - This is a fire hazard.

FIRE PROTECTION SYSTEM OVERVIEW

The building is equipped with a Class II standpipe system with 2" hose valves and 1-1/2 threaded adapters. One standpipe is located in the north stairwell. Another is located in a rated wall near the south toilet area. A third standpipe is located at the east end of the north tower leg. Standpipe piping appears to be Schedule 40 threaded piping. The condition of the inside of the piping can not be determined at this time. There is a partial pre-action fire sprinkler system on the 6th, 7th and 8th floors for the Information Technology Department. The building does not have a full fire sprinkler system.

The existing fire pump will be removed and replaced with a new fire pump, jockey pump and controller which meet current code. This design will be included in the next phase of the project. The new pump will be located in the same room, however it will be separated from the corridor with a one-hour fire resistive rated wall and 60 minute rated door.

An existing 80 year old electric split-case, multi-stage, end suction fire pump with an accumulator



tank serves the standpipe system. The controller is an across the line start type with a manual start switch. Corrosion was noticed on the pump shaft where at least 10 percent of the diameter has corroded away near the bearings. The electric motor is an open frame type, non-drip proof design. It is recommended later in this report that the fire pump, tank and controller are replaced with newer and more efficient models.

A Simplex 2001-8001 Series fire alarm system is installed through out the building with the exception of the 6th floor. A Simplex 4010 Series system was recently installed on the 6th floor. Manual pull stations are provided at exit stairwells. Smoke and combination smoke/heat detectors are installed in corridors and storage areas. Fire are provided through out the building. Fire alarm strobes are installed in many areas, however the density of the strobes does not meet current standards. The system is capable of supporting many more notification and alarm devices. It is recommended that future remodels include ADA-compliant fire alarm strobe placement.

A fire alarm control panel is located on the 8th floor to monitor the halon and pre-action sprinkler systems installed in the computer data processing center located on 6th, 7th and 8th floors. This panel is monitored by the main building fire alarm control panel located in the security office on the first floor of the building.

The halon suppression system discharges below the raised computer room floor as well as from the ceiling into the office spaces. A satisfactory halon "fan pressure" test has not been performed due to significant penetrations and difficulty maintaining separation from shafts between floors. Due to the expense of halon, it is recommended that this system is replaced with a more cost effective product. Vertical wire chases between the computer rooms on level 7 and 8 are used for data cable routing between the floors. Halon will not be contained unless these wire shafts are sealed air tight.

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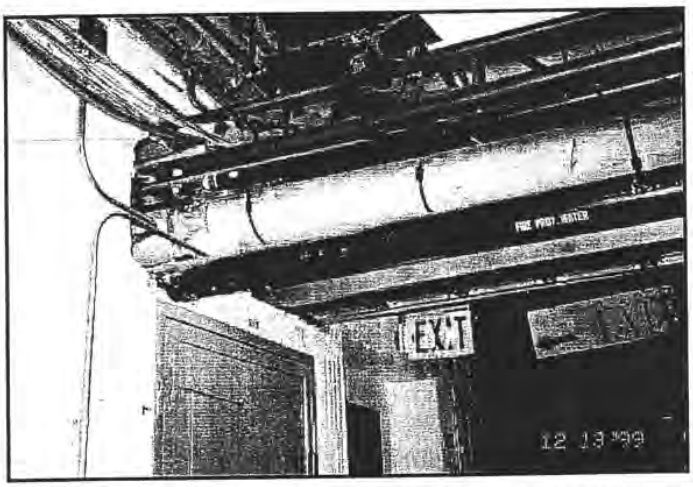
FLOOR BY FLOOR ANALYSIS

Basement Level

The basement level includes maintenance shops, housekeeping offices, communications rooms, electrical switch gear rooms, two boiler rooms, generator rooms with daytanks, and various storage rooms. There is a small sub basement, which includes a large walk-in vault. There is a center hallway, which runs most of the length of the building. The fire pump is near the center of the basement in Room B28. Three stairwells extend into the basement level. The exit access travel distance from this level exceeds the allowably 250 feet in a space provided with sprinklers and smoke detectors.



The west corridor wall appears to have been a rated wall at some time. This wall is built of masonry block and brick of varying sizes. Many louvers and grilles now penetrate the wall to ventilate the battery and electrical switch gear rooms. Numerous unprotected pipe and conduit penetrations are located along the corridor and through out the basement. There are also many old holes in the ceilings where pipe or conduit has been removed.

The rating of the existing corridor should be completed and reinstated to its original construction for several reasons:

1. At one time an attempt was made to create a rated separation for the corridor through the basement.
2. Building code prior to the 1997 edition of the Uniform Building Code required a rated corridor for the means of egress. Since the exit access travel distance is exceeded from the most remote point to a rated stairwell a rated corridor is required for the last 100 feet of travel distance.
3. Several large storage rooms and mechanical rooms exist on either side of the corridor. These areas are considered "hazardous" areas and should be separated from each other and the means of egress out of the basement.

Vertical penetrations through the existing 2-hour fire resistance rated floor/ceiling assembly are created in several locations. A vertical penetration between floors creates a shaft, or "flue" for smoke to spread rapidly throughout all floors of the building. Non-enclosed vertical shafts pose a significant threat to overall building safety and the means to safely exit the structure in the event of an emergency. Several different types of vertical penetration violations are exhibited in the lower levels of the Landon State Office Building.

A sheet metal duct is capped at the ceiling of Room B23, the Electrical Inverter Room, and extends to floor above. The opening to the duct is not rated. The old ventilation duct outside Room B27 is being used as a pipe and conduit chase. A steam condensate pump is installed at the base of the shaft. The shaft itself is not fire rated and has many holes from pipe and conduit penetrations in it.

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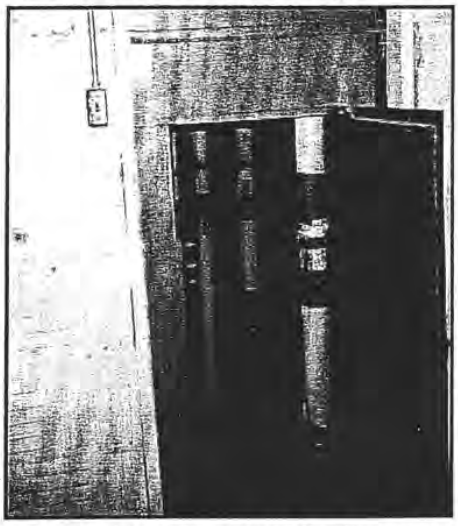
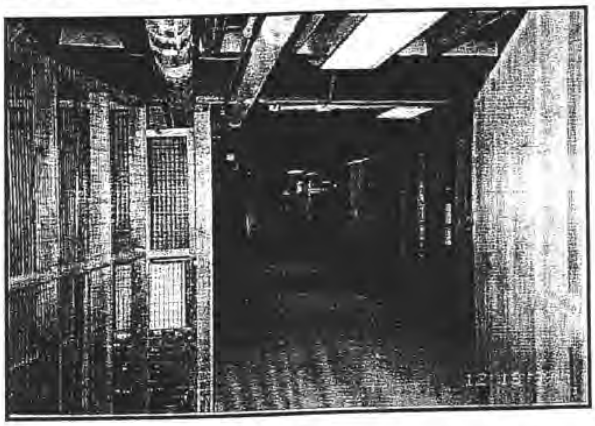
Old ventilation shafts are being used as pipe and conduit chases. A steam condensate pump with motor starters is located in the ventilation shaft near column 53. The shaft extends up through the building and communicates with every floor. There are doors into the shaft on every other floor level. The shafts are not rated and have many penetrations in them that would allow smoke from the basement to spread through out the building. Combination fire/smoke dampers and firestopping should be installed at every intersection of every horizontal to vertical communication. Rated fire doors should be installed at every opening. Sealing of this shaft will be nearly impossible, as has been demonstrated already in an attempt to perform the halon test. It is advisable to provide a sprinkler within the shaft at every level, due to the quantity of combustible cable and insulation visible in the shaft.



There are several other locations where pipe, conduit or ductwork extends through the ceiling of the basement into and beyond the first floor. Again, these penetrations should be filled with similar material and firestopped.

The fire pump is located in a space that is open to the corridor and is used for housekeeping storage. Current code requires a protection of a fire pump and controller from exposure to fire and dangerous situations. Condensate tanks are located outside the fire pump room, open to the corridor. There are several motor control centers and transformers that are located in the north tower leg that are not isolated from the corridor. All of these areas should be separated from the "means of egress". A new fire pump will be provided in the next phase of this project. The fire pump will be located in the same room, separated from the corridor, and isolate in the corner of the room.

There is a large storage area, (B02, B04, and B05) used by the different departments occupying the building. Individual storage "lockers" are created by wood studs and "chicken wire". Large, non-separated aisles are provided for exit access between the storage areas. This area is protected with smoke detectors and fire alarm . The area can be viewed as a separate storage "room" and separated from the adjacent building corridor. The smoke detectors will provide "early warning", along with the fire alarm strobes, allowing any occupant to escape to the corridor and exit stairs.



The exhaust duct along columns 29 and 30 is being used for storage.

The North elevation lobby rolling fire door on the west end is still active. All other rolling vertical fire doors in the building have been rendered inoperative by disabling the fusible link. The East roll up door has been disabled in this manner. The doors were disabled since current code does not allow rolling fire doors in the "means of egress" since their activation may hamper exiting.

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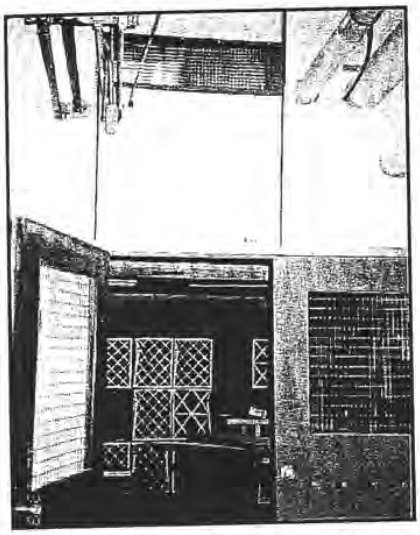

Room B35 is located just east of the north elevator /stair lobby and is used as a paint booth, welding shop and carpentry shop. A paint booth with filters and exhaust fan has been installed in the room. Supply air for the paint booth comes from the corridor via open wire grilles in the double doors. The fan exhausts through a window well to the outside of the building. The paint booth, itself, is of wood construction. There are three fire-rated flammable storage cabinets in the room. The fire code limits the number of cabinets in a single storage area to three. Various paints and paint thinners are installed on top of the flammable cabinets. The cabinets were full of mostly combustible liquids. The paint booth should be separated from the corridor and adjacent areas. A fire in the paint booth would most likely block two of three possible exit paths from the basement.

A cable tray extends from room B34 through rooms B35, B36 and into Communication Room behind the stairs. If the paint booth room, B35, is separated, the cable tray needs to be fire-stopped at the wall penetrations.

Room B33 is used for non-hazardous chemical storage and testing. This is a small room located next to the elevators. The room is not rated and is open to the north mechanical area. A lay in ceiling is the only separation between the chemicals and the corridor.

Room B54 is a storage space that is also open to the corridor. Smoke detectors are installed in this area however wood framing and wire fencing separate the area from the hallway. Occupants must pass in front of storage area to reach exterior stair and a fire in this area would block one of the three exits from the basement.

First Floor

The first floor has two large open office areas, a copy center, mailroom, conference rooms and smaller office areas. The main fire alarm control panel for the building is located in the basement and the remote annunciator and voice consoles are located in the security office adjacent to the north entrance. The first floor has two main entrances that serve the building. There are two rear courtyard stairwells that discharge at the rear of the building. Smoke detectors are located through out the first floor. Fire alarm speakers are also well distributed. Fire strobes are located in the corridor and open office areas, however the quantity does not provide adequate coverage.

There is a mechanical air handler room located at each end of the building. Each room has two air handlers. The rooms and ceiling spaces are part of the return air plenum. Fire/smoke dampers are not installed in the room to separate the room from the return air plenum in the event of a fire. Smoke detectors are installed in the rooms. Since an open air plenum is used for single floor air return, it is not possible to seal all horizontal communication. Again, an attempt should be made to seal all vertical penetrations to limit the smoke spread throughout the building.

The corridor ceilings are gypsum board construction. Office areas have lay-in ceilings. Doors in the main corridor are non-rated doors with magnetic hold opens and smoke detectors on each side of the doors. The old roll up fire door at the north elevator lobby has been disabled.

The electrical closet adjacent to column 20 has floor and ceiling penetrations that are not sealed. In addition the space is open to the return air plenum above the corridor ceiling.

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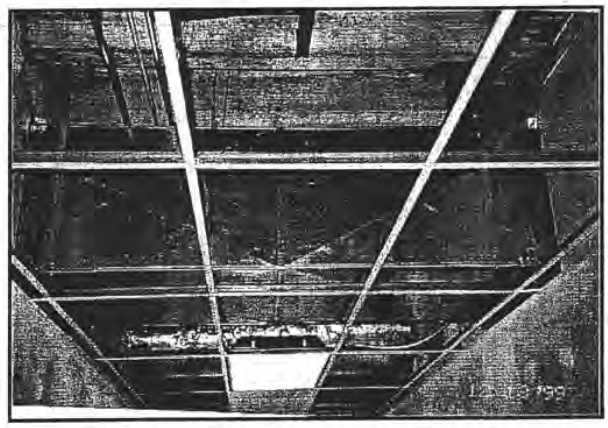
In checking the spaces above the corridor ceiling it was found that a significant portion of the above ceiling corridor walls is open. Some of this is for return air, but some of it is where old ductwork was removed or for pipe and conduit penetrations. When the fire alarm system was updated, numerous holes were added through the corridor walls and ceilings that were not fire stopped.

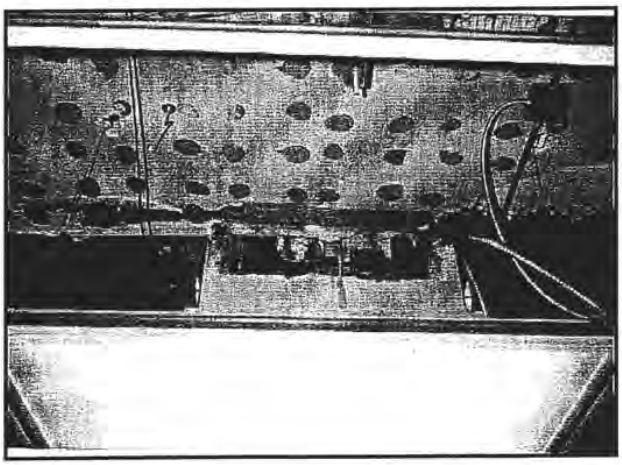
Floors 2 through 10

The original corridor doors on the tenant floors had operable transoms installed above each door for ventilation. These have been sealed with plywood panels. It appears that the sashes of the transoms are wood construction. Most of the doors are original and are non-rated solid-core wood construction. The doors to the newer emergency fire exit stairwells are rated labeled fire doors.



The corridors were not originally designed as fire-resistance rated egress elements. The 1997 Uniform Building Code allows non-rated "hallways" in office buildings if the exit access travel distance is less than 250 feet when provided with a full sprinkler and smoke detection system. Therefore, upgrading of the existing corridors on each floor, with the exception of the Basement, is not required. Interior hallways within tenant spaces are not required to be fire-resistance rated either.

It is a code violation to use the corridors for air exchange. Without a requirement for rated corridors, it is still required that the return air plenums above office spaces are separated from the corridor environment. Corridor wall, therefore, are required to extend to structure and be smoke-tight. Rated doors are not required in the corridor walls. The plenum is required to extend across the corridor in duct-work to the mechanical room on the other side. This is similar to the remodel recently completed on the 6th floor.



The original ceiling construction in the office areas was plaster over metal lath. This surface was attached directly to the concrete beam structure. A 12" x 12" ceiling tile was glued to the plaster. A new lay-in ceiling has been installed above all office areas.

The corridors on most floors have a lay-in ceiling with a sheet rock or plaster ceiling located 4" to 8" above the lay-in ceiling. The lay-in ceiling has been removed on some of the floors. The sheet rock ceiling was originally installed to create a one-hour separation between the corridors below

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and the return-air plenum space above. Now, the sheet rock ceilings have numerous penetrations for pipe, cable and conduit runs that are not fire caulked. These penetrations need to be sealed to create a complete fire separation. On several floors, a grill for return air is installed in the hard ceiling of the corridors.

The electrical panel board chase located next to column 20 has unprotected openings in the floor and ceilings and into the return air space above the corridor. The vertical penetrations should be sealed, to allow for continued use of the above-ceiling space as a return air plenum.

The janitors closet to the east of the electrical closet has louvers in the door and a large grille high in the side interior wall. The grille connects to the return air plenum and to the vertical ventilation shaft located behind the stairwell. This appears consistent on all floors, but existing wall construction limits verifying exact openings above the ceilings. This was observed on level 6 where the north wing is currently under construction.

Portions of Floors 6, 7 and 8 contain a data processing center with a raised computer room floor. The below floor areas and the space above are protected with Halon 1301. The quantity and location of halon nozzles is inadequate for a complete flooding system. The above floor areas are also protected with a preaction sprinkler system. The main fire alarm panel for the computer room area is located on the 8th floor near column 8. There are several vertical cable shafts running between the floors. The shafts are unprotected floor to floor and have unrated doors on each level. The shafts also are open into the raised floor areas. Halon containment adequate to suppress a fire will be difficult until the cable shafts are properly protected. Since the center shafts provide communication between only two floors, code does not require enclosure in fire-resistance rated assemblies. It is recommended that an attempt is made to firestop any vertical penetrations between these floors, around the existing cable system.

There is a mechanical air handler room with two air-handlers located at each end of the building. The rooms and ceiling spaces are return air plenums. Fire/smoke dampers are not installed in the room to separate the room from the return air plenum in event of a fire. Smoke detectors are installed in the rooms.

A cafeteria with a small kitchen is located on the 5th floor. The kitchen hood has an Ansul chemical fire suppression system with a manual release. The release lever is located approximately 7-1/2 feet above the floor on the Ansul cylinder, directly adjacent to the hood. It is unlikely that someone would be able to reach the manual release if a fire occurred under the hood. The manual release is required to be located 10 feet from the kitchen hood system. The kitchen hood exhausts through the wall to the exterior of the building.

The air shaft located near column 53 that was mentioned in the basement portion of this report has access doors on even numbered floors.

Penthouse 11th level

The 11th level is used for storage and is not normally occupied during business hours. The space is divided into various storage areas. Most of the storage walls consist of wood framing with wire mesh screen. There are also several rooms at the north end that have solid walls with penetrations through them.

The roof above is a concrete slab supported by concrete blocks /bricks. Unprotected steel beams are located within the storage space to support the concrete block walls.

RECOMMENDATIONS

1. Provide a full fire sprinkler system throughout the building. Replace the existing fire pump, tank and controller.
2. Upgrade or remove the Halon system on the 7th and 8th floors. Replace with a pre-action system.
3. Upgrade visible and audible fire alarm devices throughout the building.
4. Provide smoke detectors throughout the building in all means of egress.
5. Provide emergency lighting throughout the building to meet current code standards.
6. Provide a one-hour fire resistive rated corridor in the basement as outlined above. Seal all penetrations. Separate all adjacent hazardous areas.
7. Separate from the corridor the old ventilation shafts, now being used as pipe and conduit shafts. Eliminate the communication between all horizontal and vertical spaces. Seal and firestop all vertical penetrations between floors. Maintain horizontal air return plenums, as required.
8. Provide a one-hour rated fire resistive enclosure for the fire pump room.
9. Separate the paint booth and associated rooms from the remainder of the basement with 1-hour walls, doors and rated penetrations.

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KANSAS

STUART D. LEIGHTY, DIRECTOR

KATHLEEN SEBELIUS, GOVERNOR
HOWARD R. FRICKE, SECRETARY

DEPARTMENT OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT

TRANSMITTAL
August 14, 2003

TO: James Hunt, AIA
Facility Services, Inc.

FO-04-0069

RE: Code Review

Description: 1 DSOB & LSOB Code Review

(x) As Requested
( ) Please Review and Reply to me
( ) For Your Information
( ) Please Approve, Sign and Return to me
( ) Please Review and Forward

Remarks:

If you have any questions or concerns, please call me. Thanks.

Daniel E. Deneault, P.E., Chief Engineer DED

Phone: 296.8580 Cellular: 633.4566
Dan.Deneault@da.state.ks.us

DED:nm

Enclosure

DSOB Reliability

The question of how long we can go without doing the repairs is a question of reliability in operating the building and what kind of working environment is acceptable. We have an old car that we can continue repairing, but there is no guaranty on how many additional miles the individual repairs will get us. Examples of problems

1. Hot/Chilled water piping that is rotted out. We have had at least 2 incidence where this has rusted through raining on building occupants.
2. High voltage transformers and electric gear that does not properly trip and has caused a fire in one occurrence.
3. Fire alarms that can not be heard by all the building occupants.
4. Unreliable temperature – we have difficulty maintaining temperatures between 68 to 78 degressF on many floors.

RENOVATION

DOCKING STATE OFFICE BUILDING

When it was built the Docking State Office Building was truly the signature building for the Capitol Complex. It was the façade of the Capitol Complex as we see it today. The building has gone from being a user of steam provided by an outside source to a producer of steam for the Capitol Complex. The equipment that cools the Statehouse also resides in this building. A building that was once a stand-alone building has now taken on an all-together different role.

Throughout the years, the Docking State Office Building has taken on new and different functions, but the infrastructure of the building has only been modified to meet the needs of the tenants as those needs arise. In the fall of 2003, the Kansas Department of Transportation is scheduled to move into the newly remodeled building at 700 Harrison. They will be vacating approximately one-fifth of the building affecting space on 3 floors. The Division of Facilities Management will have to secure bonds for approximately $9.8 million to remodel the space KDOT vacates.

This $9.8 million will only remodel the rentable space vacated by KDOT but will not address any remodeling to other areas or the failing infrastructure of the building. The mechanical, electrical, and plumbing systems in the building are 48 years old and are in critical need of being replaced. The electrical fire that took place on August 13, 2002 in the cooling system motor control center is only an example of the potential failure waiting to happen in the building. A failure in the building that would shut down the heat plant could shut down the Capitol Complex.

PICTURES

1. **Exterior stain and mold**
2. **Fire in motor starters**
3. **Failing drain lines**
4. **Sanitary drains**
5. **Cooling tower**
6. **Convectors**
7. **Electrical switches behind cabinets**
8. **North overhang**
9. **Interior Office Space**

The Division of Facilities Management believes that when KDOT vacates the building, this will be the opportune time to begin remodeling the complete building, not just the space vacated by KDOT. The cost of this renovation is estimated to be $63.1 million dollars. The original cost of the DSOB, built in 1954 for $8.5 million, escalated to today dollars ($61.8 million), compares favorably this cost estimate. Given that this cost estimate is based on a staged remodeling of three floors at a time (with associated moving cost of employees), and brings the building into current code compliance, this estimate appears favorable. A cost estimate based on *RS Means* for a high rise building, of this size, results in a similar cost estimate of $63.3 million. Please note that the original building cost and the *RS Means* cost estimates are without a contingency.

Facility Services, inc.
1250 SW Oakley Avenue, Suite B
Topeka, KS 66604
Ph (785) 357-5505 Fx (785) 233-4600
E-mail: fsi@facilityserv.net

LANDON AND DOCKING STATE OFFICE BUILDING STUDY

October 17, 2003

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INTRODUCTION

This study was conducted between August 6, 2993 and October 17, 2003 at the request of the Kansas Secretary of Administration, Howard Fricke. The team compiling the report is composed of Jim Hunt, President of Facility Services, inc.; Art Krause, retired executive of Sprint; William Taylor, retired executive of Ernst and Young and Carol Foreman, Deputy Secretary of Administration.

Significant information was provided by the Kansas Division of Facility Management, Joe Fritton, Deputy director and a number of his staff. Staff members heavily involved were Gary Grimes, Dan Deneault and Phyllis Fast.

The TAPS software program developed by the federal General Services Administration was used to compile data and determine net present value for all options. Mike Brinker and Mark Stock performed data input and review of information received from this program.

The term "reconstruction" is used throughout this document to refer to the renovation, remodeling, restoration, etc. of Landon and Docking State Office Buildings. The work required for both buildings is to effectively remove everything to the structural frame and build them back. The team felt that using the term "remodeling" carried connotations that do not accurately describe this level of work.

One of the most significant variables considered in this study, and one that has a major impact on the bottom line for each option is the current value of Landon and Docking and the projection of what their value would be after reconstruction. The term "market value", in the usual real estate appraisal sense , is the value agreed upon by a willing buyer and a willing seller. In this case, it is difficult to determine the " market value" for these buildings. With the current surplus of office space available in downtown Topeka, the main value of these buildings may be their proximity to the state capitol building. This proximity also might influence the state's reluctance to sell the buildings (or vacant ground if they were demolished) in order to retain ownership of the property adjacent to the statehouse. Both buildings have replacement values used for insurance purposes, but the team felt that these replacement values might not have a direct relationship to their market value.

As difficult as it is to determine current "market value", it is even more difficult to decide what their "market value" will be at the end of the 34-year period. To illustrate the significance of these values, the team decided to include information using 1.) 80%

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of the construction cost added to the current value, 2.) zero end values and 3.)that the assumed current value of each building would simply double after reconstruction. This will illustrate the variation caused by this factor and avoid prejudicing the conclusions.

Three different units of square footage are used in this report. They are Gross, Rentable and Usable. These are based on the BOMA standards. It was necessary to use all three units so that customary costs could be discussed. New construction is presented in gross square feet since a hypothetical building is being discussed that has not been designed. Lease space is generally quoted in rentable square feet and that is what people are used to hearing for comparison purposes. The TAPS software requires all figures to be in usable square feet.

Every effort was made to give all options objective consideration and eliminate factors that would prejudice the results in favor of any option.

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Landon and Docking State Office Building Study

October 17, 2003

DFM's OBJECTIVE: PROVIDE FLEXIBLE OFFICE SPACE THAT IS CONDUCIVE FOR STATE BUSINESS AT THE LOWEST LONG TERM COST TO STATE TAXPAYERS .

I. INTRODUCTION

A. Purpose

The basic purpose of this study is to conduct a general review and analysis of existing information to determine whether it is cost-effective to continue to invest the taxpayer's money in Landon and Docking State Office buildings. The primary questions are:

1. What are realistic reconstruction costs for both buildings
2. What lease options are available in the Topeka community
3. What would new construction costs be to replace either or both buildings
4. Once these figures are established, they will be compared to determine which approach is most feasible.

Due to the limited time and resources available, the figures developed by the Division of Facilities Management (DFM) were reviewed and selected items were investigated for external verification. DFM utilized the TAPS software to convert current costs to net present value costs.

B. General Assumptions:

1. All cost information is based on net present value in 2003 dollars.
2. The time period used for all considerations is 34 years. This allows for a four-year design and construction period and a full 30-year life of the new building for options that call for one. Options involving leased space will be based on a one-year preparation period and a 33-year lease. All values are converted to net present value.
3. Lease costs are "full service" (include utilities, maintenance, taxes, insurance, etc.).
4. Construction costs include design fees and soft costs.
5. Building areas are based on 20% private offices and class B finishes.
6. Gross to rentable square foot factor assumption is 1.1 and gross to usable square foot factor of 1.2 for both new construction and leased space.
7. Operating costs and miscellaneous expenses as developed by DFM include salaries, equipment and supplies for building and equipment maintenance, security, utilities, related administration, replacement insurance and replacement reserves (see Appendix for detail):

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a. Existing actual for Landon are $13.17 per usable square foot. This figure will be used for the duration of any construction period before the new configuration is occupied. Operating costs of $9.46 per usable square foot will be used for after the building is reconstructed.
b. Existing actual for Docking are $9.53 per usable square foot. This figure will be used for the duration of any construction period before the new configuration is occupied. Operating costs of $9.27 per usable square foot will be used for after the building is reconstructed.
c. Full-service leased space is $1.30 per usable square foot for security.
d. New buildings are $8.15 plus $1.30 for security for a total of $9.45 per usable square foot.

8. All options reflect keeping the existing central plant in use at its present location.
9. Outstanding debt for Landon building is regarded as a sunk cost (funds are already committed and therefore, not a variable for this purpose) and is not reflected in these figures.
10. Parking for all options is considered to have fully loaded user fees and therefore not figured into these calculations.

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II. DATA COLLECTION

A. Reconstruction Cost Review

1. Landon State Office Building

a. Located at 900 SW Jackson Street 349,707 gross square foot, ten-story building constructed by the Santa Fe Railroad Company in two stages with the latter in 1923. It was purchased by the state in 1984. The building currently accommodates 900 employees and has 49,000 gross square feet of vacant space and 15,886 gross square feet of computer rooms for a ratio of 316 gross square feet per person. It is a concrete structural frame building with a twelve-foot floor-to-floor height and a twenty-foot by twenty-foot structural bay size. The geometry of the floor plate does not have large open spaces necessary to allow optimum square foot per person ratios necessary for efficient space utilization. The terra cotta exterior facing on the building needs a significant amount of repair and the roof membrane will need to be replaced.

b. The building is not fully compliant with all the building and fire safety codes. Issues include the completeness of the fire sprinkler system, the completeness of sealed penetrations of fire rated walls and floor assemblies and fulfillment of current requirements for the fire alarm system.

c. Reconstruction costs as developed by DFM include complete removal and replacement of all mechanical, electrical and plumbing equipment including all ductwork, piping and wiring. While this seemed excessive at first, conversations with an outside engineer familiar with the building's systems confirmed that problems with existing services and equipment were so numerous that nothing else would be prudent in his professional opinion. DFM's estimated reconstruction cost for Landon (349,707 gross sq. ft.) is $40,300,000. This is an average of $115.24 per gross square foot.

d. Determining the current value of this building is difficult for many reasons. The state paid $11,245,000 for the building in 1983 and still owes $2.2 million dollars. In addition, approximately $3 million is still owed on improvements made on the building to date. For the purpose of this study it is assumed that the current value of the building considering the amount of deferred maintenance and remedial work required is $7,000,000.

e. Numerous methods of determining the value of this building after reconstruction or its value at the end of the 34-year period were considered. Three of them were developed as listed below:

i. Assume that 80% of the reconstruction costs of $40,300,000 will be added to the assumed current value. This will yield a reconstructed value of $39,240,000.

ii. Assume that the value of the building after reconstruction is double its current value ($14,000,000).

iii. Assume the value of this building at the end of the 34-year period is zero.

Tables containing all three sets of figures are included in the appendix. For the purpose of this discussion, the second method listed above (ii) will be used. This method produces figures between the other two and is felt to be the most realistic of the three.

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f. Heating is provided by boilers in the basement of the Docking State Office Building via piping which passes through the basement of the statehouse. Chillers for Landon are located in its basement and these chillers also provide about one-third of the cooling capacity for the Memorial Hall Building. The stand-by electric generators serving most of the capitol complex are located in a freestanding building located behind Landon.

g. Electric switchgear and panels have disconnect switches that are located so that they are inaccessible in an emergency.

2. **Docking State Office Building**

   a. A 551,000 gross square foot, fourteen-story building constructed by the state in 1955. The building currently accommodates 2,100 people, but 500 of them are scheduled to move to the 700 Harrison Building in the spring of 2004. The two major departments remaining in Docking will be Revenue Department with 1,000 staff and SRS with 500 staff and several smaller departments. The current occupancy ratio is 262 gross square feet per person. The structural system is steel frame encased in concrete with a thirty foot by thirty foot bay size and a thirteen-foot floor-to-floor height. The geometry of the floor plate is much better than Landon allows for more efficient layout and space utilization. The exterior aluminum and glass curtain wall is single glazed and the aluminum tube sections are of non-thermal break design which was typical of buildings constructed at the time. Most buildings built today use double-glazing and thermal-break framing members which conduct much less heat and cold into the building and therefore greatly decrease the energy consumption necessary to heat and cool the building. Numerous roof levels exist, most holding mechanical equipment and all roofing will need replacement as a part of the reconstruction project.

   b. The building is not fully compliant with all the building and fire safety codes. Issues include the completeness of the fire sprinkler system, the completeness of sealed penetrations of fire rated walls and floor assemblies and fulfillment of current requirements for the fire alarm system.

   c. Reconstruction costs as developed by DFM include complete removal and replacement of all mechanical, electrical and plumbing equipment including all ductwork, piping and wiring. While this seemed excessive at first, conversations with an outside engineer familiar with the building's systems confirmed that problems with existing services and equipment were so numerous that nothing else would be prudent in his professional opinion.

   d. DFM's estimated reconstruction cost for Docking is $63,100,000. This is an average of $128.27 per gross square foot (based on 496,802 gsf see Assumption 5 on page 8). This estimate assumes that the three floors vacated when KDOT moves out this fall will be reconstructed while the rest of the building is occupied. Then departments will be moved into that space and three more floors will be reconstructed, etc. until the entire building has been completed. This significantly increases the cost, but vacating the building so that all, or at least one wing could be done, does not appear to be cost effective and each department would have to move twice.

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e. Determining the current value of this building is difficult for many reasons. The state paid $8,500,000 for the building when it was built and there are no outstanding costs for the improvements made on the building to date. For the purpose of this study it is assumed that the current value of the building considering the amount of deferred maintenance and remedial work required is $10,000,000.

f. Numerous methods of determining the value of this building after reconstruction or its value at the end of the 34-year period were considered. Three of them were developed as listed beow:
   i. Assume that 80% of the reconstruction costs of $63,100,000 will be added to the assumed current value. This will yield a reconstructed value of $60,480,000.
   ii. Assume that the value of the building after reconstruction is double its current value ($20,000,000).
   iii. Assume the value of this building at the end of the 34-year period is zero.

   Tables containing all three sets of figures are included in the appendix. For the purpose of this discussion, the second method listed above (ii) will be used. This method produces figures between the other two and is felt to be the most realistic of the three.

g. Boilers in the sub-basement of Docking serve this building in addition to the statehouse, Landon, Curtis, Memorial Hall and the Judicial Center. Chillers in this building serve the statehouse in addition to its own load. All of the central plant equipment is assumed to be capable of providing service throughout this period or is planned for in the Replacement Reserves portion of the program. The cooling towers serving Docking are scheduled to be replaced very soon and the funding for this is already planned and not included in this study.

B. Leasing Availability and Cost Review

1. DFM was asked to conduct an informal survey of other states' ratio of leased and owned property in their capitol complexes and the space utilization of those areas. The results of this non-scientific information is that of the eleven states responding, about 66% of the space in the capitol complex is owned by the state. Kansas' current figure is 75% owned by the state. Space utilization information is difficult to understand without more information and scientific analysis, but it appears that between 200 and 250 gross square feet per person is a reasonable range. An in-depth study of this subject would be required to fully understand this question and assure that the data received is indeed comparable. Such a study is outside the scope of this document.
2. The state is currently leasing 756,223 rentable square feet of office space in Topeka and Shawnee County. This space accommodates 2,622 staff and costs $7,787,716 per year. This is an average of 288 rentable square feet per person at an average cost of $10.30 per rsf. This includes some lower-cost space that is some distance from downtown.
3. Several sources were consulted for the availability of additional office space to lease in downtown Topeka and related cost information. The information received was consistent. For the purpose of this study it will be assumed that the state could lease enough space to accommodate the staff currently located in either Landon

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or Docking in a large lease and negotiate a favorable lease rate of $12 per rentable square feet per year. Calculations were performed to determine the impact of a change in lease rate of one dollar per rentable square foot. The figures generated by these calculations and how they would affect the results of the base assumption are shown on tables in the Appendix. There does not appear to be enough office space available to lease space for the occupants of both buildings.

4. **Landon State Office Building** currently houses 900 staff and a major DISC computer center.
   a. This would leave 900 staff needing office space at 250 gross square feet per person. This requirement could easily be accommodated in leased space in downtown Topeka. Using the lease cost of $12 per rentable square foot the annual cost would be $2,727,273.
   b. DISC is now using about 15,886 gross sq. ft. of computer room. It is possible that a portion of a very good computer center in close proximity to the complex could be leased to relocate DISC from Landon. The availability and cost of this is unknown at this time and cost estimates for this are not included. Space for the central computer equipment is included in the new construction portions of options that propose new buildings.
5. **Docking State Office Building** staff (1,500 w/o KDOT) would require 375,000 gross square feet at 250 gross sq. ft./person. The necessary space appears to be available in downtown Topeka assuming and average lease price of $12 per rentable square feet, the annual cost would be $4,090,909.
6. **Leasing space to relocate both buildings** would be quite difficult in downtown Topeka. If the state were to desire to lease office space to relocate both Landon and Docking staff, a total of about 575,000 gross sq. ft. or 522,727 rentable square feet (not including the data center) would be required. There is a total of about 420,000 rentable sq. ft. available in the downtown area and about 158,000 rentable sq. ft. at White Lakes Center. It does not appear to be practical to attempt to lease this large percentage of the space available in town.
7. Another possibility would be to lease the entire complex where the data center lease was mentioned previously. This complex contains 370,000 gross square feet including the data center and also has about 1,000 parking spaces. This availability and cost of this is unknown at this time.

C. New Construction Cost Review

1. New construction cost per square foot estimates vary widely. The *R. S. Means* cost estimating website provided the lowest estimates of $83 to $101 per gross square foot. DFM's estimate was $114. 80 per gross square foot. An independent contractor was asked to provide an estimate of construction cost for a building to house 2,500 staff on a 5-acre site currently owned by the state. This building was to be built privately and sold to the state upon completion of construction. They concluded that a 7-story building would be the most efficient. This would need to be reconciled with the current requirement that buildings in the vicinity of the

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Capitol be no taller than seventy-five feet. Their construction cost estimate (not including design fees) was $105.15 per gross square foot and $128 per gross square foot including design fees and other soft costs.

2. It is felt that a new building would be more efficient in space utilization. Therefore, 200 gross square feet per person has been used.

D. Demolition Cost Review

1. The basic difficulty with contemplating demolition of either building is the interrelated nature of the central mechanical equipment. As discussed in the Reconstructing Cost Review section, neither building may be razed without adverse impact on the mechanical systems of other structures. Therefore the costs discussed in this section must be added to the financial impact of making other accommodations for HVAC systems as discussed in the Central Plant section to follow.
2. The demolition cost studies prepared by DFM were reviewed and found to be reasonable. In summary, they are $3,300,000 to implode Landon and $4,064,239 to implode Docking. If the decision is made to leave the central plant in its present location in the basement and sub-basement of Docking then imploding the structure is no longer possible. In this case, the building will have to be dismantled in such a way that the central plant is able to provide continuous service to the remaining buildings. This will increase the demolition costs for this building to $7,035,048. While this demolition method is $3,735,048 more than implosion, it must be weighed against the cost of moving the central plant to another location.

E. Central Plant Cost Review

1. The opinion of DFM and corroborated by on-call engineers familiar with the equipment the cost of moving the central plant to another location and providing new equipment would be in excess of $25,000,000.
2. The existing equipment is older but has been very well maintained and can be assumed to last the 30 year term of this or be replaced by the Replacement Reserves portion of the program (with the exception of the cooling towers discussed above).
3. If the central plant remains in its current location the cost to provide new service connections and trunk lines from there to the new location will be eliminated.

F. Parking

1. For the purposes of this study, it is assumed that any changes to the current parking capacities whether provided on surface lots or in a garage will have fully loaded user fees and will not incur additional cost for the state.

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III. OPTIONS

NOTE: Costs associated with these options are provided on the attached spreadsheets.

1. Reconstruct both Landon and Docking

- Reconstruct both Landon and Docking for an additional thirty years of use. leaving DISC in present location.
- Backfill vacant space in Docking by moving staff from other leased space in Topeka.

2. New Building for 1,000 staff & Lease space for 1,500 staff

- Construct new building for 1,000 staff at 200 gross square feet per person plus an additional 15,000 gross square feet for DISC computer room.
- Lease existing office space for 1,500 staff at 250 gross square feet per person
- Raze Docking, leave central plant and develop the rest of the site as green space.
- Raze Landon and develop the site as green space.

3. New Building for 1,500 staff and Lease space for 1,000 staff

- Construct new building for 1,500 staff at 200 gross square feet per person plus an additional 15,000 gross square feet for DISC computer room..
- Lease existing office space for 1,000 staff at 250 gross square feet per person.
- Raze Docking, leave central plant and develop the rest of the site as green space.
- Raze Landon and develop the site as green space.

4. New Building for 2,500 staff

- Construct new building for 1,500 staff at 200 gross square feet per person plus an additional 15,000 gross square feet for DISC computer room..
- Raze Docking, leave central plant and develop the rest of the site as green space.
- Raze Landon and develop the site as green space.

Assumptions:

1. 2,500 staff will be accommodated in all options with the exception of Option #1, which involves reconstructing all of both Landon and Docking. In this option, 600 staff currently located in other leased space in Topeka will be moved into vacant space in the newly reconstructed Docking building to balance the number of staff accommodated in the other options. A reduction of $1,963,636 (600 staff x 288 gsf/staff x $12.50/rsf) is used.
2. Docking Demolition costs include the following items and are used in Options 2, 3 & 4:
   a. Demolition cost for Docking, leaving the central plant is $7,035,048.
   b. Relocating chiller form Landon to supply portion of Memorial Hall load is $200,000.
   c. Cost for new rooftop plaza including tapered insulation, roof membrane and pavers over existing central plant = $750,000

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d. Developing green space cost of $800,000 at site of Docking demolition.
e. These items total $8,785,048.

3. Landon Demolition costs include the following items:
   a. Demolition cost for Landon is $3,300,000.
   b. Developing green space cost of $750,000.
4. Existing gross square footages for Docking have been adjusted by eliminating the subbasement (central plant) and 14th floor (observation deck). The new total gross area is 496,802 square feet and usable area is 359,496 square feet for a gross to net factor of 1.38.
5. Moving/relocation costs for all options:
   a. Furniture and panel system components (including design costs) are $1,550,000 for 2,500 staff.
   b. Loose furniture (chairs, file cabinets, etc.) and boxes are $650,000 for 2,500 staff.
   c. Relocate and reconnect voice and data network systems and hardware is $2,000,000 for 2,500 staff.
   d. Relocate all central DISC equipment (not required Options 1) for $8,000,000.
   e. Moving costs for the additional 600 staff to backfill Docking in Option 1 are included in that option only

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IV. CONCLUSIONS

Landon State Office Building is now eighty years old and Docking is forty-eight years old. Neither building should be considered for long-term use without major renovation work being undertaken because both need extensive work to bring them into compliance with current standards. They will be 114 and 82 years old at the end of the 34-year period covered by this study and the up-front cost of reconstructing them is higher than the other options. The values assigned to the various factors of the reconstruction are much more difficult to quantify than are the values used for the other options. It appears that this may not be a good long-term use of the taxpayers money. Reconstruction of both buildings will result in major investment in capacity for 3,100 state employees in the capitol complex and it is unknown if that number of staff will be needed at the end on the term. Even though the number of state employees has been a steadily increasing for many years, but there may come a time that that trend will need to be reversed. It is strongly recommended that a much more detailed study of the required scope of reconstruction, current value and residual value of Landon and Docking be undertaken if Option 1 is given serious consideration.

Options 2, 3 and 4 are much more readily compared and the figures are felt to be more accurate. Owners of leased space are required to pay taxes and expect to make a profit on their investment. These costs are passed on to the tenants and result in higher costs to the state, as tenant, than if they owned the building. Therefore, the more space that is leased in Options 2, 3 and 4, the higher the cost. Even though owning a new building to house the 2,500 staff may appear to be the lowest up-front and long-term cost. It also may result in the state owning more space than is needed at some point in the future.

As stated in the Introduction, the purpose of this undertaking was to conduct a general review and analysis of existing information to determine whether it is cost-effective to continue to invest the taxpayer's money in Landon and Docking State Office buildings.
The spread between the most and least costly options varies depending on the residual value, but they range from 11.6% difference to 16.9% difference between the lowest and highest cost. Even though this range is a significant dollar amount, the numbers are relatively tightly grouped. None of the options presented emerge as an obvious, overwhelming choice and the final decision may be based on other, less tangible factors.

The one clear recommendation resulting from this study is that before additional significant funds are invested in either Landon or Docking, that funds be allocated to conduct a detailed study of the feasibility of their long-term use. Such a study would resolve the considerable vagueness of the Option 1 figures that make it difficult to compare to the others.

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Summary

10/16/03

If RECONSTRUCTED value of Landon and Docking is assumed to be DOUBLE the CURRENT value

Option	Description	NPV Cost	Difference
4	New Building for 2,500 staff	$155,119,675	
3	New Building for 1,500 staff; Lease space for 1,000 staff	$166,735,707	$11,616,032
2	New Building for 1,000 staff; Lease space for 1,500 staff	$176,788,943	$21,669,268
1	Reconstruct both Landon & Docking	$181,432,772	$26,313,097

NOTE: For every whole dollar that the actual lease rate varies from the assumed $12 per rentable square foot, add or subtract from the Option 2 total $7,062,152

Option 3 total $4,708,064

Options 1 and 4 do not have any leased space and are not affected by this variable.

Option	Description	$10/rsf	$11/rsf	$12/rsf	$13/rsf	$14/rsf
4	New Building for 2,500 staff	$155,119,675	$155,119,675	$155,119,675	$155,119,675	$155,119,675
3	New Building for 1,500 staff; Lease space for 1,000 staff	$157,319,579	$162,027,643	$166,735,707	$171,443,771	$176,151,835
2	New Building for 1,000 staff; Lease space for 1,500 staff	$162,664,639	$169,726,791	$176,788,943	$183,851,095	$190,913,247
1	Reconstruct both Landon & Docking	$181,432,772	$181,432,772	$181,432,772	$181,432,772	$181,432,772

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Summary

10/16/03

If RECONSTRUCTED value of both Landon and Docking is ZERO at the end of the 34 year period

Option	Description	NPV 0 Residual	Difference
4	New Building for 2,500 staff	$170,303,288	
3	New Building for 1,500 staff; Lease space for 1,000 staff	$173,553,918	$3,250,630
2	New Building for 1,000 staff; Lease space for 1,500 staff	$183,147,824	$12,844,536
1	Reconstruct both Landon & Docking	$190,215,484	$19,912,196

NOTE: For every whole dollar that the actual lease rate varies from the assumed $12 per rentable square foot, add or subtract from the Option 2 total $7,062,152

Option 3 total $4,708,064

Options 1 and 4 do not have any leased space and are not affected by this variable.

Option	Description	$10/rsf	$11/rsf	$12/rsf	$13/rsf	$14/rsf
4	New Building for 2,500 staff	$170,303,288	$170,303,288	$170,303,288	$170,303,288	$170,303,288
3	New Building for 1,500 staff; Lease space for 1,000 staff	$164,137,790	$168,845,854	$173,553,918	$178,261,982	$182,970,046
2	New Building for 1,000 staff; Lease space for 1,500 staff	$169,023,520	$176,085,672	$183,147,824	$190,209,976	$197,272,128
1	Reconstruct both Landon & Docking	$190,215,484	$190,215,484	$190,215,484	$190,215,484	$190,215,484

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Summary

10/16/03

Reconstructed value of Landon and Docking are current value plus 80% of reconstruction costs

Option	Description	NPV Cost	Difference
4	New Building for 2,500 staff	$155,119,675	
1	Reconstruct both Landon & Docking	$181,432,772	$26,313,097
3	New Building for 1,500 staff; Lease space for 1,000 staff	$166,735,707	$11,616,032
2	New Building for 1,000 staff; Lease space for 1,500 staff	$176,788,943	$21,669,268

NOTE: For every whole dollar that the actual lease rate varies from the assumed $12 per rentable square foot, add or subtract from the Option 2 total $7,062,152

Option 3 total $4,708,064

Options 1 and 4 do not have any leased space and are not affected by this variable.

Option	Description	$10/rsf	$11/rsf	$12/rsf	$13/rsf	$14/rsf
4	New Building for 2,500 staff	$155,119,675	$155,119,675	$155,119,675	$155,119,675	$155,119,675
1	Reconstruct both Landon & Docking	$181,432,772	$181,432,772	$181,432,772	$181,432,772	$181,432,772
3	New Building for 1,500 staff; Lease space for 1,000 staff	$152,611,403	$159,673,555	$166,735,707	$173,797,859	$180,860,011
2	New Building for 1,000 staff; Lease space for 1,500 staff	$167,372,815	$172,080,879	$176,788,943	$181,497,007	$186,205,071

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10/16/2003

TAPS model for Capitol Complex Options

SUMMARY

10/16/03

	(A) Net Present Value with Residual Value	(B) No Bldg. Residual Value	(C) $1.00/RSF Variance	(D) No Bldg. Residual Value ($1.00/RSF)	(E) Appraised Value of LSOB / DSOB double in value upon completion of reconstruction 2008
Option 1 Reconstruct Docking / Landon; Vacate other leased space	$167,272,100	$190,215,484	not applicable	not applicable	$181,432,772
Option 2 New Building for 1,000 staff; Lease for 1,500 staff Construct new computer space	$176,788,943	$183,147,824	$169,726,791	$176,085,672	
Option 3 New Building for 1,500 staff; Lease for 1,000 staff Construct new computer space	$166,735,707	$176,036,176	$162,027,643	$171,328,112	
Option 4 New Building for 2,500 staff Construct new computer space	$155,119,675	$170,303,288	not applicable	not applicable	

*The Residual Values for column A and B are extremely difficult to project and are believed to be lower, rather than higher, particularly with respect to the Landon and Docking being 80 and 115 year old buildings in 2037, as contemplated in Option 1

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OPTION 1 - Reconstruct Landon & Docking

10/16/2003

Reconstruction	Staff	GSF/Staff	G.Sq. Ft.	R.Sq. Ft.	U.Sq. Ft.	Cost/USF	1-time Cost	Annual Cost	Long Term Cost	Net Present Value
Landon	1,000	316	349,707		250,189	$161.08	$40,300,000		$40,300,000	$35,292,385
Landon Operating Costs/ Misc. Exp after reconstruction (30 years)						$9.46		$2,366,788	$71,003,638	$44,778,378
Landon Operating Costs/ Misc. Exp. during reconstruction (4 years)						$13.17		$3,294,989	$13,179,957	$12,136,797
Subtotal Landon	**1,000**		**349,707**		**250,189**		**$40,300,000**	**$5,661,777**	**$124,483,595**	**$92,207,560**
Docking	2,100	262	496,802		368,108	$171.42	$63,100,000		$63,100,000	$55,259,293
Docking Operating Costs/Misc. Exp. after reconstruction (30 years)						$9.27		$3,412,361	$102,370,835	$64,525,726
Docking Operating Costs/Misc. Exp. during reconstruction (4 years)						$9.53		$3,508,069	$105,242,077	$12,921,659
Subtotal Docking	**2,100**		**496,802**		**368,108**		**$63,100,000**	**$6,920,430**	**$270,712,912**	**$132,706,678**
Other one-time costs										
Moving Costs for 3,100 staff							$5,466,375		$5,466,375	$4,979,267
Vacate other leased space @ $12.50/rsf	(600)	288	(172,800)	(157,091)	(144,000)	$13.64		($1,963,636)	($58,909,091)	($39,011,988)
Discounted Building & Land Reversion										($9,458,773)
Subtotal Other one-time costs	(600)		(172,800)		(144,000)			($1,963,636)	($53,442,716)	($43,491,494)
TOTAL OPTION 1	**2,500**		**673,709**		**474,297**		**101,436,364**	**10,618,571**	**341,753,791**	**$181,432,772**

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10/16/2

TAPS model - Capitol Complex

Option 1 2x value of building after reconstruction

10/16/03

Landon 30-year reconstruction

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,136,797
2. Construction Cost	$27,725,182
3. Design Cost	$4,110,285
4. Management & Inspection	$3,456,918
5. FMV - Building	$0
6. FMV - Land	$0
7. Outleasing Income	$0
8. Replacement Reserves	$2,939,680
9. Tenant Alterations	$0
10. Services & Utilities	$32,293,206
11. R.E. Taxes & Insurance	$142,470
12. Property Management	$9,403,022
13. Initial Space Alterations	$0
14. Moving & Relocation	$1,829,444
15. Total Annual Cost	$94,036,992
21. Discounted Building Reversion	-$3,666,491
22. Discounted Land Reversion	-$160,808
23. Present Value Cost	$90,209,704
24. Less: Disposition of Building	$0
25. Less: Disposition of Land	$0
26. Net Present Value	**$90,209,704**

Docking 30-year reconstruction

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,921,659
2. Construction Cost	$43,410,892
3. Design Cost	$6,435,707
4. Management & Inspection	$5,412,694
5. FMV - Building	$0
6. FMV - Land	$0
7. Outleasing Income	$0
8. Replacement Reserves	$4,724,460
9. Tenant Alterations	$0
10. Services & Utilities	$47,513,624
11. R.E. Taxes & Insurance	$209,619
12. Property Management	$12,088,023
13. Initial Space Alterations	$0
14. Moving & Relocation	$3,149,823
15. Total Annual Cost	$135,866,528
21. Discounted Building Reversion	-$5,116,232
22. Discounted Land Reversion	-$515,242
23. Present Value Cost	$130,235,056
24. Less: Disposition of Building	$0
25. Less: Disposition of Land	$0
26. Net Present Value	**$130,235,056**

Lease savings from 600 employees

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$25,058,456
		$71,136,074
		$10,545,992
		$8,869,612
		$0
		$0
		$0
3. Replacement Reserves	$0	$7,664,140
4. Tenant Alterations	$0	$0
5. Services & Utilities	$0	$79,806,830
6. R.E. Taxes & Insurance	$0	$352,089
7. Property Management	$0	$21,491,045
8. Initial Space Alterations	$0	$0
9. Moving & Relocation	$0	$4,979,267
		$229,903,520
		-$8,782,723
		-$676,050
20. Present Value Cost	-$39,011,988	$181,432,772
21. Less: Disposition of Building	$0	$0
22. Less: Disposition of Land	$0	$0
23. Net Present Value	**-$39,011,988**	**$181,432,772**

NPV Factors not included above

2. Net Net Rent	-$39,011,988
10. Gross Rent	-$39,011,988

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TAPS model - Capitol Complex

Option 1 — No building residual

10/16/03

Landon 30-year reconstruction

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,136,797
2. Construction Cost	$27,725,182
3. Design Cost	$4,110,285
4. Management & Inspection	$3,456,918
5. FMV - Building	$0
6. FMV - Land	$0
7. Outleasing Income	$0
8. Replacement Reserves	$2,939,680
9. Tenant Alterations	$0
10. Services & Utilities	$32,293,206
11. R.E. Taxes & Insurance	$142,470
12. Property Management	$9,403,022
13. Initial Space Alterations	$0
14. Moving & Relocation	$1,829,444
15. Total Annual Cost	$94,036,992
21. Discounted Building Reversion	$0
22. Discounted Land Reversion	-$160,808
23. Present Value Cost	$93,876,192
24. Less: Disposition of Building	$0
25. Less: Disposition of Land	$0
26. Net Present Value	**$93,876,192**

Docking 30-year reconstruction

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,921,659
2. Construction Cost	$43,410,892
3. Design Cost	$6,435,707
4. Management & Inspection	$5,412,694
5. FMV - Building	$0
6. FMV - Land	$0
7. Outleasing Income	$0
8. Replacement Reserves	$4,724,460
9. Tenant Alterations	$0
10. Services & Utilities	$47,513,624
11. R.E. Taxes & Insurance	$209,619
12. Property Management	$12,088,023
13. Initial Space Alterations	$0
14. Moving & Relocation	$3,149,823
15. Total Annual Cost	$135,866,528
21. Discounted Building Reversion	$0
22. Discounted Land Reversion	-$515,242
23. Present Value Cost	$135,351,280
24. Less: Disposition of Building	$0
25. Less: Disposition of Land	$0
26. Net Present Value	**$135,351,280**

Lease savings from 600 employees

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$25,058,456
		$71,136,074
		$10,545,992
		$8,869,612
		$0
		$0
		$0
3. Replacement Reserves	$0	$7,664,140
4. Tenant Alterations	$0	$0
5. Services & Utilities	$0	$79,806,830
6. R.E. Taxes & Insurance	$0	$352,089
7. Property Management	$0	$21,491,045
8. Initial Space Alterations	$0	$0
9. Moving & Relocation	$0	$4,979,267
		$229,903,520
		$0
		-$676,050
20. Present Value Cost	-$39,011,988	$190,215,484
21. Less: Disposition of Building	$0	$0
22. Less: Disposition of Land	$0	$0
23. Net Present Value	**-$39,011,988**	**$190,215,484**

NPV Factors not included above

2. Net Net Rent	-$39,011,988
10. Gross Rent	-$39,011,988

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TAPS model - Capitol Complex

Option 1 — 80% reconstruction cost + current value

10/16/03

Landon 30-year reconstruction

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,136,797
2. Construction Cost	$27,725,182
3. Design Cost	$4,110,285
4. Management & Inspection	$3,456,918
5. FMV - Building	$0
6. FMV - Land	$0
7. Outleasing Income	$0
8. Replacement Reserves	$2,939,680
9. Tenant Alterations	$0
10. Services & Utilities	$32,293,206
11. R.E. Taxes & Insurance	$142,470
12. Property Management	$9,403,022
13. Initial Space Alterations	$0
14. Moving & Relocation	$1,829,444
15. Total Annual Cost	$94,036,992
21. Discounted Building Reversion	-$9,104,947
22. Discounted Land Reversion	-$160,808
23. Present Value Cost	$84,771,248
24. Less: Disposition of Building	$0
25. Less: Disposition of Land	$0
26. Net Present Value	**$84,771,248**

Docking 30-year reconstruction

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,921,659
2. Construction Cost	$43,410,892
3. Design Cost	$6,435,707
4. Management & Inspection	$5,412,694
5. FMV - Building	$0
6. FMV - Land	$0
7. Outleasing Income	$0
8. Replacement Reserves	$4,724,460
9. Tenant Alterations	$0
10. Services & Utilities	$47,513,624
11. R.E. Taxes & Insurance	$209,619
12. Property Management	$12,088,023
13. Initial Space Alterations	$0
14. Moving & Relocation	$3,149,823
15. Total Annual Cost	$135,866,528
21. Discounted Building Reversion	-$13,838,444
22. Discounted Land Reversion	-$515,242
23. Present Value Cost	$121,512,840
24. Less: Disposition of Building	$0
25. Less: Disposition of Land	$0
26. Net Present Value	**$121,512,840**

Lease savings from 600 employees

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$25,058,456
		$71,136,074
		$10,545,992
		$8,869,612
		$0
		$0
		$0
3. Replacement Reserves	$0	$7,664,140
4. Tenant Alterations	$0	$0
5. Services & Utilities	$0	$79,806,830
6. R.E. Taxes & Insurance	$0	$352,089
7. Property Management	$0	$21,491,045
8. Initial Space Alterations	$0	$0
9. Moving & Relocation	$0	$4,979,267
		$229,903,520
		-$22,943,391
		-$676,050
20. Present Value Cost	-$39,011,988	$167,272,100
21. Less: Disposition of Building	$0	$0
22. Less: Disposition of Land	$0	$0
23. Net Present Value	**-$39,011,988**	**$167,272,100**

NPV Factors not included above

2. Net Net Rent	-$39,011,988
10. Gross Rent	-$39,011,988

OPTION 2 - New Building for 1,000 staff & Lease for 1,500 staff

10/16/2003

New Building	Staff	GSF/Staff	G.Sq. Ft.	R.Sq. Ft.	U.Sq. Ft.	Cost/USF	1-time Cost	Annual Cost	Long Term Cost	Net Present Value
New Building for 1,000 staff @ $128/gsf	1,000	200	200,000		166,667	$153.60	$25,600,000		$25,600,000	$24,290,984
New building space for computer center @ $138/gsf			15,000		12,500	$165.60	$2,070,000		$2,070,000	$1,812,786
Operating Costs/Misc. Exp. new building (30 years)						$8.33		$1,388,336	$41,650,083	$28,223,986
Operating Cost/Misc. Exp. Landon during construction (4 years)(2504						$13.17		$3,294,989	$13,179,956	$12,136,797
Discounted Building, Land Reversion & Disposition										($7,376,012)
Subtotal New Builidng	**1,000**		**215,000**		**179,167**		**$27,670,000**	**$4,683,325**	**$82,500,039**	**$59,088,541**
Lease										
Lease for 1,500 staff (full-service) @ $12/rentable sf/year (33 yrs)	1,500	250	375,000	340,909	312,500	$13.09		$4,090,909	$135,000,000	$84,810,320
Operating Costs/Misc. Exp. leased building (33 years)						$1.30		$406,250	$13,406,250	$8,820,445
Operating Costs/Misc.Exp.for Docking during leasing arrangements (1 year)						$9.53		$3,508,069	$3,508,069	$3,343,884
Disposition of Land										($1,610,190)
Subtotal Leased	**1,500**		**375,000**		**312,500**		**$0**	**$8,005,228**	**$151,914,319**	**$95,364,459**
Other one-time costs										
Moving Costs for 2,500 staff							$12,314,381		$12,314,381	$11,167,031
Demolition of Landon & develop green space							$4,050,000		$4,050,000	$3,186,915
Demolition of Docking, roof over central plant & green space							$8,785,048		$8,785,048	$7,981,995
Subtotal Other one-time costs	**0**		**0**		**0**		**$25,149,429**	**$0**	**$25,149,429**	**$22,335,941**
TOTAL OPTION 2	**2,500**		**590,000**		**491,667**		**$52,819,429**	**$12,688,553**	**$259,563,788**	**$176,788,943**

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10/16/20.

TAPS model - Capitol Complex

Option 2

10/16/03

New Building for 1,000 staff

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,136,797
2. Construction Cost	$17,612,026
3. Design Cost	$2,611,000
4. Management & Inspection	$2,195,958
5. Land	$1,872,000
6. Outleasing Income	$0
7. Replacement Reserves	$1,958,311
8. Tenant Alterations	$0
9. Services & Utilities	$18,348,968
10. R.E. Taxes & Insurance	$94,908
11. Property Management	$5,852,687
12. Demolition Costs, etc...	$3,186,915
13. Moving & Relocation	$4,173,543
14. Total Annual Cost	$70,043,112
20. Discounted Building Reversion	-$5,883,172
21. Discounted Land Reversion	-$514,586
22. Present Value Cost	$63,645,364
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	-$502,544
25. Net Present Value	**$63,142,820**

*RSF = $12.00/sf

Lease for 1,500 staff ($13.09/sf)

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$3,343,884
3. Replacement Reserves	$0
4. Tenant Alterations	$0
5. Services & Utilities	$8,820,445
6. R.E. Taxes & Insurance	$0
7. Property Management	$0
12. Demolition Costs, etc...	$7,981,995
9. Moving & Relocation	$6,993,488
20. Present Value Cost	$111,950,128
21. Less: Disposition of Building	$0
22. Less: Disposition of Land	-$1,610,190
23. Net Present Value	**$110,339,936**

NPV Factors not included above

2. Net Net Rent	$84,810,320
10. Gross Rent	$111,950,128

New Computer Space

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$15,480,681
2. Construction Cost	$1,424,098	$19,036,124
3. Design Cost	$211,124	$2,822,124
4. Management & Inspection	$177,564	$2,373,522
5. Land	$0	$1,872,000
6. Outleasing Income	$0	$0
7. Replacement Reserves	$146,873	$2,105,184
8. Tenant Alterations	$0	$0
9. Services & Utilities	$1,376,170	$28,545,583
10. R.E. Taxes & Insurance	$7,118	$102,026
11. Property Management	$438,951	$6,291,638
12. Demolition Costs, etc...	$0	$11,168,910
13. Moving & Relocation	$0	$11,167,031
14. Total Annual Cost	$3,781,896	$73,825,008
20. Discounted Building Reversion	-$475,710	-$6,358,882
21. Discounted Land Reversion	$0	-$514,586
22. Present Value Cost	$3,306,187	$178,901,679
23. Less: Disposition of Building	$0	$0
24. Less: Disposition of Land	$0	-$2,112,734
25. Net Present Value	**$3,306,187**	**$176,788,943**

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Att.8.--047

10/16/20.

TAPS model - Capitol Complex

Option 2

10/16/03

New Building for 1,000 staff

*RSF = $11.00/sf

Lease for 1,500 staff ($12.00/sf)

New Computer Space

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,136,797
2. Construction Cost	$17,612,026
3. Design Cost	$2,611,000
4. Management & Inspection	$2,195,958
5. Land	$1,872,000
6. Outleasing Income	$0
7. Replacement Reserves	$1,958,311
8. Tenant Alterations	$0
9. Services & Utilities	$18,348,968
10. R.E. Taxes & Insurance	$94,908
11. Property Management	$5,852,687
12. Demolition Costs, etc...	$3,186,915
13. Moving & Relocation	$4,173,543
14. Total Annual Cost	$70,043,112
20. Discounted Building Reversion	-$5,883,172
21. Discounted Land Reversion	-$514,586
22. Present Value Cost	$63,645,364
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	-$502,544
25. Net Present Value	**$63,142,820**

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$3,343,884
3. Replacement Reserves	$0
4. Tenant Alterations	$0
5. Services & Utilities	$8,820,445
6. R.E. Taxes & Insurance	$0
7. Property Management	$0
8. Initial Space Alterations	$7,981,995
9. Moving & Relocation	$6,993,488
20. Present Value Cost	$104,887,976
21. Less: Disposition of Building	$0
22. Less: Disposition of Land	-$1,610,190
23. Net Present Value	**$103,277,784**

NPV Factors not included above

2. Net Net Rent	$77,748,192
10. Gross Rent	$104,887,984

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$15,480,681
2. Construction Cost	$1,424,098	$19,036,124
3. Design Cost	$211,124	$2,822,124
4. Management & Inspection	$177,564	$2,373,522
5. Land	$0	$1,872,000
6. Outleasing Income	$0	$0
7. Replacement Reserves	$146,873	$2,105,184
8. Tenant Alterations	$0	$0
9. Services & Utilities	$1,376,170	$28,545,583
10. R.E. Taxes & Insurance	$7,118	$102,026
11. Property Management	$438,951	$6,291,638
12. Initial Space Alterations	$0	$11,168,910
13. Moving & Relocation	$0	$11,167,031
14. Total Annual Cost	$3,781,896	$73,825,008
20. Discounted Building Reversion	-$475,710	-$6,358,882
21. Discounted Land Reversion	$0	-$514,586
22. Present Value Cost	$3,306,187	$171,839,527
23. Less: Disposition of Building	$0	$0
24. Less: Disposition of Land	$0	-$2,112,734
25. Net Present Value	**$3,306,187**	**$169,726,791**

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Att.8.--048

10/16/2

TAPS model - Capitol Complex

Option 2 - No Residual Value

10/16/03

New Building for 1,000 staff

***RSF = $12.00/sf**

Lease for 1,500 staff ($13.09/sf)

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,136,797
2. Construction Cost	$17,612,026
3. Design Cost	$2,611,000
4. Management & Inspection	$2,195,958
5. Land	$1,872,000
6. Outleasing Income	$0
7. Replacement Reserves	$1,958,311
8. Tenant Alterations	$0
9. Services & Utilities	$18,348,968
10. R.E. Taxes & Insurance	$94,908
11. Property Management	$5,852,687
12. Demolition Costs, etc...	$3,186,915
13. Moving & Relocation	$4,173,543
14. Total Annual Cost	$70,043,112
20. Discounted Building Reversion	$0
21. Discounted Land Reversion	-$514,586
22. Present Value Cost	$69,528,536
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	-$502,544
25. Net Present Value	**$69,025,992**

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$3,343,884
3. Replacement Reserves	$0
4. Tenant Alterations	$0
5. Services & Utilities	$8,820,445
6. R.E. Taxes & Insurance	$0
7. Property Management	$0
12. Demolition Costs, etc...	$7,981,995
9. Moving & Relocation	$6,993,488
20. Present Value Cost	$111,950,128
21. Less: Disposition of Building	$0
22. Less: Disposition of Land	-$1,610,190
23. Net Present Value	**$110,339,936**
NPV Factors not included above	
2. Net Net Rent	$84,810,320
10. Gross Rent	$111,950,128

New Computer Space (no bldg. residual)

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$15,480,681
2. Construction Cost	$1,424,098	$19,036,124
3. Design Cost	$211,124	$2,822,124
4. Management & Inspection	$177,564	$2,373,522
5. Land	$0	$1,872,000
6. Outleasing Income	$0	$0
7. Replacement Reserves	$146,873	$2,105,184
8. Tenant Alterations	$0	$0
9. Services & Utilities	$1,376,170	$28,545,583
10. R.E. Taxes & Insurance	$7,118	$102,026
11. Property Management	$438,951	$6,291,638
12. Demolition Costs, etc...	$0	$11,168,910
13. Moving & Relocation	$0	$11,167,031
14. Total Annual Cost	$3,781,896	$73,825,008
20. Discounted Building Reversion	$0	$0
21. Discounted Land Reversion	$0	-$514,586
22. Present Value Cost	$3,781,896	$185,260,560
23. Less: Disposition of Building	$0	$0
24. Less: Disposition of Land	$0	-$2,112,734
25. Net Present Value	**$3,781,896**	**$183,147,824**

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Att.8.--049

10/16/20

TAPS model - Capitol Complex

Option 2 - No Residual Value

10/16/03

New Building for 1,000 staff

***RSF = $11.00/sf**

Lease for 1,500 staff ($13.09/sf)

New Computer Space (no bldg. residual)

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,136,797
2. Construction Cost	$17,612,026
3. Design Cost	$2,611,000
4. Management & Inspection	$2,195,958
5. Land	$1,872,000
6. Outleasing Income	$0
7. Replacement Reserves	$1,958,311
8. Tenant Alterations	$0
9. Services & Utilities	$18,348,968
10. R.E. Taxes & Insurance	$94,908
11. Property Management	$5,852,687
12. Demolition Costs, etc...	$3,186,915
13. Moving & Relocation	$4,173,543
14. Total Annual Cost	$70,043,112
20. Discounted Building Reversion	$0
21. Discounted Land Reversion	-$514,586
22. Prasent Value Cost	$69,528,536
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	-$502,544
25. Net Present Value	**$69,025,992**

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$3,343,884
3. Replacement Reserves	$0
4. Tenant Alterations	$0
5. Services & Utilities	$8,820,445
6. R.E. Taxes & Insurance	$0
7. Property Management	$0
8. Initial Space Alterations	$7,981,995
9. Moving & Relocation	$6,993,488
20. Present Value Cost	$104,887,976
21. Less: Disposition of Building	$0
22. Less: Disposition of Land	-$1,610,190
23. Net Present Value	**$103,277,784**

NPV Factors not included above

2. Net Net Rent	$77,748,192
10. Gross Rent	$104,887,984

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$15,480,681
2. Construction Cost	$1,424,098	$19,036,124
3. Design Cost	$211,124	$2,822,124
4. Management & Inspection	$177,564	$2,373,522
5. Land	$0	$1,872,000
6. Outleasing Income	$0	$0
7. Replacement Reserves	$146,873	$2,105,184
8. Tenant Alterations	$0	$0
9. Services & Utilities	$1,376,170	$28,545,583
10. R.E. Taxes & Insurance	$7,118	$102,026
11. Property Management	$438,951	$6,291,638
12. Demolition Costs, etc...	$0	$11,168,910
13. Moving & Relocation	$0	$11,167,031
14. Total Annual Cost	$3,781,896	$73,825,008
20. Discounted Building Reversion	$0	$0
21. Discounted Land Reversion	$0	-$514,586
22. Present Value Cost	$3,781,896	$178,198,408
23. Less: Disposition of Building	$0	$0
24. Less: Disposition of Land	$0	-$2,112,734
25. Net Present Value	**$3,781,896**	**$176,085,672**

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Att.8.--050

OPTION 3 - New Building for 1,500 staff & Lease for 1,000 staff

10/16/2003

New Building	Staff	GSF/Staff	G.Sq. Ft.	R.Sq. Ft.	U.Sq. Ft.	Cost/USF	1-time Cost	Annual Cost	Long Term Cost	Net Present Value
New Building for 1,500 staff @ $128/gsf	1,500	200	300,000		250,000	$153.60	$38,400,000		$38,400,000	$35,500,475
New building space for computer center @ $138/gsf			15,000		12,500	$165.60	$2,070,000		$2,070,000	$1,812,786
Operating Costs/Misc. Exp. new building (30 years)						$8.32		$2,082,500	$62,475,000	$41,351,340
Operating Costs/Misc. Exp.for Docking during reconstruction (4 years)						$9.53		$3,508,069	$14,032,277	$12,921,659
Discounted Building, Land Reversion & Disposition										($11,425,242)
Subtotal New Building	**1,500**		**315,000**		**262,500**		**$40,470,000**	**5,590,569**	**116,977,277**	**$80,161,018**
Lease										
Lease for 1,000 staff (full-service) @ $12/rentable sf/year (33 yrs)	1,000	250	250,000	227,273	208,333	$13.09		$2,727,273	$90,000,000	$56,540,112
Operating Costs/Misc. Exp. leased building (33 years)						$1.30		$270,833	$8,937,486	$5,880,287
Operating Costs/Misc.Exp.for Landon during leasing arrangements (1 year)						$9.53		$3,294,989	$3,294,989	$3,140,777
Disposition of Land										($502,554)
Subtotal Leased	**1,000**		**250,000**		**208,333**			**$6,293,095**	**$102,232,475**	**$65,058,622**
Other one-time costs										
Moving Costs for 2,500 staff							$12,213,743		$12,213,743	$10,922,626
Demolition of Landon & develop green space							$4,050,000		$4,050,000	$3,860,452
Demolition of Docking, roof over central plant & green space							$8,785,048		$8,785,048	$6,912,937
Subtotal Other one-time costs	**0**		**0**		**0**		**$25,048,791**	**$0**	**$25,048,791**	**$21,696,015**
TOTAL OPTION 3	**2,500**		**565,000**		**470,833**		**$65,518,791**	**$11,883,664**	**$244,258,543**	**$166,735,707**

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2-2-2016
Att.8.--051

10/16/2003

TAPS model - Capitol Complex

Option 3

10/16/2003 22:42

New Building for 1,500 staff

RSF = $12.00/sf

Lease for 1,000 Staff ($13.09/sf)

New Computer Space

Component	30 YRS	Component	30 YRS	Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$12,921,659	1. Operating / Misc. Costs ('04 - '07)	$3,140,777	1. Operating / Misc. Costs ('04 - '07)	$0	$16,062,436
2. Construction Cost	$26,418,038			2. Construction Cost	$1,424,098	$27,842,136
3. Design Cost	$3,916,500			3. Design Cost	$211,124	$4,127,624
4. Management & Inspection	$3,293,937			4. Management & Inspection	$177,564	$3,471,501
5. Land	$1,872,000			5. Land	$0	$1,872,000
6. Outleasing Income	$0			6. Outleasing Income	$0	$0
7. Replacement Reserves	$2,937,460	3. Replacement Reserves	$0	7. Replacement Reserves	$146,873	$3,084,333
8. Tenant Alterations	$0	4. Tenant Alterations	$0	8. Tenant Alterations	$0	$0
9. Services & Utilities	$27,523,394	5. Services & Utilities	$5,880,287	9. Services & Utilities	$1,376,170	$34,779,851
10. R.E. Taxes & Insurance	$142,362	6. R.E. Taxes & Insurance	$0	10. R.E. Taxes & Insurance	$7,118	$149,480
11. Property Management	$8,779,012	7. Property Management	$0	11. Property Management	$438,951	$9,217,963
12. Demolition Costs, etc...	$6,912,937	12. Demolition Costs, etc...	$3,680,502	12. Demolition Costs, etc...	$0	$10,593,439
13. Moving & Relocation	$6,260,302	9. Moving & Relocation	$4,662,324	13. Moving & Relocation	$0	$10,922,626
14. Total Annual Cost	$100,977,608			14. Total Annual Cost	$3,781,896	$104,759,504
20. Discounted Building Reversion	-$8,824,756			20. Discounted Building Reversion	-$475,710	-$9,300,466
21. Discounted Land Reversion	-$514,586			21. Discounted Land Reversion	$0	-$514,586
22. Present Value Cost	$91,638,264	20. Present Value Cost	$73,903,992	22. Present Value Cost	$3,306,187	$168,848,443
23. Less: Disposition of Building	$0	21. Less: Disposition of Building	$0	23. Less: Disposition of Building	$0	$0
24. Less: Disposition of Land	-$1,610,190	22. Less: Disposition of Land	-$502,544	24. Less: Disposition of Land	$0	-$2,112,734
25. Net Present Value	**$90,028,072**	**23. Net Present Value**	**$73,401,448**	**25. Net Present Value**	**$3,306,187**	**$166,735,707**
		NPV Factors not included above				
		2. Net Net Rent	$56,540,112			
		10. Gross Rent	$73,903,992			

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Att.8.--052

10/16/2003

TAPS model - Capitol Complex

Option 3

10/16/2003 22:42

New Building for 1,500 staff

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,921,659
2. Construction Cost	$26,418,038
3. Design Cost	$3,916,500
4. Management & Inspection	$3,293,937
5. Land	$1,872,000
6. Outleasing Income	$0
7. Replacement Reserves	$2,937,460
8. Tenant Alterations	$0
9. Services & Utilities	$27,523,394
10. R.E. Taxes & Insurance	$142,362
11. Property Management	$8,779,012
12. Demolition Costs, etc...	$6,912,937
13. Moving & Relocation	$6,260,302
14. Total Annual Cost	$100,977,608
20. Discounted Building Reversion	-$8,824,756
21. Discounted Land Reversion	-$514,586
22. Present Value Cost	$91,638,264
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	-$1,610,190
25. Net Present Value	**$90,028,072**

RSF = $11.00/sf

Lease for 1,000 Staff ($12.00/sf)

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$3,140,777
3. Replacement Reserves	$0
4. Tenant Alterations	$0
5. Services & Utilities	$5,880,287
6. R.E. Taxes & Insurance	$0
7. Property Management	$0
8. Initial Space Alterations	$3,680,502
9. Moving & Relocation	$4,662,324
20. Present Value Cost	$69,195,928
21. Less: Disposition of Building	$0
22. Less: Disposition of Land	-$502,544
23. Net Present Value	**$68,693,384**

NPV Factors not included above

2. Net Net Rent	$51,832,036
10. Gross Rent	$69,195,936

New Computer Space

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$16,062,436
2. Construction Cost	$1,424,098	$27,842,136
3. Design Cost	$211,124	$4,127,624
4. Management & Inspection	$177,564	$3,471,501
5. Land	$0	$1,872,000
6. Outleasing Income	$0	$0
7. Replacement Reserves	$146,873	$3,084,333
8. Tenant Alterations	$0	$0
9. Services & Utilities	$1,376,170	$34,779,851
10. R.E. Taxes & Insurance	$7,118	$149,480
11. Property Management	$438,951	$9,217,963
12. Demolition Costs, etc...	$0	$10,593,439
13. Moving & Relocation	$0	$10,922,626
14. Total Annual Cost	$3,781,896	$104,759,504
20. Discounted Building Reversion	-$475,710	-$9,300,466
21. Discounted Land Reversion	$0	-$514,586
22. Present Value Cost	$3,306,187	$164,140,379
23. Less: Disposition of Building	$0	$0
24. Less: Disposition of Land	$0	-$2,112,734
25. Net Present Value	**$3,306,187**	**$162,027,643**

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10/16/200_

TAPS model - Capitol Complex

Option 3 - No Building Residual

RSF = $12.00/sf

10/16/03

Lease for 1,000 Staff ($13.09/sf)

New Building for 1,500 staff (no bldg. residual value)

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,921,659
2. Construction Cost	$26,418,038
3. Design Cost	$3,916,500
4. Management & Inspection	$3,293,937
5. Land	$1,872,000
6. Outleasing Income	$0
7. Replacement Reserves	$2,937,460
8. Tenant Alterations	$0
9. Services & Utilities	$27,523,394
10. R.E. Taxes & Insurance	$142,362
11. Property Management	$8,779,012
12. Demolition Costs, etc...	$6,912,937
13. Moving & Relocation	$6,260,302
14. Total Annual Cost	$100,977,608
20. Discounted Building Reversion	$0
21. Discounted Land Reversion	-$514,586
22. Present Value Cost	$100,463,024
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	-$1,610,190
25. Net Present Value	**$98,852,832**

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$3,140,777
3. Replacement Reserves	$0
4. Tenant Alterations	$0
5. Services & Utilities	$5,880,287
6. R.E. Taxes & Insurance	$0
7. Property Management	$0
12. Demolition Costs, etc...	$3,680,502
9. Moving & Relocation	$4,662,324
20. Present Value Cost	$73,903,992
21. Less: Disposition of Building	$0
22. Less: Disposition of Land	-$502,544
23. Net Present Value	**$73,401,448**
NPV Factors not included above	
2. Net Net Rent	$56,540,112
10. Gross Rent	$73,903,992

New Computer Space (no bldg. residual)

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$16,062,436
2. Construction Cost	$1,424,098	$27,842,136
3. Design Cost	$211,124	$4,127,624
4. Management & Inspection	$177,564	$3,471,501
5. Land	$0	$1,872,000
6. Outleasing Income	$0	$0
7. Replacement Reserves	$146,873	$3,084,333
8. Tenant Alterations	$0	$0
9. Services & Utilities	$1,376,170	$34,779,851
10. R.E. Taxes & Insurance	$7,118	$149,480
11. Property Management	$438,951	$9,217,963
12. Demolition Costs, etc...	$0	$10,593,439
13. Moving & Relocation	$0	$10,922,626
14. Total Annual Cost	$3,781,896	$104,759,504
20. Discounted Building Reversion	$0	$0
21. Discounted Land Reversion	$0	-$514,586
22. Present Value Cost	$3,781,896	$178,148,912
23. Less: Disposition of Building	$0	$0
24. Less: Disposition of Land	$0	-$2,112,734
25. Net Present Value	**$3,781,896**	**$176,036,176**

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10/16/2003

TAPS model - Capitol Complex

Option 3 - No Building Residual RSF = $11.00/sf

10/16/03 Lease for 1,000 Staff ($12.00/sf)

New Building for 1,500 staff (no bldg. residual value)

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$12,921,659
2. Construction Cost	$26,418,038
3. Design Cost	$3,916,500
4. Management & Inspection	$3,293,937
5. Land	$1,872,000
6. Outleasing Income	$0
7. Replacement Reserves	$2,937,460
8. Tenant Alterations	$0
9. Services & Utilities	$27,523,394
10. R.E. Taxes & Insurance	$142,362
11. Property Management	$8,779,012
12. Demolition Costs, etc...	$6,912,937
13. Moving & Relocation	$6,260,302
14. Total Annual Cost	$100,977,608
20. Discounted Building Reversion	$0
21. Discounted Land Reversion	-$514,586
22. Present Value Cost	$100,463,024
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	-$1,610,190
25. Net Present Value	**$98,852,832**

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$3,140,777
3. Replacement Reserves	$0
4. Tenant Alterations	$0
5. Services & Utilities	$5,880,287
6. R.E. Taxes & Insurance	$0
7. Property Management	$0
8. Initial Space Alterations	$3,680,502
9. Moving & Relocation	$4,662,324
20. Present Value Cost	$69,195,928
21. Less: Disposition of Building	$0
22. Less: Disposition of Land	-$502,544
23. Net Present Value	**$68,693,384**
NPV Factors not included above	
2. Net Net Rent	$51,832,036
10. Gross Rent	$69,195,936

New Computer Space (no bldg. residual)

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$16,062,436
2. Construction Cost	$1,424,098	$27,842,136
3. Design Cost	$211,124	$4,127,624
4. Management & Inspection	$177,564	$3,471,501
5. Land	$0	$1,872,000
6. Outleasing Income	$0	$0
7. Replacement Reserves	$146,873	$3,084,333
8. Tenant Alterations	$0	$0
9. Services & Utilities	$1,376,170	$34,779,851
10. R.E. Taxes & Insurance	$7,118	$149,480
11. Property Management	$438,951	$9,217,963
12. Demolition Costs, etc...	$0	$10,593,439
13. Moving & Relocation	$0	$10,922,626
14. Total Annual Cost	$3,781,896	$104,759,504
20. Discounted Building Reversion	$0	$0
21. Discounted Land Reversion	$0	-$514,586
22. Present Value Cost	$3,781,896	$173,440,848
23. Less: Disposition of Building	$0	$0
24. Less: Disposition of Land	$0	-$2,112,734
25. Net Present Value	**$3,781,896**	**$171,328,112**

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OPTION 4 - New Building for 2,500 staff

10/16/2003

New Building	Staff	GSF/Staff	G.Sq. Ft.	R.Sq. Ft.	U.Sq. Ft.	Cost/USF	1-time Cost	Annual Cost	Long Term Cost	Net Present Value
New Building for 2,500 staff @ $128/gsf	2,500	200	500,000		416,667	$153.60	$64,000,000		$64,000,000	$57,919,463
New building space for computer center @ $138/gsf			15,000		12,500	$165.60	$2,070,000		$2,070,000	$1,812,786
Operating Costs/Misc. Exp. new building (30 years)						$8.32		$3,470,836	$104,125,083	$67,606,217
Landon Operating Costs/ Misc. Exp. during reconstruction (4 years)						$13.17		$3,294,989	$13,179,957	$12,028,059
Docking Operating Costs/Misc. Exp. during reconstruction (4 years)						$9.53		$3,508,069	$14,032,277	$13,030,397
Discounted Building, Land Reversion & Disposition										($17,810,959)
Subtotal New Buillidng	**2,500**		**515,000**		**429,167**		**$66,070,000**	**$10,273,894**	**$197,407,317**	**$134,585,963**
Other one-time costs										
Moving Costs for 2,500 staff							$12,012,502		$12,012,502	$10,433,846
Demolition of Landon & develop green space							$4,050,000		$4,050,000	$3,686,872
Demolition of Docking, roof over central plant & green space							$8,785,048		$8,785,048	$6,412,937
Subtotal Other one-time costs	**0**		**0**		**0**		**$24,847,550**	**$0**	**$24,847,550**	**$20,533,655**
TOTAL OPTION 4	**2,500**		**515,000**		**429,167**		**$90,917,550**	**$10,273,894**	**$222,254,867**	**$155,119,675**

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10/16/2. .

TAPS model - Capitol Complex

Option 4

10/16/03

New Building for 2,500 staff

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$25,058,456
2. Construction Cost	$44,030,068
3. Design Cost	$6,527,500
4. Management & Inspection	$5,489,895
5. Land	$1,872,000
6. Outleasing Income	$0
7. Replacement Reserves	$4,895,770
8. Tenant Alterations	$0
9. Services & Utilities	$45,872,364
10. R.E. Taxes & Insurance	$237,271
11. Property Management	$14,631,700
12. Demolition Costs, etc...	$10,099,809
13. Moving & Relocation	$10,433,846
14. Total Annual Cost	$169,148,720
20. Discounted Building Reversion	-$14,707,929
21. Discounted Land Reversion	-$514,586
22. Present Value Cost	$153,926,224
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	-$2,112,734
25. Net Present Value	**$151,813,488**

New Computer Space

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$0
2. Construction Cost	$1,424,098
3. Design Cost	$211,124
4. Management & Inspection	$177,564
5. Land	$0
6. Outleasing Income	$0
7. Replacement Reserves	$146,873
8. Tenant Alterations	$0
9. Services & Utilities	$1,376,170
10. R.E. Taxes & Insurance	$7,118
11. Property Management	$438,951
12. Demolition Costs, etc...	$0
13. Moving & Relocation	$0
14. Total Annual Cost	$3,781,896
20. Discounted Building Reversion	-$475,710
21. Discounted Land Reversion	$0
22. Present Value Cost	$3,306,187
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	$0
25. Net Present Value	**$3,306,187**

Summary
$25,058,456
$45,454,166
$6,738,624
$5,667,459
$1,872,000
$0
$5,042,643
$0
$47,248,534
$244,389
$15,070,651
$10,099,809
$10,433,846
$172,930,616
-$15,183,639
-$514,586
$157,232,411
$0
-$2,112,734
$155,119,675

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10/16/2.

TAPS model - Capitol Complex

Option 4 - No Building Residual

10/16/03

New Building for 2,500 staff

Component	30 YRS
1. Operating / Misc. Costs ('04 - '07)	$25,058,456
2. Construction Cost	$44,030,068
3. Design Cost	$6,527,500
4. Management & Inspection	$5,489,895
5. Land	$1,872,000
6. Outleasing Income	$0
7. Replacement Reserves	$4,895,770
8. Tenant Alterations	$0
9. Services & Utilities	$45,872,364
10. R.E. Taxes & Insurance	$237,271
11. Property Management	$14,631,700
12. Demolition Costs, etc...	$10,099,809
13. Moving & Relocation	$10,433,846
14. Total Annual Cost	$169,148,720
20. Discounted Building Reversion	$0
21. Discounted Land Reversion	-$514,586
22. Present Value Cost	$168,634,128
23. Less: Disposition of Building	$0
24. Less: Disposition of Land	-$2,112,734
25. Net Present Value	**$166,521,392**

New Computer Space

Component	30 YRS	Summary
1. Operating / Misc. Costs ('04 - '07)	$0	$25,058,456
2. Construction Cost	$1,424,098	$45,454,166
3. Design Cost	$211,124	$6,738,624
4. Management & Inspection	$177,564	$5,667,459
5. Land	$0	$1,872,000
6. Outleasing Income	$0	$0
7. Replacement Reserves	$146,873	$5,042,643
8. Tenant Alterations	$0	$0
9. Services & Utilities	$1,376,170	$47,248,534
10. R.E. Taxes & Insurance	$7,118	$244,389
11. Property Management	$438,951	$15,070,651
12. Demolition Costs, etc...	$0	$10,099,809
13. Moving & Relocation	$0	$10,433,846
14. Total Annual Cost	$3,781,896	$172,930,616
20. Discounted Building Reversion	$0	$0
21. Discounted Land Reversion	$0	-$514,586
22. Present Value Cost	$3,781,896	$172,416,024
23. Less: Disposition of Building	$0	$0
24. Less: Disposition of Land	$0	-$2,112,734
25. Net Present Value	**$3,781,896**	**$170,303,288**

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Annual Operating Costs

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	BEFORE RECONSTRUCTION				AFTER RECONSTRUCTION			
	Landon		Docking		Landon		Docking	
Description	per usf	total	per usf	total	per usf	total	per usf	total
	1,000 staff		2,100 staff		1,000 staff		2,100 staff	
Usable Square Feet		250,189		368,108		250,189		368,108
Housekeeping	$2.35	$587,944	$1.25	$460,135	$1.49	$371,531	$1.49	$546,640
Maintenance	$3.22	$805,609	$2.35	$865,054	$2.04	$509,135	$2.04	$749,100
Security	$1.74	$435,329	$0.67	$246,632	$1.30	$325,246	$1.30	$478,540
Utilities	$3.20	$800,605	$2.79	$1,027,021	$1.97	$492,872	$1.97	$725,173
Administration	$1.98	$495,374	$1.73	$636,827	$1.98	$495,374	$1.73	$636,827
Replacement insurance	$0.03	$7,506	$0.03	$11,043	$0.03	$7,506	$0.03	$11,043
Replacement reserves	$0.65	$162,623	$0.71	$261,357	$0.65	$162,623	$0.71	$261,357
TOTAL	**$13.17**	**$3,294,989**	**$9.53**	**$3,508,069**	**$9.45**	**$2,364,286**	**$9.26**	**$3,408,680**

	Leased			New Construction			
Description	per usf	total	total	per usf	total	total	total
		1,000 staff	1,500 staff		1,000 staff	1,500 staff	2,500 staff
Usable Square Feet		208,333	312,500		166,667	250,000	416,667
Housekeeping	$0.00	$0	$0	$1.22	$202,500	$303,750	$506,250
Maintenance	$0.00	$0	$0	$1.67	$277,501	$416,250	$693,751
Security	$1.30	$270,833	$406,250	$1.30	$216,667	$325,000	$541,667
Utilities	$0.00	$0	$0	$1.61	$268,334	$402,500	$670,834
Administration	$0.00	$0	$0	$1.85	$308,334	$462,500	$770,834
Replacement insurance	$0.00	$0	$0	$0.03	$5,000	$7,500	$12,500
Replacement reserves	$0.00	$0	$0	$0.65	$108,334	$162,500	$270,834
TOTAL	**$1.30**	**$270,833**	**$406,250**	**$8.32**	**$1,386,669**	**$2,080,000**	**$3,466,669**

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TAPS Model - Capitol Complex

Operating Costs / Miscellaneous Expenses

10/16/03

Option 1

Landon = 250,189 USF

Landon Bldg.	4 years	30 years
Housekeeping	$2.35	
Maintenance	$3.22	
Security	$1.74	
Utilities	$3.20	
Operating Costs / Utilities		$6.80
Management Costs	$1.98	$1.98
Replacement Ins.	$0.03	$0.03
Replacement Reserves	$0.65	$0.65
Totals	**$13.17**	**$9.46**

Docking = 368,108 USF

Docking Bldg.	4 years	30 years
Housekeeping	$1.25	
Maintenance	$2.35	
Security	$0.67	
Utilities	$2.79	
Operating Costs / Utilities		$6.80
Management Costs	$1.73	$1.73
Replacement Ins.	$0.03	$0.03
Replacement Reserves	$0.71	$0.71
Totals	**$9.53**	**$9.27**

Leases = 144,000 USF

Full-Service Lease

600 Employees	4 years	30 years
Housekeeping	N/A	N/A
Maintenance	N/A	N/A
Security	N/A	N/A
Utilities	N/A	N/A
Operating Costs / Utilities	N/A	N/A
Management Costs	N/A	N/A
Replacement Ins.	N/A	N/A
Replacement Reserves	N/A	N/A
Totals	**N/A**	**N/A**

Option 2

New Building = 166,667 USF

New Building (Landon Oper. 4 yrs)	4 years	30 years
Housekeeping	$2.35	
Maintenance	$3.22	
Security	$1.74	$1.30
Utilities	$3.20	
Operating Costs / Utilities		$4.50
Management Costs	$1.98	$1.85
Replacement Ins.	$0.03	$0.03
Replacement Reserves	$0.65	$0.65
Totals	**$13.17**	**$8.33**

Leases = 312,500 USF

33 Year Lease

Lease (Docking Oper. 1 yr)	1 year	33 years
Housekeeping	$1.25	N/A
Maintenance	$2.35	N/A
Security	$0.67	$1.30
Utilities	$2.79	N/A
Operating Costs / Utilities		N/A
Management Costs	$1.73	N/A
Replacement Ins.	$0.03	N/A
Replacement Reserves	$0.71	N/A
Totals	**$9.53**	**$1.30**

New Computer Bldg. = 12,500 USF

New Computer Bldg.	4 years	30 years
Housekeeping	N/A	N/A
Maintenance	N/A	N/A
Security	N/A	N/A
Utilities	N/A	N/A
Operating Costs / Utilities	N/A	$5.80
Management Costs	N/A	$1.85
Replacement Ins.	N/A	$0.03
Replacement Reserves	N/A	$0.65
Totals	**N/A**	**$8.33**

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Operating Costs / Miscellaneous Expenses

Option 3

10/16/03

New Building = 250,000 USF

New Building (Docking Oper. 4 yrs)	4 years	30 years
Housekeeping	$1.25	
Maintenance	$2.35	
Security	$0.67	$1.30
Utilities	$2.79	
Operating Costs / Utilities		$4.50
Management Costs	$1.73	$1.85
Replacement Ins.	$0.03	$0.03
Replacement Reserves	$0.71	$0.65
Totals	**$9.53**	**$8.33**

Leases = 208,333 USF

33 Year Lease

Lease (Landon Oper. 1 yr)	1 year	33 years
Housekeeping	$2.35	N/A
Maintenance	$3.22	N/A
Security	$1.74	$1.30
Utilities	$3.20	N/A
Operating Costs / Utilities		N/A
Management Costs	$1.98	N/A
Replacement Ins.	$0.03	N/A
Replacement Reserves	$0.65	N/A
Totals	**$13.17**	**$1.30**

New Computer Bldg. = 12,500 USF

New Computer Bldg.	4 years	30 years
Housekeeping	N/A	N/A
Maintenance	N/A	N/A
Security	N/A	N/A
Utilities	N/A	N/A
Operating Costs / Utilities	N/A	$5.80
Management Costs	N/A	$1.85
Replacement Ins.	N/A	$0.03
Replacement Reserves	N/A	$0.65
Totals	**N/A**	**$8.33**

Option 4

New Building = 416,667 USF

New Building (LSOB Oper. 4 yrs)	4 years	30 years
Housekeeping	$2.35	
Maintenance	$3.22	
Security	$1.74	$1.30
Utilities	$3.20	
Operating Costs / Utilities		$4.50
Management Costs	$1.98	$1.85
Replacement Ins.	$0.03	$0.03
Replacement Reserves	$0.65	$0.65
Totals	**$13.17**	**$8.33**

New Building (DSOB Oper. 4 yrs)	4 years	30 years
Housekeeping	$1.25	N/A
Maintenance	$2.35	N/A
Security	$0.67	N/A
Utilities	$2.79	N/A
Operating Costs / Utilities		N/A
Management Costs	$1.73	N/A
Replacement Ins.	$0.03	N/A
Replacement Reserves	$0.71	N/A
Totals	**$9.53**	**N/A**

*30 year operating costs under LSOB Operating Information

New Computer Bldg. = 12,500 USF

New Computer Bldg.	4 years	30 years
Housekeeping	N/A	N/A
Maintenance	N/A	N/A
Security	N/A	N/A
Utilities	N/A	N/A
Operating Costs / Utilities	N/A	$5.80
Management Costs	N/A	$1.85
Replacement Ins.	N/A	$0.03
Replacement Reserves	N/A	$0.65
Totals	**N/A**	**$8.33**

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Moving Costs

10/09/03	Landon		Docking		Leased			New Construction			
Description	per usf	total	per usf	total	per usf	total	total	per usf	total	total	total
Staff		**1,000**		**2,100**		**1,000**	**1,500**		**1,000**	**1,500**	**2,500**
Usable Square Feet		250,189		368,108		208,333	312,500		166,667	250,000	416,667
Loose furniture & boxes	$1.00	$250,189	$1.00	$368,108	$1.00	$208,333	$312,500	$1.00	$166,667	$250,000	$416,667
Panel system furniture	$2.73	$683,016	$2.73	$1,004,935	$2.73	$568,749	$853,125	$2.73	$455,001	$682,500	$1,137,501
Computers & phones	$3.20	$800,000	$4.56	$1,680,000	$3.84	$800,000	$1,200,000	$4.80	$800,001	$1,199,999	$2,000,000
Central computer equip (DISC)	$0.00	$0	$0.00	$0	$15.36	$3,200,000	$4,800,000	$19.20	$3,200,004	$4,799,996	$8,000,000
Space Planning	$1.10	$275,208	$1.10	$404,919	$1.10	$229,166	$343,750	$1.10	$183,334	$275,000	$458,334
	$8.03	$2,008,413	$9.39	$3,457,962	$24.03	$5,006,248	$7,509,375	$28.83	$4,805,006	$7,207,495	$12,012,502

TAPS numbers allow for inflation, present value etc.

JCSBC
2-2-2016
Att.8.--062

Operating Costs/misc. Exp. with Inflation (Pre-Construction/Pre-Leasing Factors)

10/16/03

Landon

$13.17 Cost / USF

250,189 USF

first year	inflation	$ inflation	total	
			$3,294,989	1st yr
$3,294,989	2.50%	$82,375	$3,377,364	2nd yr
$3,377,364	2.50%	$84,434	$3,461,798	3rd yr
$3,461,798	2.50%	$86,545	$3,548,343	4th yr

Docking

$9.53 Cost / USF

368,108 USF

first year	inflation	$ inflation	total	
			$3,508,069	1st yr
$3,508,069	2.50%	$87,702	$3,595,771	2nd th
$3,595,771	2.50%	$89,894	$3,685,665	3rd yr
$3,685,665	2.50%	$92,142	$3,777,807	4th yr

Landon / Docking Combined

first year	inflation	$ inflation	total	
			$6,803,058	1st yr
$6,803,058	2.50%	$170,076	$6,973,135	2nd th
$6,973,135	2.50%	$174,328	$7,147,463	3rd yr
$7,147,463	2.50%	$178,687	$7,326,150	4th yr

JCSBC
2-2-2016
Att.8.--063

glpm architects inc.
1001 new hampshire
lawrence kansas 66044-3045
785 843-5554
fax 785 841-9738
www.glpma.com

Date: October 31, 2004
Invoice No: 4
Project No: 04047.00

C/o: Mr. Joe Fritton
Division of Facilities Management
State of Kansas Dept. of Administration
900 Southwest Jackson Street, Suite 653-S
Landon State Office Building
Topeka, Kansas 66612

PROJECT: Docking Study

For professional services rendered for the referenced project for the following period: 10/01/04 - 10/31/04

Description	Contract Amount	% Work to Date	Current Billing
Architectural Services:	$89,740.00	100%	$89,740.00
TOTALS:	$89,740.00		$89,740.00

REIMBURSABLE EXPENSES: (Previously Invoiced)
REIMBURSABLE EXPENSES: (See Attached) $0.00

TOTALS:	$89,740.00
LESS PREVIOUSLY INVOICED:	-$67,305.00
INVOICE TOTAL:	**$22,435.00**

OK TO PAY

PLEASE RETURN ONE COPY WITH REMITTANCE TO:
GLPM Architects, Inc. 1001 New Hampshire Lawrence, KS 66044

Invoices not paid within thirty (30) days from date of invoice will have interest added at the rate of 1.5 percent per month.

GLPM ARCHITECTS, INC.

By Dale P. Glenn
Dale P. Glenn, AIA

BILL GRAVES
Governor

JOYCE H. GLASSCOCK
Secretary of Administration

JOE FRITTON, P.E.
Director of Facilities Management
900 S.W. Jackson, Room 653
Landon State Office Building
Topeka, KS 66612-2210
(785) 296-4142
FAX (785) 296-3456
www.da.state.ks.us/fm

DEPARTMENT OF ADMINISTRATION
Division of Facilities Management

FO-03-0167

December 16, 2002

David Livingood
GLPM Architects, Inc.
1001 New Hampshire
Lawrence, KS 66044

Re: Phase I Building Assessment-Docking State Office Building
Division of Facilities Management

Dear Mr. Livingood:

Congratulations! The Building Assessment Negotiating Committee for the referenced project has chosen your firm to perform the designated services for the Docking State Office Building. I will be contacting you early next month to set up a meeting to negotiate fees and to begin determining the scope of project work.

Once again, congratulations on the selection. We look forward to working with your firm in the upcoming months.

Sincerely,

Dan Balch
Facilities Operations Manager

DLB:mf

pc: Joe Fritton, P.E.
Thaine Hoffman, AIA
Dan Deneault, P.E.
Christie Carl, AIA

BILL GRAVES
Governor

JOYCE H. GLASSCOCK
Secretary of Administration

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DEPARTMENT OF ADMINISTRATION
Division of Facilities Management

FO-03-0171

December 16, 2002

Peter Gierer
Ekdahl, Davis, Depew, Persson/Architects
1250 SW Oakley Ave
Topeka, KS 66604-1675

Re: Phase I Building Assessment-Docking State Office Building
Division of Facilities Management

Dear Mr. Gierer:

Following the interviews for the referenced project, the Division of Facilities Management Building Assessment Negotiating Committee selected the firm of GLPM Architects, Inc. for the Docking State Office Building.

Selecting from among so many capable and experienced firms is a difficult undertaking. The committee wishes to thank you for your participation in the interview process. We encourage you to offer submittals for other State of Kansas; Division of Facilities Management projects in the future.

Sincerely,

Dan Balch
Facilities Operations Manager

DLB:mf

pc: Joe Fritton, P.E.
Thaine Hoffman, AIA
Dan Deneault, P.E.
Christie Carl, AIA

BILL GRAVES
Governor

JOYCE H. GLASSCOCK
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FAX (785) 296-3456
www.da.state.ks.us/fm

DEPARTMENT OF ADMINISTRATION
Division of Facilities Management

FO-03-0172

December 16, 2002

Roy Wilson, Jr.
George Butler Associates, Inc.
One Renner Ridge
9801 Renner Blvd
Lenexa, KS 66219

Re: Phase I Building Assessment-Docking State Office Building
Division of Facilities Management

Dear Mr. Wilson:

Following the interviews for the referenced project, the Division of Facilities Management Building Assessment Negotiating Committee selected the firm of GLPM Architects, Inc. for the Docking State Office Building.

Selecting from among so many capable and experienced firms is a difficult undertaking. The committee wishes to thank you for your participation in the interview process. We encourage you to offer submittals for other State of Kansas; Division of Facilities Management projects in the future.

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Facilities Operations Manager

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BILL GRAVES
Governor

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Topeka, KS 66612-2210
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www.da.state.ks.us/fm

DEPARTMENT OF ADMINISTRATION
Division of Facilities Management

FO-03-0173

December 16, 2002

Joseph Johnson
Schaefer Johnson Cox Frey Architecture
Emprise Center
257 North Broadway
Wichita, KS 66502

Re: Phase I Building Assessment-Docking State Office Building
Phase I Building Assessment-Landon State Office Building
Division of Facilities Management

Dear Mr. Johnson:

Following the interviews for the referenced project, the Division of Facilities Management Building Assessment Negotiating Committee selected the firm of GLPM Architects, Inc. for the Docking State Office Building and George Butler Associates, Inc. for the Landon State Office Building.

Selecting from among so many capable and experienced firms is a difficult undertaking. The committee wishes to thank you for your participation in the interview process. We encourage you to offer submittals for other State of Kansas; Division of Facilities Management projects in the future.

Sincerely,

Dan Balch
Facilities Operations Manager

DLB:mf

pc: Joe Fritton, P.E.
Thaine Hoffman, AIA
Dan Deneault, P.E.
Christie Carl, AIA

BILL GRAVES
Governor

JOYCE H. GLASSCOCK
Secretary of Administration

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www.da.state.ks.us/fm

DEPARTMENT OF ADMINISTRATION
Division of Facilities Management

FO-03-0174

December 16, 2002

Michael Mayo
The Ken Ebert Design Group
115 Westport Drive, Suite F
Manhattan, KS 66502

Re: Phase I Building Assessment-Docking State Office Building
Phase I Building Assessment-Landon State Office Building
Division of Facilities Management

Dear Mr. Mayo:

Following the interviews for the referenced project, the Division of Facilities Management Building Assessment Negotiating Committee selected the firm of GLPM Architects, Inc. for the Docking State Office Building and George Butler Associates, Inc. for the Landon State Office Building.

Selecting from among so many capable and experienced firms is a difficult undertaking. The committee wishes to thank you for your participation in the interview process. We encourage you to offer submittals for other State of Kansas; Division of Facilities Management projects in the future.

Sincerely,

Dan Balch
Facilities Operations Manager

DLB:mf

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Thaine Hoffman, AIA
Dan Deneault, P.E.
Christie Carl, AIA

BILL GRAVES
Governor

JOYCE H. GLASSCOCK
Secretary of Administration

JOE FRITTON, P.E.
Director of Facilities Management
Facilities Planning, Design & Construction
900 SW Jackson, Room 152
Landon State Office Building
Topeka, KS 66612-1234
(785) 296-8899
(785) 296-8898 (FAX)
www.da.state.ks.us/fm

DEPARTMENT OF ADMINISTRATION

Division of Facilities Management

FP-03-1828

November 19, 2002

Michael Mayo
The Ken Ebert Design Group
1115 Westport Drive, Suite F
Manhattan, KS 66502

Re: Phase I Building Assessment – Docking State Office Building
Division of Facilities Management

Dear Mr. Mayo;

Congratulations! The State Building Advisory Commission selected your firm as one of five to interview for the referenced project. The interviews will be set shortly and a representative of the Division of Facilities Management will contact you regarding a date, time and location.

The five firms selected were:

1. The Ken Ebert Design Group - Manhattan
2. Schaefer Johnson Cox Frey Architecture - Wichita
3. GLPM Architects - Lawrence
4. George Butler Associates - Lenexa
5. Ekdahl, Davis, Depew, Persson/Architects – Topeka

Again, congratulations on your selection. We look forward to seeing you at the interviews.

Sincerely,

Gary Grimes, AIA
Facilities Planning, Design and Construction

cc Joe Fritton
Thaine Hoffman
Dan Balch
Dan Deneault

BILL GRAVES
Governor

JOYCE H. GLASSCOCK
Secretary of Administration

JOE FRITTON, P.E.
Director of Facilities Management
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DEPARTMENT OF ADMINISTRATION
Division of Facilities Management

FP-03-1829

November 19, 2002

Joseph Johnson
Schaefer Johnson Cox Frey Architecture
Emprise Center
257 North Broadway
Wichita, KS 67202-2317

Re: Phase I Building Assessment – Docking State Office Building
Division of Facilities Management

Dear Mr. Johnson;

Congratulations! The State Building Advisory Commission selected your firm as one of five to interview for the referenced project. The interviews will be set shortly and a representative of the Division of Facilities Management will contact you regarding a date, time and location.

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Again, congratulations on your selection. We look forward to seeing you at the interviews.

Sincerely,

Gary Grimes, AIA
Facilities Planning, Design and Construction

cc Joe Fritton
Thaine Hoffman
Dan Balch
Dan Deneault

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DEPARTMENT OF ADMINISTRATION
Division of Facilities Management

FP-03-1830

November 19, 2002

David Livingood
GLPM Architects, Inc.
1001 New Hampshire
Lawrence, KS 66044

Re: Phase I Building Assessment – Docking State Office Building
Division of Facilities Management

Dear Mr. Livingood;

Congratulations! The State Building Advisory Commission selected your firm as one of five to interview for the referenced project. The interviews will be set shortly and a representative of the Division of Facilities Management will contact you regarding a date, time and location.

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Sincerely,

Gary Grimes, AIA
Facilities Planning, Design and Construction

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Thaine Hoffman
Dan Balch
Dan Deneault

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Secretary of Administration

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DEPARTMENT OF ADMINISTRATION
Division of Facilities Management

FP-03-1831

November 19, 2002

Roy Wilson, Jr.
George Butler Associates, Inc.
One Renner Ridge
9801 Renner Boulevard
Lenexa, KS 66219

Re: Phase I Building Assessment – Docking State Office Building
Division of Facilities Management

Dear Mr. Wilson;

Congratulations! The State Building Advisory Commission selected your firm as one of five to interview for the referenced project. The interviews will be set shortly and a representative of the Division of Facilities Management will contact you regarding a date, time and location.

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Again, congratulations on your selection. We look forward to seeing you at the interviews.

Sincerely,

Gary Grimes, AIA
Facilities Planning, Design and Construction

cc Joe Fritton
Thaine Hoffman
Dan Balch
Dan Deneault

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DEPARTMENT OF ADMINISTRATION
Division of Facilities Management

FP-03-1832

November 19, 2002

Peter Gierer
Ekdahl, Davis, Depew, Persson/Architects, P.A.
1250 SW Oakley Avenue
Topeka, KS 66604-1675

Re: Phase I Building Assessment – Docking State Office Building
Division of Facilities Management

Dear Mr. Gierer;

Congratulations! The State Building Advisory Commission selected your firm as one of five to interview for the referenced project. The interviews will be set shortly and a representative of the Division of Facilities Management will contact you regarding a date, time and location.

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Facilities Planning, Design and Construction

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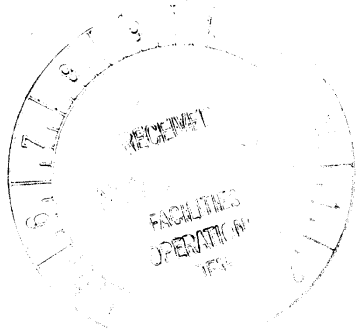
Dan Deneault



AFTER FIFTY YEARS, ITS TIME

PROPOSED REMODELING of the DOCKING STATE OFFICE BUILDING

PROPOSED RENOVATION OF THE DOCKING STATE OFFICE BUILDING

Department of Administration
Joyce Glasscock, Secretary

Division of Facilities Management
Joe Fritton, P. E., Director

Sept. 5, 2002

Prepared by
Thaine Hoffman, State Architect

JCSBC
2-2-2016
Att.8.--076

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B. Floor Area of Building

C. History & Present Condition

D. Need for Renovation

E. Proposed Scope of Work

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G. Estimates of Construction Costs

H. Proposed Project Schedule

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J. Existing Debt

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A. Executive Summary

A. Executive Summary

1. Present Condition:

This fourteen story, 544,813 square foot building was completed in 1954 and has served the State for nearly half a century with no major renovation. The building is still structurally sound, conveniently located adjacent to the Capitol, and has efficient floor plates to allow flexibility in office layouts. It is a building worth renovating.

The systems were state-of-the-art when it was built, but they are antiquated by today's standards:

a. Many systems have deteriorated and are in serious need for replacement. These would include the roof drain piping which could fail at any time. If that were to happen, it would dump a large amount of water into the building, in some cases onto electrical equipment. This is a disaster waiting to happen. Another example is the cooling towers that are so badly rusted that they could fail, compromising the ability to adequately cool the building.

b. Other systems are still reliable, but parts are no longer available. The electrical distribution system falls in this category. A recent fire caused by a fault in the electrical system shows that even this system is no longer dependable.

c. Building codes reflect what we have learned from previous disasters. Much has been learned since this building was built. This building should be brought up to present codes for the safety of personnel and to insure uninterrupted service to the citizens of Kansas. The local fire department is not equipped to fight fires in high rise buildings, thus it is important that this building be equipped with fire sprinklers. Such sprinklers have proven to be effective at extinguishing fires before the fire gets out of control.

d. The indoor air quality of the building needs to be addressed. There is insufficient fresh air being brought into the building. Indoor air quality is becoming more of an issue in recent years. There have been three major indoor air quality situations in State-occupied buildings within the last few year. Problems in this area can require evacuation of the building. Indoor air quality in Docking needs to be addressed before it becomes a serious problem.

e. Security is a concern, especially since the Oklahoma City bombing and 9-11. The covered drive on the North has served well for 48 years, but now is considered a security risk. This drive may need to be eliminated and the area utilized for other purposes. Other security issues need to be addressed.

f. Organizations change. Office layouts no longer fit the new organizations. Equipment and storage needs also change. Renovation provides the opportunity to optimize the office layouts, and therefore the operational efficiency and the services provided.

g. Although some finishes have been replaced, the appearance of the interior of this building has slowly deteriorated over the decades. Some agencies chose to occupy private leased space rather than move into the antiquated Docking building. This not only meant paying rent, but fragmented State services by having State offices spread all over the city. Recently the Department of Administration has received authority to require agencies to locate in State buildings, but the preferable solution is to upgrade State offices so both employees and the public are proud of the accommodations. The salaries and benefits of employees are approximately ten times the cost of the office space they inhabit. It makes economic sense to provide nice surroundings to improve the morale and efficiency of the staff.

JCSBC
2-2-2016
Att.8.--079

2. Need for Renovation:

Buildings deteriorate and systems become obsolete. They must be periodically upgraded. The Docking Building, in 48 years, has not been renovated. It is overdue. The following report details the work needed to renovate this structure. With this renovation, this building could again be a desired space, encouraging pride and productivity.

Much of the cost of the renovation can be recovered in reduced utility costs, reduced maintenance costs, and increased productivity. It can also provide the intangible advantage of increased morale and pride.

3. Building Evaluation:

Although the basic conditions of the building are known, DFM has authority and is proceeding with an intensive evaluation of the building to determine more specifically what needs to be changed and what can be reutilized.

4. Cost of Renovation:

The estimated cost to renovate this building is $48 million. This is the amount that the lease revenue from this building will support and this figure is within the estimated cost range provided by J. E. Dunn Construction. There are many options available. Specific decisions will need to be made based upon the results of the pending building evaluation. An example of the decisions to be made is with the exterior curtain wall (window wall that extends from floor to floor). This window system at least needs to be recaulked and resealed. However, the basic system is outdated. There is no thermal brake between the inside and the outside of the aluminum framing. This causes thermal loss and condensation to collect on the inside of the aluminum. The estimate shows over $5 million for replacement. This may not be justified. Less expensive intermediate measures need to be researched before a final decision can be made. Other systems have similar issues.

5. Proposed Funding:

The building is presently leased at a rate of $10 per gross square foot annually resulting in estimated lease revenues of $5,448,130 for FY2003. The estimated FY 2003 operating costs for this building, not including debt service are $3,536,598. This results in a net gain of $1,911,532 .

Once this building is renovated, it should be equivalent to Curtis that leases for $14.89/sf. It could then generate annual lease revenues of $8,112,266.

Utility and maintenance costs should be reduced after the building is renovated. This is anticipated to provide substantial savings but those have yet to be quantified.

There is existing debt on this building. Debt service on the existing debt is considered in the cash flow calculations in this report.

These revenues, less operating and debt service would support bonds in the amount of $60.2 million at 4.91% for 20 years from the completion of construction.

The first cash flow scenario is based upon a four phase project where one forth of the building is renovated each year for four years. Employees are then moved to the newly-renovated space to make room for the next area to be renovated. The figures quoted above relate to that scenario.

The second cash flow scenario is based upon moving all employees out of the building into temporary leased space for a two year period, thus allowing the contractor full access to the building. There are pros and cons to this approach. The agencies need to be involved in this decision, and that decision is to be made later.

6. Conclusion:

People will be reluctant to invest this amount of money in an existing facility. Yet we know that antiquated systems break down and must replaced. It is much more cost effective to do the work at once rather than on a piece-meal basis. Once areas are torn up for one replacement, it makes sense to replace all systems at the same time.

Replacements affect related systems. It makes no sense to replace the air conditioning system, sizing it on present loads, and then reducing the load by replacing the exterior windows. Such a situation wastes initial cost and operating costs. By doing the work as one project, the systems can be designed for the most efficient operation.

The longer this is delayed, the more the cost of renovation is inflated and the more money is spent on piece-meal work that will be wasted when the real renovation does occur.

A problem with renovating an existing structure is that people must move out of the building to make room for the renovation. **However, KDOT will be moving to the Seventh & Harrison building, leaving approximately one fourth of the building vacant.** Plans are already being made to renovate these floors for new tenants. At the very least, plans should be developed for the overall renovation and these three floors renovated to be compatible with the long-range plans. Even at that, it makes no sense to spend several million dollars on those three floors and not address the larger issues of the curtain wall, etc. This is a golden opportunity to renovate the building before new tenants are moved into the building. Making use of this opportunity would avoid the costs of moving people out and providing temporary space while the work is being done.

Unless approval to proceed is obtained very soon, time will be short for the normal design-bid-build process. It may be advantageous to use a construction management process as is being used on the Statehouse renovation. This would allow early bid packages to be bid while the construction documents for later bid packages are being prepared. This approach would require Legislative approval, hopefully in the 2003 session.

2004 will be the 50th anniversary of Docking State Office Building. What an appropriate time to undertake a major renovation.

JCSBC
2-2-2016
Att.8.--081

B. Floor Area of Building

B. Floor Area of Building

Floor area of Docking (including leased areas, common areas and vertical penetrations):	
Sub Basement	43,141
Basement	72,129
First	43,964
Second	54,918
Third	54,918
Fourth	31,304
Fifth	31,304
Sixth	31,304
Seventh	31,304
Eighth	31,304
Ninth	31,304
Tenth	31,304
Eleventh	31,304
Twelfth	15,585
Thirteenth	4,856
Fourteenth	4,870
Total	544,813

C. History & Present Condition

C. History and Present Condition of Building

1. History:

The Docking State Office Building was completed in 1954. The building consists of 16 stories, including a sub-basement, basement, twelve office floors, 13th floor mechanical room, and a 14th floor observation deck. General construction of the building includes a structural steel skeleton with poured concrete floors. The air handling system underwent a major renovation during the 1970's. This included demolition of old ductwork and the addition of rooms on each floor for new air handling equipment. In addition, the Docking State Office Building has also undergone several limited renovations since its original construction in order to accommodate changes in occupancy groups.

2. Present Condition:

The following preliminary condition assessment gives an idea of the needed renovation. Consultants are to perform a more detailed building condition assessment later this year. That assessment will be used to further define the needs and priorities for renovation.

a. The eleventh floor south roof is relatively new. The remaining roofs need to be evaluated for replacement
b. Exterior limestone needs to be power washed and sealed.
c. Masonry needs to be tuckpointed at the areaway near the cafeteria at the Northwest corner of the building.
d. Building curtainwall: Although the windows are tinted and thermal-pane, the aluminum framing does not have thermal breaks to prevent heat loss and condensation. The seals on the operable sashes need to be replaced and the overall system resealed. This system needs to be evaluated to determine whether it is more economical to repair the existing system or construct a new curtainwall on the exterior of the present one, then remove the inner, original curtainwall and extend the room finishes as the building is remodeled.
e. The windows, other than curtainwalls, should also be upgraded.
f. Most of the exterior doors are original, are worn, and need to be replaced.
g. The metal ceiling panels throughout the offices have uglied out and do not allow convenient access. These need to be replaced with lay in ceilings.
h. All interior finishes in the offices and public areas need to be replaced. An exception is the stone finishes in the main lobby.
i. The plumbing needs to be replaced and the restroom appearances are dated. The restrooms need to be completely remodeled.
j. The fire pumps and water circulation pumps are reported to be in good shape
k. Domestic hot water is heated with steam. This is an economical system in the winter when the main boilers are operating. However, since the boilers are not needed in the summer, an electric boiler is utilized to create steam that then is used to create hot water. This is inefficient and needs to be replaced with a direct gas fired hot water system that would operate when the boilers are not operating.
l. The roof drains are deteriorated and subject to immediate failure. These need to be entirely replaced.
m. The unit ventilators under the windows in the offices are worn out and do not provide comfortable conditions. These need to be removed and replaced with a variable volume heating and air system above the ceilings.
n. The cooling towers are very rusted and subject to failure. These need to be replaced immediately. These are a good example of the problems of purchasing "cheap" equipment. These are only 15 years old. Other types of cooling towers may have a higher initial cost, but their usable life would be longer. Life cycle costs have been evaluated and concrete towers had a lower life cycle cost.
o. The chillers appear in to be in good condition.
p. There were no complaints about the electrical switchgear or back up generator.
q. The 13,800 volt electrical buss duct to the office floors is in good condition and need not be replaced.
r. The 13,800 to 208 volt transformers on each floor appear in good condition.

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s. The distribution panels on each floor are obsolete and new breakers are not available. These need to be replaced.
t. The electrical wiring on each floor need to be completely removed and replaced.
u. The lighting throughout the office area should be replaced.
v. The underfloor electrical access ducts still allows good flexibility for the location of electrical and communications outlets. However, unused wires have been left in the ducts, clogging them from use for present day needs. The wiring in these ducts should be removed and new wiring reinstalled where needed. One disadvantage to the underfloor ducts in that the bends are too short to allow the installation of optical cable. Optical cable must be installed overhead.
w. The Elevators appear to be in reasonably good condition.

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D. Need for Renovation

D. Need for Renovation

Buildings deteriorate and systems become obsolete. They must be periodically upgraded. Docking has served for 48 years with little renovation. Renovation is overdue. The list above indicates the issues that need to be addressed. These issues will be addressed on an individual basis if not by a major renovation. It's the old, "Pay me now or pay me later" issue. Reasons for a major renovation include the following:

1. Delayed Maintenance:
   Delayed maintenance means not only paying for the required repairs, but paying for the damage caused by failures. Typical examples would be:

   a. Roof drains: A one-inch rain produces over 34,000 gallons of water draining from the roofs of this building. Failure of a drain line would produce immense water damage to the contents of the building. In some cases, the failure could flood primary electrical gear. This would cut power to the building, shutting down all operations within the building for several days. The water could also cause an electrical explosion with the risks to personnel and property.

   b. Cooling towers: If cooling towers fail, it would reduce the cooling capacity, thus reducing the ability to provide adequate working conditions in hot weather.

   c. It is much more cost effective to make these repairs before they fail.

2. Indoor air quality:
   The original fan coil units brought fresh air into the building, but as those aged, this feature was discontinued. Fresh air is not being provided as required by code and as required for a healthy environment. Once mold starts, it is difficult to eradicate, some people develop health problems and the State is subject to legal action. The State has faced at least three indoor air quality issues in the past couple years. One building was demolished due to the problem, the second was a leased building and the agency moved out because the mold was so prevalent. The third, again a leased building, was repaired after threats that the agency would move. It is more economical to face this problem before it escalates to forced moves and legal action against the State.

3. Piecemeal repairs:
   The required repairs can be made on a piecemeal basis, but it is more economical to coordinate all repairs during a planned renovation process. Why tear up an area for a system replacement when the same area has just been replaced from the replacement of another system? A coordinated renovation also reduces the down time for the occupants of the building.

4. System savings:
   Coordinated replacement also allows for savings in the sizing of systems. It makes no sense to replace the air conditioning systems, sizing them on present loads, and then replacing the exterior windows, thus reducing the air conditioning load. A coordinated renovation allows savings in both first costs and efficient operation.

5. Reduce Utility Costs:
   This building was constructed when energy was inexpensive. The windows leak and the window frames lack thermal breaks. The HVAC and electrical controls were not designed to conserve energy as exemplified by the lack of controls to turn off the lights when not needed. There are many areas of potential energy savings in this building.

6. Reduce Maintenance Costs:
   Older equipment requires additional maintenance. The costs continue to rise as parts become harder to obtain. Eventually it becomes more cost effective to replace the systems. That time has come for most of the systems in this building.

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7. Security:
   This building was built in a different time. No concern was given to security. With the advent of the Oklahoma City bombing and 9-11, changes need to be made to address these issues. The covered drive on the North has served well for 48 years, but now is considered a security risk. This drive may need to be eliminated and the area utilized for other purposes. Additional security systems and CCTV should also be considered.

8. Appearance:
   Although some finishes have been replaced, the appearance of the interior of this building has slowly deteriorated over the decades. When they had a choice, some agencies chose to occupy private leased space rather than move into Docking. This not only meant paying rent, but fragments State services by having State offices spread all over the city. Recently the Department of Administration has received authority to require agencies to locate in State buildings, but this can lead to resistance. The preferable solution is to upgrade State offices so both employees and the public are proud of the accommodations. The salaries and benefits of employees are approximately ten times the cost of the office space they inhabit. It makes economic sense to provide nice surroundings to improve the moral and efficiency of the staff.

9. Renovation opportunities:
   There are opportunities in renovations that are unavailable in piece-meal repairs/replacements. Organizations change. Over the years, office layouts no longer fit the new organizations. Equipment and storage needs also change. Renovation provides the opportunity to optimize the office layouts.

10. Why now?
    KDOT will evacuate over one forth of the building when they consolidate to Seventh & Harrison in early 2004. This vacant space would allow space for a phased renovation. This is a golden opportunity to renovate the building before new tenants are moved into the building. Making use of this opportunity would avoid the costs of moving people out and providing temporary space while the work is being done.

11. Costs are rising:
    The longer this is delayed, the more the cost of renovation is inflated and the more money is spent on piece-meal work that will be wasted when the real renovation does occur.

12. 2004 will be the 50th anniversary of Docking State Office Building. What an appropriate time to undertake a major renovation.

E. Proposed Scope of Work

E. Proposed Scope of Work

2. Exterior:

a. Power wash and seal exterior limestone
b. Tuckpoint brick in Northwest areaway from cafeteria
c. Evaluate the economics of repairing or replacing the curtain wall (approximately 86,000 sf). The most expensive alternate, but most energy-efficient system, would be to install a new curtain wall system on the outside of the present system and then remove the existing system as the building is remodeled. The least expensive alternative would be to recaulk the system, replace seals on the operable units and insulate and provide new finish where the unit ventilators are being removed
d. Plan to replace all non-curtainwall windows (approximately 19,000 sf).
e. Replace exterior doors, frames and adjacent glazing.
f. Replace all roofs except the eleventh floor south roof with modified bitumen.

3. General Interior Renovation:

a. Abatement asbestos
b. Remove all wiring, piping and equipment that is no longer operational.
c. Provide for compliance with ADA.
d. Bring building up to present-day codes.
e. Provide sprinkler system throughout building.
f. Provide new fire alarm system throughout building.
g. Provide CCTV and other security needs.

4. Interior Architectural:

a. Demolish all finishes in all finished spaces, except save the stone finishes in the main lobby.
b. Replace all ceilings, walls and floor coverings in finished areas.
c. Replace all finishes, fixtures, partitions, and accessories in the restrooms. Provide vanities in lieu of individual lavatories. Provide large mirrors over vanities.

4. Plumbing:

a. Remove and replace all domestic water and sanitary plumbing in building.
b. Provide new gas fired domestic water heater either to operate all year, or when heating boilers are not on. Water circulation pumps do not need to be replaced.
c. Replace the entire roof drain system.

5. HVAC:

a. Remove unit ventilators below windows in office areas and install new four-pipe air handler units and variable volume heating and air system above the ceilings throughout. Provide for code-required fresh air.
b. Replace cooling towers unless these have been replaced by the time of the renovation.
c. Chillers do not need to be replaced.
d. Replace hot and chilled water piping throughout building.
e. Provide digital control system.

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6. Electrical:

a. The electrical switchgear and back up generator appear to be in good condition.
b. The 13,800 volt electrical buss duct to the office floors appears to be in good condition and may not need not be replaced.
c. The 13,800 to 208 volt transformers on each floor appear in good condition but should be checked. These may also need to be changed if 277v lighting would be determined to be the most economical approach.
d. Replace all distribution panels.
e. Removed and replace all electrical wiring downstream from distribution panels.
f. Replace the lighting throughout the office areas.
g. Remove all existing wiring from the underfloor electrical access ducts.

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F. Alternates

F. Alternates

1 Curtainwall:

a. Reutilize existing curtainwall: The J. E. Dunn estimate included replacement of the curtainwall. Under this alternate, we would reutilize the exiting curtainwall system, but recaulk the system and replace the seals on the operable sashes.
b. Install new glazing: In addition to item "a" above, replace the glazing with new "low e" tinted glass.

2. Central Heating & Cooling Plant

Develop a central plant in the basement of Docking with boilers, chillers, cooling towers, etc., to serve the entire campus.

3. Other opportunities

Other alternative opportunities will become apparent when the building condition assessment is completed.

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G. Estimates of Construction Costs

G. Estimates of Construction Costs

1. The following estimates of cost of construction were developed with the assistance of J. E. Dunn Construction, the construction manager for the renovation of the Statehouse. Their help was greatly appreciated.

2. A more detailed estimate will be developed as a part of the building condition assessment planned for later in the year.

3. The following estimate includes optional items such as replacement of the entire roof and the replacement of the curtainwall. Priorities and decisions will need to be made once the final assessments and estimates have been completed.

4. The purpose of this estimate is to show the proposed cost for the renovation is within the limit of cost that can be supported by the lease revenues from the building. The financing plan will be covered later in this report.

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Docking State Office Building
Estimate of Cost for Renovation

Division of Facilities Management **9/5/2002**

1. Non Construction Cost:					
Architectural and Engineering	$45 mill	Allow	9%	$4,050,000
Remove Furnishings	544,000	SF	1	$544,000
Commissioning	544,000	SF	2	$1,088,000
New Furnishings & Installation	(To be handled through equipment lease financing)			
Moving Cost	(Shown in a separate line item in the cash flow spreadsheet)			
Subtotal				**$5,682,000**
2. Exterior Improvements:				
Replace Selected Roofing Syst.	112,000	SF	$5.00	$560,000
Power Wash Exterior	56,400	SF	$2.50	$141,000
Tuckpoint	14,000	SF	$4.50	$63,000
Curtain wall Replacement	86,000	SF	$60.00	$5,160,000
Punched Windows	19,000	SF	$50.00	$950,000
Replace Exterior Doors, Glass	30	EA	$5,000.00	$150,000
Remove North Overhang	2,320	SF	$10.00	$23,200
Subtotal				**$7,047,200**
3. General Interior Renovations:				
Abatement Allowance	544,000	SF	$1.00	$544,000
Remove Wiring, etc.	544,000	SF	$1.00	$544,000
Fire Protection System	544,000	SF	$2.02	$1,096,813
Fire Alarm System	544,000	SF	$2.00	$1,088,000
Security & CCT System	544,000	SF	$1.50	$816,000
Subtotal				**$4,088,813**
4. Interior Architectural:				
See Enclosed 8/26/02 Estimate				$18,881,340
Signage Allowance	544,000	SF	$0.50	$272,000
Subtotal				**$19,153,340**
5. HVAC Systems:				
8/26/02 Estimate				**$7,900,615**
6. Electrical Systems:				**$6,580,875**
7. Total Project Cost				**$50,452,843**
Range of Estimate +/- 10%	***$45,407,559***	***to***	***$55,498,127***	

H. Proposed Project Schedule

H. Proposed Project Schedule

The projected schedule is as follows: If the schedule is delayed, all prices would need to be adjusted for inflation.

a. **Fall of 2002:** Select firm to make a detailed building assessment, preliminary design and estimates. The scope of work for the firm shall include final plans if the project is approved.
b. **Joint Committee on State Building Construction or 2003 Legislature**: Approve financing concept.
c. **Late 2003 –early 2004:** Complete design and contract documents.
d. **Joint Committee on State Building Construction or 2004 Legislative Session**: Approve plans for construction.
e. **Summer & Fall 2004:** Sell bonds, bid work, begin construction on the three floors vacated by KDOT.
f. **2005 – 2008**: Renovate one quarter of the building in each of four phases. Allow one year for each phase, including move out, asbestos remediation, demolition, construction, install furnishings and move-in. The systems changes, sub-basement, basement, 13 and 14 would be renovated concurrent to the renovation of the office floors.
g. **December 2008**: Project complete.

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I. Proposed Financing

I. Proposed Financing Plan

1. Approach:

a. With proper campus management, the costs of each building should be known. Each building should be self-supporting. Some monumental buildings will obviously have higher costs, but those costs should be recognized

b. The estimated lease revenues from Docking for FY2003 are $5,448,130. The estimated FY 2003 operating costs for this building, not including existing debt service are $3,536,598. This results in a net gain of $1,782,304 ($5,448,130 - $3,665,826).

c. There is existing debt remaining from previous financed projects on this building. This is listed in the next section of this report. That will be paid from the lease revenue of this building.

d. Once the building is renovated, the building should be equivalent to the Curtis Office Building. If the lease rate was raised to the rate of the Curtis building ($14.89 /sf for 2002), it would generate annual lease revenues of $8,112,266.

e. Utility and maintenance costs should be reduced after the building is renovated. The estimated savings is to be developed after the building condition assessment is completed. This report takes the conservative position and assumes no decrease in operating costs.

f. After operating expenses, this would leave $4,575,668 annually available for debt service. This would support bonds in the amount of $60.2 million. See Cashflow spreadsheet at end of this report.

2. Assumptions for Funding:

a. All figures are 2004 unless otherwise noted.

b. Figure a 4 year project. Four phases, each renovating one fourth of the office space. The subbasement, basement, 13 and 14 to be renovated concurrent to the office space. A single phase approach is also shown in the last section of the report, but needs to be further refined before a decision is made.

c. Since bond proceeds must be expended within three years, assume two equal bond issues at 24 months apart.

d. Use 4.91% interest. This is a figure from a current list of bond rates. Actual bond rates on recent large State projects have been significantly below this.

e. The Statehouse Restoration bonds were for 20 years. Use 20 years for these bonds.

f. Although utility and operating costs should be reduce after renovation, use existing operating costs, except omit janitorial on construction space.

g. DFM will experience lost revenues while one fourth of the building is vacant for construction.

h. First year lost revenue due to 105,000sf out of service @ $10/sf = $1,050,000.

i. Second year = same lost revenue but gain $4.89/sf on 105,000 sf = net loss of $536,550.

j. Third year = same lost revenue but gain $4.89 on 210,000 sf = net loss of $23,000.

k. Fourth year = the increased revenue on 315,000 sf is greater than the loss = gain $490,350.

l. DFM continues to pays existing debt service. See list of existing debt service on following pages.

m. Payments to begin on new bonds at completion of construction.

n. Assume 2% interest to be earned on unexpended bond proceeds. These proceeds to be added to construction funds.

J. Existing Debt

J. Existing Debt

There is existing debt remaining from financed improvements made on this building. This spreadsheet shows the remaining payments.

	Docking State Office Building
	Existing Annual Debt Service
	steam
	Plant
year	Boiler
2003	$ 129,228
2004	$ 129,228
2005	$ 129,228
2006	$ 129,228
2007	$ 129,228
2008	$ 129,228
2009	$ 129,228
2010	$ 129,228
2011	$ 129,228
2012	$ 129,228
2013	$ 129,228
2014	$ 129,228
2015	$ 129,228
2016	$ 129,228
2017	$ 129,228
2018	$ 129,228
2019	$ 129,228
2020	$ 129,228
2021	$ 129,228

K. Projected Operating Expenses

K. Projected Operating Expenses

Operating expenses will decrease during the renovation process (i.e., janitorial services will not be needed on floors that are under construction), but security, utilities and administration will continue. These costs will be reviewed in the building condition assessment. For the purposes of this report, it is assumed that operating costs will continue at the present rate except for janitorial of the areas under construction. This is the conservative approach.

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L. Cash Flow Spreadsheets

L. Cash Flow Spreadsheet

The financial plan uses the revenues of this building to finance the needed renovations. This spreadsheet uses the assumptions and figures outlined in the previous pages and shows the amount of the bonds that can be supported by these revenues.

With one fourth of the office area vacated for construction, DFM will experience lost revenues during the construction period. After the second phase is completed, the increased lease rate on the renovated space will offset this loss.

Two spreadsheets follow. The first shows the cashflow for the four phased approach as discussed in this report. The second spreadsheet is based upon moving all occupants of the building to leased space for a period of two years. This would allow the contractor full use of the building, allowing more efficient construction. The question is whether the savings in construction would offset the cost to relocate everyone to leased space. As shown on this spreadsheet, it is doubtful that the savings would be sufficient to make this approach less expensive. On the other hand, there are non-economic factors to consider:

1. Would it be less disruptive to the agencies to put up with the noise of construction on adjacent floors or to move out of the building?
2. Would it be more confusing to the clients to have the agencies in new leased locations for a two-year period?
3. What is the value to have everyone moved out of the building so that the optimum office plan can be used when people move back in? If they remain in the building, their location depends upon the renovated space available when they need to move so their present space can be renovated.

These are factors to be considered, but these decisions can be made much later. The purpose of this report is to show that lease revenue can support the needed renovation and to encourage approval to proceed towards this renovation.

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DOCKING STATE OFFICE BUILDING RENOVATION CASH FLOW

Four Phase Scenario

September 6, 2002 3:28 PM Thaine Hoffman

NOTES:

1. **The financing concept is that once the building is renovated, the lease rate should be the same as is used for the Curtis State Office Building. The debt service is to be covered by the difference between the lease income and the operating costs of the building, thus all debt service is paid through lease revenues.** This does remove thesubsidy that Docking revenues now provide for other buildings in the complex.

2. All figures are in 2004 dollars. 2002 Lease rates and operating costs have been inflated at 2% per year for estimated 2004 rates. Thus the rates used are $10.40 for ex space and $15.47 for new space.

3. **This plan is based upon doing the work in four one-year phases to renovate roughly one quarter of the office space each phase.** The second spreadsheet outlines another scenario where the entire building would be vacated so the building could be renovated all at once. This decision can be mad later.

4. Since DFM costs for utilities, security, administration, etc. continue for the area under construction, DFM's expenses for the construction area are shown as continuing. The only deduction used in this report is that the cost of custodial services has been omitted for the area under construction.

5. The "funds available" shown in column "A" reflect the increase in the lease rate as the renovated space is occupied. The funds available for the first year are rental inco for 75% of the building (550,000 sf total area X 75% x $10.40/sf) less annual operating expenses. After each phase, the lease revenue is raised to $15.47/sf for the ren space.

6. There is existing debt on this building. The debt service on these loans will be paid by DFM from the difference between lease revenues and operating costs. This wil be paid before the remainder is used for debt service on the new bonds. Existing debt service is shown as being accrued on a monthly basis.

7. Since construction is planned to take four years, and there are requirements to spend bond proceeds in less than that, two equal issues of bonds are figured.

8. Cost of issuance of the bonds is figured at 1.5% of the bonded amount (as recommended by KDFA).

9. Since this is a major renovation, but not the purchase of a new building, we have used a 20 year payback from the completion of the renovation. Although not shown on this spreadsheet, the revenues could support payment of the interest on the first issue of bonds starting at the beginning of the third year.

10. The interest rate used, 4.91%, is from the current municipal yeild curves for AA institutions. In year 3 & 4 of construction, Docking lease revenues allows DFM to pay o of the bond interest each month.

11.	Until the bond proceeds are paid out, they will be kept in an interest bearing account. For this report, a conservative figure of 2% earnings was used.										
12.	Moving costs are figured at the square foot cost of the move to the Curtis Building inflated to 2004 ($0.68 /gross sf).										
	If new furniture is used, it is assumed it would be purchased and installed with equipment lease financing as was done on Curtis.										

Cashflow-Docking-wo 9mil debt service

INITIAL DATA FOR THE PROPOSAL											
Number of monthly payments: =						(enter)	=			$	240
Annual rate of interest on bonds (in decimal form)						(enter)	=				0.0491
Annual interest rate earned on cash on hand (in decimal form)						(enter)	=				0.0200
Total amount of bonds required, including bond issuance costs and capitalized interest:						(enter)	=			$	60,200,000
CALCULATED DATA FROM THE TABLE											
Monthly rate of interest on bonds:							(calculated)	=			0.0041
Monthly rate of earnings on cash on hand:							(calculated)	=			0.0017
Total funds available for construction							(calculated)	=		$	60,860,000

			A	B	C	D	E	F	G	H	I
Year	Month	Consec Months	DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	Less existing debt service. (note 6)	Funds available for new debt service (columns A - B)	Bond principal at begin. of month (note 7)	Bond interest for month (notes 9 & 10)	Bond issuance, construction payments (note 8)	Moving & temporary office space costs (note 12)	Earnings on cash on hand (note 11)	Remaining cash on hand (last month's column "I" -E-F-G+H)
2004	Jan	1	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,511,500		$ -	$ 28,465,341
2004	Feb	2	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 47,442	$ 27,329,624
2004	Mar	3	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 45,549	$ 26,192,014
2004	Apr	4	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 43,653	$ 25,052,508
2004	May	5	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 41,754	$ 23,911,103
2004	Jun	6	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 39,852	$ 22,767,796
2004	Jul	7	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 37,946	$ 21,622,583
2004	Aug	8	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 36,038	$ 20,475,462
2004	Sep	9	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 34,126	$ 19,326,428
2004	Oct	10	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 32,211	$ 18,175,480
2004	Nov	11	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 30,292	$ 17,022,613
2004	Dec	12	$58,918	$10,769	$ 48,149	$ 30,100,000	$ 123,159	$ 1,060,000		$ 28,371	$ 15,867,825
2005	Jan	13	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000	$ 93,500	$ 26,446	$ 14,617,612
2005	Feb	14	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 24,363	$ 13,458,816
2005	Mar	15	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 22,431	$ 12,298,088
2005	Apr	16	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 20,497	$ 11,135,425
2005	May	17	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 18,559	$ 9,970,825
2005	Jun	18	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 16,618	$ 8,804,284
2005	Jul	19	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 14,674	$ 7,635,799
2005	Aug	20	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 12,726	$ 6,465,366
2005	Sep	21	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 10,776	$ 5,292,982

Cashflow-Docking-wo 9mil debt service

Year	Month	Consec Months	A DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	B Less existing debt service. (note 6)	C Funds available for new debt service (columns A - B)	D Bond principal at begin. of month (note 7)	E Bond interest for month (notes 9 & 10)	F Bond issuance, construction payments (note 8)	G Moving & temporary office space costs (note 12)	H Earnings on cash on hand (note 11)	I Remaining cash on hand (last month's column "I" -E-F-G+H)
2005	Oct	22	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 8,822	$ 4,118,645
2005	Nov	23	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 6,864	$ 2,942,350
2005	Dec	24	$117,012	$10,769	$ 106,243	$ 30,100,000	$ 123,159	$ 1,060,000		$ 4,904	$ 1,764,095
2006	Jan	25	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,511,500	$ 93,500	$ 2,940	$ 30,015,717
2006	Feb	26	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 50,026	$ 28,759,425
2006	Mar	27	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 47,932	$ 27,501,039
2006	Apr	28	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 45,835	$ 26,240,555
2006	May	29	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 43,734	$ 24,977,971
2006	Jun	30	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 41,630	$ 23,713,283
2006	Jul	31	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 39,522	$ 22,446,487
2006	Aug	32	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 37,411	$ 21,177,579
2006	Sep	33	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 35,296	$ 19,906,557
2006	Oct	34	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 33,178	$ 18,633,416
2006	Nov	35	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 31,056	$ 17,358,153
2006	Dec	36	$175,106	$10,769	$ 164,337	$ 60,200,000	$ 246,318	$ 1,060,000		$ 28,930	$ 16,080,765
2007	Jan	37	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000	$ 93,500	$ 26,801	$ 14,707,748
2007	Feb	38	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 24,513	$ 13,425,943
2007	Mar	39	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 22,377	$ 12,142,001
2007	Apr	40	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 20,237	$ 10,855,920
2007	May	41	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 18,093	$ 9,567,694
2007	Jun	42	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 15,946	$ 8,277,322
2007	Jul	43	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 13,796	$ 6,984,799
2007	Aug	44	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 11,641	$ 5,690,122
2007	Sep	45	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 9,484	$ 4,393,288
2007	Oct	46	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 7,322	$ 3,094,291
2007	Nov	47	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 5,157	$ 1,793,130
2007	Dec	48	$233,199	$10,769	$ 222,430	$ 60,200,000	$ 246,318	$ 1,060,000		$ 2,989	$ 489,800
2008	Jan	49	$402,537	$10,769	$ 391,768	$ 60,054,551	$ 245,723		$ 93,500	$ 816	$ 151,394
2008	Feb	50	$402,537	$10,769	$ 391,768	$ 59,908,507	$ 245,126				
2008	Mar	51	$402,537	$10,769	$ 391,768	$ 59,761,865	$ 244,526		$ 374,000	total moving & temp. rent	
2008	Apr	52	$402,537	$10,769	$ 391,768	$ 59,614,623	$ 243,923				
2008	May	53	$402,537	$10,769	$ 391,768	$ 59,466,778	$ 243,318	$51,783,000	Total construction & issuance		
2008	Jun	54	$402,537	$10,769	$ 391,768	$ 59,318,329	$ 242,711	$ 903,000	Less issuance		
2008	Jul	55	$402,537	$10,769	$ 391,768	$ 59,169,272	$ 242,101	$50,880,000	Total for construction		

			A	B	C	D	E	F	G	H	I
Year	Month	Consec	DFM	Less	Funds	Bond	Bond interest	Bond	Moving &	Earnings	Remaining
		Months	funds avail.	existing	available	principal	for month	issuance,	temporary	on	cash on hand
			(lease income	debt service.	for new	at begin.	(notes 9 & 10)	construction	office space	cash on hand	(last month's
			less operating	(note 6)	debt service	of month		payments	costs		column "I"
			costs)		(columns A - B)	(note 7)		(note 8)	(note 12)	(note 11)	-E-F-G+H)
			(notes 1,2,3,4,5)								
2008	Aug	56	$402,537	$10,769	$ 391,768	$ 59,019,606	$ 241,489				
2008	Sep	57	$402,537	$10,769	$ 391,768	$ 58,869,327	$ 240,874				
2008	Oct	58	$402,537	$10,769	$ 391,768	$ 58,718,433	$ 240,256				
2008	Nov	59	$402,537	$10,769	$ 391,768	$ 58,566,922	$ 239,636				
2008	Dec	60	$402,537	$10,769	$ 391,768	$ 58,414,791	$ 239,014				
2009	Jan	61	$402,537	$10,769	$ 391,768	$ 58,262,037	$ 238,389				
2009	Feb	62	$402,537	$10,769	$ 391,768	$ 58,108,658	$ 237,761				
2009	Mar	63	$402,537	$10,769	$ 391,768	$ 57,954,652	$ 237,131				
2009	Apr	64	$402,537	$10,769	$ 391,768	$ 57,800,016	$ 236,498				
2009	May	65	$402,537	$10,769	$ 391,768	$ 57,644,747	$ 235,863				
2009	Jun	66	$402,537	$10,769	$ 391,768	$ 57,488,842	$ 235,225				
2009	Jul	67	$402,537	$10,769	$ 391,768	$ 57,332,300	$ 234,585				
2009	Aug	68	$402,537	$10,769	$ 391,768	$ 57,175,117	$ 233,942				
2009	Sep	69	$402,537	$10,769	$ 391,768	$ 57,017,291	$ 233,296				
2009	Oct	70	$402,537	$10,769	$ 391,768	$ 56,858,819	$ 232,647				
2009	Nov	71	$402,537	$10,769	$ 391,768	$ 56,699,699	$ 231,996				
2010	Dec	72	$402,537	$10,769	$ 391,768	$ 56,539,928	$ 231,343				
2010	Jan	73	$402,537	$10,769	$ 391,768	$ 56,379,503	$ 230,686				
2010	Feb	74	$402,537	$10,769	$ 391,768	$ 56,218,422	$ 230,027				
2010	Mar	75	$402,537	$10,769	$ 391,768	$ 56,056,681	$ 229,365				
2010	Apr	76	$402,537	$10,769	$ 391,768	$ 55,894,279	$ 228,701				
2010	May	77	$402,537	$10,769	$ 391,768	$ 55,731,212	$ 228,034				
2010	Jun	78	$402,537	$10,769	$ 391,768	$ 55,567,478	$ 227,364				
2010	Jul	79	$402,537	$10,769	$ 391,768	$ 55,403,074	$ 226,691				
2010	Aug	80	$402,537	$10,769	$ 391,768	$ 55,237,998	$ 226,015				
2010	Sep	81	$402,537	$10,769	$ 391,768	$ 55,072,246	$ 225,337				
2010	Oct	82	$402,537	$10,769	$ 391,768	$ 54,905,815	$ 224,656				
2010	Nov	83	$402,537	$10,769	$ 391,768	$ 54,738,704	$ 223,973				
2010	Dec	84	$402,537	$10,769	$ 391,768	$ 54,570,909	$ 223,286				
2011	Jan	85	$402,537	$10,769	$ 391,768	$ 54,402,428	$ 222,597				
2011	Feb	86	$402,537	$10,769	$ 391,768	$ 54,233,257	$ 221,904				
2011	Mar	87	$402,537	$10,769	$ 391,768	$ 54,063,394	$ 221,209				
2011	Apr	88	$402,537	$10,769	$ 391,768	$ 53,892,835	$ 220,512				
2011	May	89	$402,537	$10,769	$ 391,768	$ 53,721,579	$ 219,811				

Cashflow-Docking-wo 9mil debt service

			A	B	C	D	E	F	G	H	I
Year	Month	Consec Months	DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	Less existing debt service. (note 6)	Funds available for new debt service (columns A - B)	Bond principal at begin. of month (note 7)	Bond interest for month (notes 9 & 10)	Bond issuance, construction payments (note 8)	Moving & temporary office space costs (note 12)	Earnings on cash on hand (note 11)	Remaining cash on hand (last month's column "I" -E-F-G+H)
2011	Jun	90	$402,537	$10,769	$ 391,768	$ 53,549,623	$ 219,107				
2011	Jul	91	$402,537	$10,769	$ 391,768	$ 53,376,962	$ 218,401				
2011	Aug	92	$402,537	$10,769	$ 391,768	$ 53,203,596	$ 217,691				
2011	Sep	93	$402,537	$10,769	$ 391,768	$ 53,029,520	$ 216,979				
2011	Oct	94	$402,537	$10,769	$ 391,768	$ 52,854,731	$ 216,264				
2011	Nov	95	$402,537	$10,769	$ 391,768	$ 52,679,228	$ 215,546				
2011	Dec	96	$402,537	$10,769	$ 391,768	$ 52,503,006	$ 214,825				
2012	Jan	97	$402,537	$10,769	$ 391,768	$ 52,326,063	$ 214,101				
2012	Feb	98	$402,537	$10,769	$ 391,768	$ 52,148,397	$ 213,374				
2012	Mar	99	$402,537	$10,769	$ 391,768	$ 51,970,003	$ 212,644				
2012	Apr	100	$402,537	$10,769	$ 391,768	$ 51,790,879	$ 211,911				
2012	May	101	$402,537	$10,769	$ 391,768	$ 51,611,023	$ 211,175				
2012	Jun	102	$402,537	$10,769	$ 391,768	$ 51,430,430	$ 210,436				
2012	Jul	103	$402,537	$10,769	$ 391,768	$ 51,249,099	$ 209,694				
2012	Aug	104	$402,537	$10,769	$ 391,768	$ 51,067,026	$ 208,949				
2012	Sep	105	$402,537	$10,769	$ 391,768	$ 50,884,208	$ 208,201				
2012	Oct	106	$402,537	$10,769	$ 391,768	$ 50,700,641	$ 207,450				
2012	Nov	107	$402,537	$10,769	$ 391,768	$ 50,516,324	$ 206,696				
2012	Dec	108	$402,537	$10,769	$ 391,768	$ 50,331,252	$ 205,939				
2013	Jan	109	$402,537	$10,769	$ 391,768	$ 50,145,424	$ 205,178				
2013	Feb	110	$402,537	$10,769	$ 391,768	$ 49,958,834	$ 204,415				
2013	Mar	111	$402,537	$10,769	$ 391,768	$ 49,771,482	$ 203,648				
2013	Apr	112	$402,537	$10,769	$ 391,768	$ 49,583,363	$ 202,879				
2013	May	113	$402,537	$10,769	$ 391,768	$ 49,394,474	$ 202,106				
2013	Jun	114	$402,537	$10,769	$ 391,768	$ 49,204,812	$ 201,330				
2013	Jul	115	$402,537	$10,769	$ 391,768	$ 49,014,374	$ 200,550				
2013	Aug	116	$402,537	$10,769	$ 391,768	$ 48,823,157	$ 199,768				
2013	Sep	117	$402,537	$10,769	$ 391,768	$ 48,631,158	$ 198,982				
2013	Oct	118	$402,537	$10,769	$ 391,768	$ 48,438,373	$ 198,194				
2013	Nov	119	$402,537	$10,769	$ 391,768	$ 48,244,799	$ 197,402				
2013	Dec	120	$402,537	$10,769	$ 391,768	$ 48,050,433	$ 196,606				
2014	Jan	121	$402,537	$10,769	$ 391,768	$ 47,855,272	$ 195,808				
2014	Feb	122	$402,537	$10,769	$ 391,768	$ 47,659,312	$ 195,006				
2014	Mar	123	$402,537	$10,769	$ 391,768	$ 47,462,551	$ 194,201				

Cashflow-Docking-wo 9mil debt service

			A	B	C	D	E	F	G	H	I
Year	Month	Consec Months	DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	Less existing debt service. (note 6)	Funds available for new debt service (columns A - B)	Bond principal at begin. of month (note 7)	Bond interest for month (notes 9 & 10)	Bond issuance, construction payments (note 8)	Moving & temporary office space costs (note 12)	Earnings on cash on hand (note 11)	Remaining cash on hand (last month's column "I" -E-F-G+H)
2014	Apr	124	$402,537	$10,769	$ 391,768	$ 47,264,984	$ 193,393				
2014	May	125	$402,537	$10,769	$ 391,768	$ 47,066,609	$ 192,581				
2014	Jun	126	$402,537	$10,769	$ 391,768	$ 46,867,422	$ 191,766				
2014	Jul	127	$402,537	$10,769	$ 391,768	$ 46,667,421	$ 190,948				
2014	Aug	128	$402,537	$10,769	$ 391,768	$ 46,466,601	$ 190,126				
2014	Sep	129	$402,537	$10,769	$ 391,768	$ 46,264,959	$ 189,301				
2014	Oct	130	$402,537	$10,769	$ 391,768	$ 46,062,492	$ 188,472				
2014	Nov	131	$402,537	$10,769	$ 391,768	$ 45,859,197	$ 187,641				
2014	Dec	132	$402,537	$10,769	$ 391,768	$ 45,655,070	$ 186,805				
2015	Jan	133	$402,537	$10,769	$ 391,768	$ 45,450,108	$ 185,967				
2015	Feb	134	$402,537	$10,769	$ 391,768	$ 45,244,307	$ 185,125				
2015	Mar	135	$402,537	$10,769	$ 391,768	$ 45,037,664	$ 184,279				
2015	Apr	136	$402,537	$10,769	$ 391,768	$ 44,830,176	$ 183,430				
2015	May	137	$402,537	$10,769	$ 391,768	$ 44,621,839	$ 182,578				
2015	Jun	138	$402,537	$10,769	$ 391,768	$ 44,412,649	$ 181,722				
2015	Jul	139	$402,537	$10,769	$ 391,768	$ 44,202,603	$ 180,862				
2015	Aug	140	$402,537	$10,769	$ 391,768	$ 43,991,698	$ 179,999				
2015	Sep	141	$402,537	$10,769	$ 391,768	$ 43,779,930	$ 179,133				
2015	Oct	142	$402,537	$10,769	$ 391,768	$ 43,567,295	$ 178,263				
2015	Nov	143	$402,537	$10,769	$ 391,768	$ 43,353,791	$ 177,389				
2015	Dec	144	$402,537	$10,769	$ 391,768	$ 43,139,412	$ 176,512				
2016	Jan	145	$402,537	$10,769	$ 391,768	$ 42,924,157	$ 175,631				
2016	Feb	146	$402,537	$10,769	$ 391,768	$ 42,708,021	$ 174,747				
2016	Mar	147	$402,537	$10,769	$ 391,768	$ 42,491,000	$ 173,859				
2016	Apr	148	$402,537	$10,769	$ 391,768	$ 42,273,092	$ 172,967				
2016	May	149	$402,537	$10,769	$ 391,768	$ 42,054,292	$ 172,072				
2016	Jun	150	$402,537	$10,769	$ 391,768	$ 41,834,596	$ 171,173				
2016	Jul	151	$402,537	$10,769	$ 391,768	$ 41,614,002	$ 170,271				
2016	Aug	152	$402,537	$10,769	$ 391,768	$ 41,392,505	$ 169,364				
2016	Sep	153	$402,537	$10,769	$ 391,768	$ 41,170,102	$ 168,454				
2016	Oct	154	$402,537	$10,769	$ 391,768	$ 40,946,789	$ 167,541				
2016	Nov	155	$402,537	$10,769	$ 391,768	$ 40,722,562	$ 166,623				
2016	Dec	156	$402,537	$10,769	$ 391,768	$ 40,497,417	$ 165,702				
2017	Jan	157	$402,537	$10,769	$ 391,768	$ 40,271,352	$ 164,777				

Year	Month	Consec Months	A DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	B Less existing debt service. (note 6)	C Funds available for new debt service (columns A - B)	D Bond principal at begin. of month (note 7)	E Bond interest for month (notes 9 & 10)	F Bond issuance, construction payments (note 8)	G Moving & temporary office space costs (note 12)	H Earnings on cash on hand (note 11)	I Remaining cash on hand (last month's column "I" -E-F-G+H)
2017	Feb	158	$402,537	$10,769	$ 391,768	$ 40,044,361	$ 163,848				
2017	Mar	159	$402,537	$10,769	$ 391,768	$ 39,816,442	$ 162,916				
2017	Apr	160	$402,537	$10,769	$ 391,768	$ 39,587,590	$ 161,979				
2017	May	161	$402,537	$10,769	$ 391,768	$ 39,357,802	$ 161,039				
2017	Jun	162	$402,537	$10,769	$ 391,768	$ 39,127,073	$ 160,095				
2017	Jul	163	$402,537	$10,769	$ 391,768	$ 38,895,401	$ 159,147				
2017	Aug	164	$402,537	$10,769	$ 391,768	$ 38,662,780	$ 158,195				
2017	Sep	165	$402,537	$10,769	$ 391,768	$ 38,429,208	$ 157,240				
2017	Oct	166	$402,537	$10,769	$ 391,768	$ 38,194,680	$ 156,280				
2017	Nov	167	$402,537	$10,769	$ 391,768	$ 37,959,192	$ 155,316				
2017	Dec	168	$402,537	$10,769	$ 391,768	$ 37,722,741	$ 154,349				
2018	Jan	169	$402,537	$10,769	$ 391,768	$ 37,485,323	$ 153,377				
2018	Feb	170	$402,537	$10,769	$ 391,768	$ 37,246,932	$ 152,402				
2018	Mar	171	$402,537	$10,769	$ 391,768	$ 37,007,567	$ 151,423				
2018	Apr	172	$402,537	$10,769	$ 391,768	$ 36,767,222	$ 150,439				
2018	May	173	$402,537	$10,769	$ 391,768	$ 36,525,894	$ 149,452				
2018	Jun	174	$402,537	$10,769	$ 391,768	$ 36,283,578	$ 148,460				
2018	Jul	175	$402,537	$10,769	$ 391,768	$ 36,040,271	$ 147,465				
2018	Aug	176	$402,537	$10,769	$ 391,768	$ 35,795,968	$ 146,465				
2018	Sep	177	$402,537	$10,769	$ 391,768	$ 35,550,666	$ 145,461				
2018	Oct	178	$402,537	$10,769	$ 391,768	$ 35,304,360	$ 144,454				
2018	Nov	179	$402,537	$10,769	$ 391,768	$ 35,057,046	$ 143,442				
2018	Dec	180	$402,537	$10,769	$ 391,768	$ 34,808,720	$ 142,426				
2019	Jan	181	$402,537	$10,769	$ 391,768	$ 34,559,378	$ 141,405				
2019	Feb	182	$402,537	$10,769	$ 391,768	$ 34,309,016	$ 140,381				
2019	Mar	183	$402,537	$10,769	$ 391,768	$ 34,057,630	$ 139,352				
2019	Apr	184	$402,537	$10,769	$ 391,768	$ 33,805,215	$ 138,320				
2019	May	185	$402,537	$10,769	$ 391,768	$ 33,551,767	$ 137,283				
2019	Jun	186	$402,537	$10,769	$ 391,768	$ 33,297,282	$ 136,241				
2019	Jul	187	$402,537	$10,769	$ 391,768	$ 33,041,756	$ 135,196				
2019	Aug	188	$402,537	$10,769	$ 391,768	$ 32,785,184	$ 134,146				
2019	Sep	189	$402,537	$10,769	$ 391,768	$ 32,527,563	$ 133,092				
2019	Oct	190	$402,537	$10,769	$ 391,768	$ 32,268,887	$ 132,034				
2019	Nov	191	$402,537	$10,769	$ 391,768	$ 32,009,153	$ 130,971				

			A	B	C	D	E	F	G	H	I
Year	Month	Consec	DFM	Less	Funds	Bond	Bond interest	Bond	Moving &	Earnings	Remaining
		Months	funds avail.	existing	available	principal	for month	issuance,	temporary	on	cash on hand
			(lease income	debt service.	for new	at begin.	(notes 9 & 10)	construction	office space	cash on hand	(last month's
			less operating	(note 6)	debt service	of month		payments	costs		column "I"
			costs)		(columns A - B)	(note 7)		(note 8)	(note 12)	(note 11)	-E-F-G+H)
			(notes 1,2,3,4,5)								
2019	Dec	192	$402,537	$10,769	$ 391,768	$ 31,748,357	$ 129,904				
2020	Jan	193	$402,537	$10,769	$ 391,768	$ 31,486,493	$ 128,832				
2020	Feb	194	$402,537	$10,769	$ 391,768	$ 31,223,558	$ 127,756				
2020	Mar	195	$402,537	$10,769	$ 391,768	$ 30,959,546	$ 126,676				
2020	Apr	196	$402,537	$10,769	$ 391,768	$ 30,694,455	$ 125,591				
2020	May	197	$402,537	$10,769	$ 391,768	$ 30,428,279	$ 124,502				
2020	Jun	198	$402,537	$10,769	$ 391,768	$ 30,161,014	$ 123,409				
2020	Jul	199	$402,537	$10,769	$ 391,768	$ 29,892,655	$ 122,311				
2020	Aug	200	$402,537	$10,769	$ 391,768	$ 29,623,199	$ 121,208				
2020	Sep	201	$402,537	$10,769	$ 391,768	$ 29,352,639	$ 120,101				
2020	Oct	202	$402,537	$10,769	$ 391,768	$ 29,080,973	$ 118,990				
2020	Nov	203	$402,537	$10,769	$ 391,768	$ 28,808,195	$ 117,874				
2020	Dec	204	$402,537	$10,769	$ 391,768	$ 28,534,301	$ 116,753				
2021	Jan	205	$402,537		$ 402,537	$ 28,248,518	$ 115,584				
2021	Feb	206	$402,537		$ 402,537	$ 27,961,565	$ 114,409				
2021	Mar	207	$402,537		$ 402,537	$ 27,673,437	$ 113,230				
2021	Apr	208	$402,537		$ 402,537	$ 27,384,131	$ 112,047				
2021	May	209	$402,537		$ 402,537	$ 27,093,642	$ 110,858				
2021	Jun	210	$402,537		$ 402,537	$ 26,801,963	$ 109,665				
2021	Jul	211	$402,537		$ 402,537	$ 26,509,091	$ 108,466				
2021	Aug	212	$402,537		$ 402,537	$ 26,215,021	$ 107,263				
2021	Sep	213	$402,537		$ 402,537	$ 25,919,748	$ 106,055				
2021	Oct	214	$402,537		$ 402,537	$ 25,623,266	$ 104,842				
2021	Nov	215	$402,537		$ 402,537	$ 25,325,572	$ 103,624				
2021	Dec	216	$402,537		$ 402,537	$ 25,026,659	$ 102,401				
2022	Jan	217	$402,537		$ 402,537	$ 24,726,523	$ 101,173				
2022	Feb	218	$402,537		$ 402,537	$ 24,425,159	$ 99,940				
2022	Mar	219	$402,537		$ 402,537	$ 24,122,563	$ 98,701				
2022	Apr	220	$402,537		$ 402,537	$ 23,818,728	$ 97,458				
2022	May	221	$402,537		$ 402,537	$ 23,513,649	$ 96,210				
2022	Jun	222	$402,537		$ 402,537	$ 23,207,323	$ 94,957				
2022	Jul	223	$402,537		$ 402,537	$ 22,899,743	$ 93,698				
2022	Aug	224	$402,537		$ 402,537	$ 22,590,905	$ 92,434				
2022	Sep	225	$402,537		$ 402,537	$ 22,280,803	$ 91,166				

Year	Month	Consec Months	A DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	B Less existing debt service. (note 6)	C Funds available for new debt service (columns A - B)	D Bond principal at begin. of month (note 7)	E Bond interest for month (notes 9 & 10)	F Bond issuance, construction payments (note 8)	G Moving & temporary office space costs (note 12)	H Earnings on cash on hand (note 11)	I Remaining cash on hand (last month's column "I" -E-F-G+H)
2022	Oct	226	$402,537		$ 402,537	$ 21,969,432	$ 89,892				
2022	Nov	227	$402,537		$ 402,537	$ 21,656,787	$ 88,612				
2022	Dec	228	$402,537		$ 402,537	$ 21,342,863	$ 87,328				
2023	Jan	229	$402,537		$ 402,537	$ 21,027,654	$ 86,038				
2023	Feb	230	$402,537		$ 402,537	$ 20,711,156	$ 84,743				
2023	Mar	231	$402,537		$ 402,537	$ 20,393,362	$ 83,443				
2023	Apr	232	$402,537		$ 402,537	$ 20,074,269	$ 82,137				
2023	May	233	$402,537		$ 402,537	$ 19,753,869	$ 80,826				
2023	Jun	234	$402,537		$ 402,537	$ 19,432,159	$ 79,510				
2023	Jul	235	$402,537		$ 402,537	$ 19,109,132	$ 78,188				
2023	Aug	236	$402,537		$ 402,537	$ 18,784,784	$ 76,861				
2023	Sep	237	$402,537		$ 402,537	$ 18,459,109	$ 75,529				
2023	Oct	238	$402,537		$ 402,537	$ 18,132,101	$ 74,191				
2023	Nov	239	$402,537		$ 402,537	$ 17,803,755	$ 72,847				
2023	Dec	240	$402,537		$ 402,537	$ 17,474,065	$ 71,498				
2024	Jan	241	$402,537		$ 402,537	$ 17,143,027	$ 70,144				
2024	Feb	242	$402,537		$ 402,537	$ 16,810,634	$ 68,784				
2024	Mar	243	$402,537		$ 402,537	$ 16,476,881	$ 67,418				
2024	Apr	244	$402,537		$ 402,537	$ 16,141,762	$ 66,047				
2024	May	245	$402,537		$ 402,537	$ 15,805,272	$ 64,670				
2024	Jun	246	$402,537		$ 402,537	$ 15,467,406	$ 63,287				
2024	Jul	247	$402,537		$ 402,537	$ 15,128,157	$ 61,899				
2024	Aug	248	$402,537		$ 402,537	$ 14,787,520	$ 60,506				
2024	Sep	249	$402,537		$ 402,537	$ 14,445,489	$ 59,106				
2024	Oct	250	$402,537		$ 402,537	$ 14,102,058	$ 57,701				
2024	Nov	251	$402,537		$ 402,537	$ 13,757,223	$ 56,290				
2024	Dec	252	$402,537		$ 402,537	$ 13,410,976	$ 54,873				
2025	Jan	253	$402,537		$ 402,537	$ 13,063,313	$ 53,451				
2025	Feb	254	$402,537		$ 402,537	$ 12,714,227	$ 52,022				
2025	Mar	255	$402,537		$ 402,537	$ 12,363,713	$ 50,588				
2025	Apr	256	$402,537		$ 402,537	$ 12,011,765	$ 49,148				
2025	May	257	$402,537		$ 402,537	$ 11,658,376	$ 47,702				
2025	Jun	258	$402,537		$ 402,537	$ 11,303,542	$ 46,250				
2025	Jul	259	$402,537		$ 402,537	$ 10,947,256	$ 44,793				

Year	Month	Consec Months	A DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	B Less existing debt service. (note 6)	C Funds available for new debt service (columns A - B)	D Bond principal at begin. of month (note 7)	E Bond interest for month (notes 9 & 10)	F Bond issuance, construction payments (note 8)	G Moving & temporary office space costs (note 12)	H Earnings on cash on hand (note 11)	I Remaining cash on hand (last month's column "I" -E-F-G+H)
2025	Aug	260	$402,537		$ 402,537	$ 10,589,512	$ 43,329				
2025	Sep	261	$402,537		$ 402,537	$ 10,230,304	$ 41,859				
2025	Oct	262	$402,537		$ 402,537	$ 9,869,627	$ 40,383				
2025	Nov	263	$402,537		$ 402,537	$ 9,507,473	$ 38,901				
2025	Dec	264	$402,537		$ 402,537	$ 9,143,838	$ 37,414				
2026	Jan	265	$402,537		$ 402,537	$ 8,778,715	$ 35,920				
2026	Feb	266	$402,537		$ 402,537	$ 8,412,098	$ 34,420				
2026	Mar	267	$402,537		$ 402,537	$ 8,043,981	$ 32,913				
2026	Apr	268	$402,537		$ 402,537	$ 7,674,358	$ 31,401				
2026	May	269	$402,537		$ 402,537	$ 7,303,223	$ 29,882				
2026	Jun	270	$402,537		$ 402,537	$ 6,930,568	$ 28,358				
2026	Jul	271	$402,537		$ 402,537	$ 6,556,389	$ 26,827				
2026	Aug	272	$402,537		$ 402,537	$ 6,180,679	$ 25,289				
2026	Sep	273	$402,537		$ 402,537	$ 5,803,432	$ 23,746				
2026	Oct	274	$402,537		$ 402,537	$ 5,424,641	$ 22,196				
2026	Nov	275	$402,537		$ 402,537	$ 5,044,301	$ 20,640				
2026	Dec	276	$402,537		$ 402,537	$ 4,662,404	$ 19,077				
2027	Jan	277	$402,537		$ 402,537	$ 4,278,944	$ 17,508				
2027	Feb	278	$402,537		$ 402,537	$ 3,893,916	$ 15,933				
2027	Mar	279	$402,537		$ 402,537	$ 3,507,312	$ 14,351				
2027	Apr	280	$402,537		$ 402,537	$ 3,119,126	$ 12,762				
2027	May	281	$402,537		$ 402,537	$ 2,729,352	$ 11,168				
2027	Jun	282	$402,537		$ 402,537	$ 2,337,983	$ 9,566				
2027	Jul	283	$402,537		$ 402,537	$ 1,945,013	$ 7,958				
2027	Aug	284	$402,537		$ 402,537	$ 1,550,435	$ 6,344				
2027	Sep	285	$402,537		$ 402,537	$ 1,154,242	$ 4,723				
2027	Oct	286	$402,537		$ 402,537	$ 756,428	$ 3,095				
2027	Nov	287	$402,537		$ 402,537	$ 356,987	$ 1,461				
2027	Dec	288	$402,537		$ 402,537	$ (44,089)	$ (180)				

DOCKING STATE OFFICE BUILDING RENOVATION CASH FLOW

One 2 year Phase Scenario

September 6, 2002 3:45 PM Thaine Hoffman

NOTES:

1. **The financing concept is that once the building is renovated, the lease rate should be the same as is used for the Curtis State Office Building. At this lease rate, the lease income can support operating costs plus the debt service for the renovation bonds.**

2. All figures are in 2004 dollars. 2002 Lease rates and operating costs have been inflated at 2% per year for estimated 2004 rates. Thus the rates used are $10.40 for exs space and $15.47 for new space.

3. **This plan is based upon doing the work in one-2year phase, vacating the building and renovating the entire building at once.**

4. Since DFM costs for utilities, security, administration, etc, continue during construction, DFM's expenses for the construction area are shown as continuing at the existing rate except that the cost of janitorial is discontinued during the construction period.

5. The "funds available" shown in column "A" reflect the increase in the lease rate after the renovated space is occupied.

6. There is existing debt on this building. The debt service on this loan will be paid by DFM from the difference between lease revenues and operating costs. This will be paid before the remainder is used for debt service on the new bonds. This existing debt service is shown as being accrued on a monthly basis.

7. Since construction is planned to only take two years, only one bond issue is required.

8. Cost of issuance of the bonds is figured at 1.5% of the bonded amount (as recommended by KDFA).

9. Since this is a major renovation, but not the purchase of a new building, we have used a 20 year payback from the completion of the renovation.

10. The interest rate used, 4.91%, is from the current municipal yeild curves for AA institutions.

11. Until the bond proceeds are paid out, they will be kept in an interest bearing account. For this report, a conservative figure of 2% earnings was used.

12. Moving costs are figured at the square foot cost of the move to the Curtis Building inflated to 2004 ($0.68 /gross sf). Temporary private lease space will be used to house the agencies presently in the building. This plan is based upon the agencies continuing to make lease payment on their Docking space. Moving costs and the cost of temporary leased space would be charged to the project. Leased space is figured at $10/sf net.

13. If new furniture is used, it is assumed it would be purchased and installed with equipment lease financing as was done on Curtis.

INITIAL DATA FOR THE PROPOSAL											
Number of monthly payments: =						(enter)	=			$	240
Annual rate of interest on bonds (in decimal form)						(enter)	=				0.0491
Annual interest rate earned on cash on hand (in decimal form)						(enter)	=				0.0200
[redacted]											
CALCULATED DATA FROM THE TABLE											
Monthly rate of interest on bonds:							(calculated)	=			0.0041
Monthly rate of earnings on cash on hand:							(calculated)	=			0.0017
[redacted]											
			A	B	C	D	E	F	G	H	I
Year	Month	Consec Months	DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	Less existing debt service (note 6)	Funds available for new debt service (columns A - B)	Bond principal at begin. of month (note 7)	Bond interest for month (notes 9 & 10)	Bond issuance, construction payments (note 8)	Moving & temporary office space costs (note 12)	Earnings on cash on hand (note 11)	Remaining cash on hand (last month's column "I" -E-F-G+H)
2003	12	1									
2004	1	2	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 2,793,000	$ 530,500	$ -	$ 56,630,182
2004	2	3	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 94,384	$ 54,244,497
2004	3	4	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 90,407	$ 51,854,836
2004	4	5	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 86,425	$ 49,461,193
2004	5	6	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 82,435	$ 47,063,560
2004	6	7	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 78,439	$ 44,661,930
2004	7	8	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 74,437	$ 42,256,299
2004	8	9	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 70,427	$ 39,846,657
2004	9	10	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 66,411	$ 37,433,000
2004	10	11	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 62,388	$ 35,015,320
2004	11	12	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 58,359	$ 32,593,611
2004	12	13	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 54,323	$ 30,167,865
2005	1	14	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 50,280	$ 27,738,077
2005	2	15	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 46,230	$ 25,304,238
2005	3	16	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 42,174	$ 22,866,344
2005	4	17	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 38,111	$ 20,424,386
2005	5	18	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 34,041	$ 17,978,358
2005	6	19	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 29,964	$ 15,528,254
2005	7	20	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 25,880	$ 13,074,066
2005	8	21	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 21,790	$ 10,615,788
2005	9	22	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 17,693	$ 8,153,412

Cashflow-Docking-1 phase

			A	B	C	D	E	F	G	H	I
Year	Month	Consec Months	DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	Less existing debt service. (note 6)	Funds available for new debt service (columns A - B)	Bond principal at begin. of month (note 7)	Bond interest for month (notes 9 & 10)	Bond issuance, construction payments (note 8)	Moving & temporary office space costs (note 12)	Earnings on cash on hand (note 11)	Remaining cash on hand (last month's column "I" -E-F-G+H)
2005	10	23	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 13,589	$ 5,686,933
2005	11	24	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 9,478	$ 3,216,343
2005	12	25	$82,195	$10,769	$ 71,426	$ 60,200,000	$ 246,318	$ 1,890,000	$ 343,750	$ 5,361	$ 741,635
2006	1	26	$402,537	$10,769	$ 391,768	$ 60,054,551	$ 245,723		$ 374,000	$ 1,236	$ 123,148
2006	2	27	$402,537	$10,769	$ 391,768	$ 59,908,507	$ 245,126				
2006	3	28	$402,537	$10,769	$ 391,768	$ 59,761,865	$ 244,526		$ 8,810,750	Total moving & temp. rent	
2006	4	29	$402,537	$10,769	$ 391,768	$ 59,614,623	$ 243,923				
2006	5	30	$402,537	$10,769	$ 391,768	$ 59,466,778	$ 243,318	$46,263,000	Total construction and bond issuance		
2006	6	31	$402,537	$10,769	$ 391,768	$ 59,318,329	$ 242,711	$ 903,000	Less issuance		
2006	7	32	$402,537	$10,769	$ 391,768	$ 59,169,272	$ 242,101	$45,360,000	Total available for construction		
2006	8	33	$402,537	$10,769	$ 391,768	$ 59,019,606	$ 241,489				
2006	9	34	$402,537	$10,769	$ 391,768	$ 58,869,327	$ 240,874				
2006	10	35	$402,537	$10,769	$ 391,768	$ 58,718,433	$ 240,256				
2006	11	36	$402,537	$10,769	$ 391,768	$ 58,566,922	$ 239,636				
2006	12	37	$402,537	$10,769	$ 391,768	$ 58,414,791	$ 239,014				
2007	1	38	$402,537	$10,769	$ 391,768	$ 58,262,037	$ 238,389				
2007	2	39	$402,537	$10,769	$ 391,768	$ 58,108,658	$ 237,761				
2007	3	40	$402,537	$10,769	$ 391,768	$ 57,954,652	$ 237,131				
2007	4	41	$402,537	$10,769	$ 391,768	$ 57,800,016	$ 236,498				
2007	5	42	$402,537	$10,769	$ 391,768	$ 57,644,747	$ 235,863				
2007	6	43	$402,537	$10,769	$ 391,768	$ 57,488,842	$ 235,225				
2007	7	44	$402,537	$10,769	$ 391,768	$ 57,332,300	$ 234,585				
2007	8	45	$402,537	$10,769	$ 391,768	$ 57,175,117	$ 233,942				
2007	9	46	$402,537	$10,769	$ 391,768	$ 57,017,291	$ 233,296				
2007	10	47	$402,537	$10,769	$ 391,768	$ 56,858,819	$ 232,647				
2007	11	48	$402,537	$10,769	$ 391,768	$ 56,699,699	$ 231,996				
2007	12	49	$402,537	$10,769	$ 391,768	$ 56,539,928	$ 231,343				
2008	1	50	$402,537	$10,769	$ 391,768	$ 56,379,503	$ 230,686				
2008	2	51	$402,537	$10,769	$ 391,768	$ 56,218,422	$ 230,027				
2008	3	52	$402,537	$10,769	$ 391,768	$ 56,056,681	$ 229,365				
2008	4	53	$402,537	$10,769	$ 391,768	$ 55,894,279	$ 228,701				
2008	5	54	$402,537	$10,769	$ 391,768	$ 55,731,212	$ 228,034				
2008	6	55	$402,537	$10,769	$ 391,768	$ 55,567,478	$ 227,364				
2008	7	56	$402,537	$10,769	$ 391,768	$ 55,403,074	$ 226,691				

Cashflow-Docking-1 phase

			A	B	C	D	E	F	G	H	I
Year	Month	Consec Months	DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	Less existing debt service. (note 6)	Funds available for new debt service (columns A - B)	Bond principal at begin. of month (note 7)	Bond interest for month (notes 9 & 10)	Bond issuance, construction payments (note 8)	Moving & temporary office space costs (note 12)	Earnings on cash on hand (note 11)	Remaining cash on hand (last month's column "I" -E-F-G+H)
2008	8	57	$402,537	$10,769	$ 391,768	$ 55,237,998	$ 226,015				
2008	9	58	$402,537	$10,769	$ 391,768	$ 55,072,246	$ 225,337				
2008	10	59	$402,537	$10,769	$ 391,768	$ 54,905,815	$ 224,656				
2008	11	60	$402,537	$10,769	$ 391,768	$ 54,738,704	$ 223,973				
2008	12	61	$402,537	$10,769	$ 391,768	$ 54,570,909	$ 223,286				
2009	1	62	$402,537	$10,769	$ 391,768	$ 54,402,428	$ 222,597				
2009	2	63	$402,537	$10,769	$ 391,768	$ 54,233,257	$ 221,904				
2009	3	64	$402,537	$10,769	$ 391,768	$ 54,063,394	$ 221,209				
2009	4	65	$402,537	$10,769	$ 391,768	$ 53,892,835	$ 220,512				
2009	5	66	$402,537	$10,769	$ 391,768	$ 53,721,579	$ 219,811				
2009	6	67	$402,537	$10,769	$ 391,768	$ 53,549,623	$ 219,107				
2009	7	68	$402,537	$10,769	$ 391,768	$ 53,376,962	$ 218,401				
2009	8	69	$402,537	$10,769	$ 391,768	$ 53,203,596	$ 217,691				
2009	9	70	$402,537	$10,769	$ 391,768	$ 53,029,520	$ 216,979				
2009	10	71	$402,537	$10,769	$ 391,768	$ 52,854,731	$ 216,264				
2009	11	72	$402,537	$10,769	$ 391,768	$ 52,679,228	$ 215,546				
2009	12	73	$402,537	$10,769	$ 391,768	$ 52,503,006	$ 214,825				
2010	1	74	$402,537	$10,769	$ 391,768	$ 52,326,063	$ 214,101				
2010	2	75	$402,537	$10,769	$ 391,768	$ 52,148,397	$ 213,374				
2010	3	76	$402,537	$10,769	$ 391,768	$ 51,970,003	$ 212,644				
2010	4	77	$402,537	$10,769	$ 391,768	$ 51,790,879	$ 211,911				
2010	5	78	$402,537	$10,769	$ 391,768	$ 51,611,023	$ 211,175				
2010	6	79	$402,537	$10,769	$ 391,768	$ 51,430,430	$ 210,436				
2010	7	80	$402,537	$10,769	$ 391,768	$ 51,249,099	$ 209,694				
2010	8	81	$402,537	$10,769	$ 391,768	$ 51,067,026	$ 208,949				
2010	9	82	$402,537	$10,769	$ 391,768	$ 50,884,208	$ 208,201				
2010	10	83	$402,537	$10,769	$ 391,768	$ 50,700,641	$ 207,450				
2010	11	84	$402,537	$10,769	$ 391,768	$ 50,516,324	$ 206,696				
2010	12	85	$402,537	$10,769	$ 391,768	$ 50,331,252	$ 205,939				
2011	1	86	$402,537	$10,769	$ 391,768	$ 50,145,424	$ 205,178				
2011	2	87	$402,537	$10,769	$ 391,768	$ 49,958,834	$ 204,415				
2011	3	88	$402,537	$10,769	$ 391,768	$ 49,771,482	$ 203,648				
2011	4	89	$402,537	$10,769	$ 391,768	$ 49,583,363	$ 202,879				
2011	5	90	$402,537	$10,769	$ 391,768	$ 49,394,474	$ 202,106				

Cashflow-Docking-1 phase

			A	B	C	D	E	F	G	H	I
Year	Month	Consec	DFM	Less	Funds	Bond	Bond interest	Bond	Moving &	Earnings	Remaining
		Months	funds avail.	existing	available	principal	for month	issuance,	temporary	on	cash on hand
			(lease income	debt service.	for new	at begin.	(notes 9 & 10)	construction	office space	cash on hand	(last month's
			less operating	(note 6)	debt service	of month		payments	costs		column "I"
			costs)		(columns A - B)	(note 7)		(note 8)	(note 12)	(note 11)	-E-F-G+H)
			(notes 1,2,3,4,5)								
2011	6	91	$402,537	$10,769	$ 391,768	$ 49,204,812	$ 201,330				
2011	7	92	$402,537	$10,769	$ 391,768	$ 49,014,374	$ 200,550				
2011	8	93	$402,537	$10,769	$ 391,768	$ 48,823,157	$ 199,768				
2011	9	94	$402,537	$10,769	$ 391,768	$ 48,631,158	$ 198,982				
2011	10	95	$402,537	$10,769	$ 391,768	$ 48,438,373	$ 198,194				
2011	11	96	$402,537	$10,769	$ 391,768	$ 48,244,799	$ 197,402				
2011	12	97	$402,537	$10,769	$ 391,768	$ 48,050,433	$ 196,606				
2012	1	98	$402,537	$10,769	$ 391,768	$ 47,855,272	$ 195,808				
2012	2	99	$402,537	$10,769	$ 391,768	$ 47,659,312	$ 195,006				
2012	3	100	$402,537	$10,769	$ 391,768	$ 47,462,551	$ 194,201				
2012	4	101	$402,537	$10,769	$ 391,768	$ 47,264,984	$ 193,393				
2012	5	102	$402,537	$10,769	$ 391,768	$ 47,066,609	$ 192,581				
2012	6	103	$402,537	$10,769	$ 391,768	$ 46,867,422	$ 191,766				
2012	7	104	$402,537	$10,769	$ 391,768	$ 46,667,421	$ 190,948				
2012	8	105	$402,537	$10,769	$ 391,768	$ 46,466,601	$ 190,126				
2012	9	106	$402,537	$10,769	$ 391,768	$ 46,264,959	$ 189,301				
2012	10	107	$402,537	$10,769	$ 391,768	$ 46,062,492	$ 188,472				
2012	11	108	$402,537	$10,769	$ 391,768	$ 45,859,197	$ 187,641				
2012	12	109	$402,537	$10,769	$ 391,768	$ 45,655,070	$ 186,805				
2013	1	110	$402,537	$10,769	$ 391,768	$ 45,450,108	$ 185,967				
2013	2	111	$402,537	$10,769	$ 391,768	$ 45,244,307	$ 185,125				
2013	3	112	$402,537	$10,769	$ 391,768	$ 45,037,664	$ 184,279				
2013	4	113	$402,537	$10,769	$ 391,768	$ 44,830,176	$ 183,430				
2013	5	114	$402,537	$10,769	$ 391,768	$ 44,621,839	$ 182,578				
2013	6	115	$402,537	$10,769	$ 391,768	$ 44,412,649	$ 181,722				
2013	7	116	$402,537	$10,769	$ 391,768	$ 44,202,603	$ 180,862				
2013	8	117	$402,537	$10,769	$ 391,768	$ 43,991,698	$ 179,999				
2013	9	118	$402,537	$10,769	$ 391,768	$ 43,779,930	$ 179,133				
2013	10	119	$402,537	$10,769	$ 391,768	$ 43,567,295	$ 178,263				
2013	11	120	$402,537	$10,769	$ 391,768	$ 43,353,791	$ 177,389				
2013	12	121	$402,537	$10,769	$ 391,768	$ 43,139,412	$ 176,512				
2014	1	122	$402,537	$10,769	$ 391,768	$ 42,924,157	$ 175,631				
2014	2	123	$402,537	$10,769	$ 391,768	$ 42,708,021	$ 174,747				
2014	3	124	$402,537	$10,769	$ 391,768	$ 42,491,000	$ 173,859				

Cashflow-Docking-1 phase

			A	B	C	D	E	F	G	H	I
Year	Month	Consec Months	DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	Less existing debt service. (note 6)	Funds available for new debt service (columns A - B)	Bond principal at begin. of month (note 7)	Bond interest for month (notes 9 & 10)	Bond issuance, construction payments (note 8)	Moving & temporary office space costs (note 12)	Earnings on cash on hand (note 11)	Remaining cash on hand (last month's column "I" -E-F-G+H)
2014	4	125	$402,537	$10,769	$ 391,768	$ 42,273,092	$ 172,967				
2014	5	126	$402,537	$10,769	$ 391,768	$ 42,054,292	$ 172,072				
2014	6	127	$402,537	$10,769	$ 391,768	$ 41,834,596	$ 171,173				
2014	7	128	$402,537	$10,769	$ 391,768	$ 41,614,002	$ 170,271				
2014	8	129	$402,537	$10,769	$ 391,768	$ 41,392,505	$ 169,364				
2014	9	130	$402,537	$10,769	$ 391,768	$ 41,170,102	$ 168,454				
2014	10	131	$402,537	$10,769	$ 391,768	$ 40,946,789	$ 167,541				
2014	11	132	$402,537	$10,769	$ 391,768	$ 40,722,562	$ 166,623				
2014	12	133	$402,537	$10,769	$ 391,768	$ 40,497,417	$ 165,702				
2015	1	134	$402,537	$10,769	$ 391,768	$ 40,271,352	$ 164,777				
2015	2	135	$402,537	$10,769	$ 391,768	$ 40,044,361	$ 163,848				
2015	3	136	$402,537	$10,769	$ 391,768	$ 39,816,442	$ 162,916				
2015	4	137	$402,537	$10,769	$ 391,768	$ 39,587,590	$ 161,979				
2015	5	138	$402,537	$10,769	$ 391,768	$ 39,357,802	$ 161,039				
2015	6	139	$402,537	$10,769	$ 391,768	$ 39,127,073	$ 160,095				
2015	7	140	$402,537	$10,769	$ 391,768	$ 38,895,401	$ 159,147				
2015	8	141	$402,537	$10,769	$ 391,768	$ 38,662,780	$ 158,195				
2015	9	142	$402,537	$10,769	$ 391,768	$ 38,429,208	$ 157,240				
2015	10	143	$402,537	$10,769	$ 391,768	$ 38,194,680	$ 156,280				
2015	11	144	$402,537	$10,769	$ 391,768	$ 37,959,192	$ 155,316				
2015	12	145	$402,537	$10,769	$ 391,768	$ 37,722,741	$ 154,349				
2016	1	146	$402,537	$10,769	$ 391,768	$ 37,485,323	$ 153,377				
2016	2	147	$402,537	$10,769	$ 391,768	$ 37,246,932	$ 152,402				
2016	3	148	$402,537	$10,769	$ 391,768	$ 37,007,567	$ 151,423				
2016	4	149	$402,537	$10,769	$ 391,768	$ 36,767,222	$ 150,439				
2016	5	150	$402,537	$10,769	$ 391,768	$ 36,525,894	$ 149,452				
2016	6	151	$402,537	$10,769	$ 391,768	$ 36,283,578	$ 148,460				
2016	7	152	$402,537	$10,769	$ 391,768	$ 36,040,271	$ 147,465				
2016	8	153	$402,537	$10,769	$ 391,768	$ 35,795,968	$ 146,465				
2016	9	154	$402,537	$10,769	$ 391,768	$ 35,550,666	$ 145,461				
2016	10	155	$402,537	$10,769	$ 391,768	$ 35,304,360	$ 144,454				
2016	11	156	$402,537	$10,769	$ 391,768	$ 35,057,046	$ 143,442				
2016	12	157	$402,537	$10,769	$ 391,768	$ 34,808,720	$ 142,426				
2017	1	158	$402,537	$10,769	$ 391,768	$ 34,559,378	$ 141,405				

Cashflow-Docking-1 phase

			A	B	C	D	E	F	G	H	I
Year	Month	Consec Months	DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	Less existing debt service. (note 6)	Funds available for new debt service (columns A - B)	Bond principal at begin. of month (note 7)	Bond interest for month (notes 9 & 10)	Bond issuance, construction payments (note 8)	Moving & temporary office space costs (note 12)	Earnings on cash on hand (note 11)	Remaining cash on hand (last month's column "I" -E-F-G+H)
2017	2	159	$402,537	$10,769	$ 391,768	$ 34,309,016	$ 140,381				
2017	3	160	$402,537	$10,769	$ 391,768	$ 34,057,630	$ 139,352				
2017	4	161	$402,537	$10,769	$ 391,768	$ 33,805,215	$ 138,320				
2017	5	162	$402,537	$10,769	$ 391,768	$ 33,551,767	$ 137,283				
2017	6	163	$402,537	$10,769	$ 391,768	$ 33,297,282	$ 136,241				
2017	7	164	$402,537	$10,769	$ 391,768	$ 33,041,756	$ 135,196				
2017	8	165	$402,537	$10,769	$ 391,768	$ 32,785,184	$ 134,146				
2017	9	166	$402,537	$10,769	$ 391,768	$ 32,527,563	$ 133,092				
2017	10	167	$402,537	$10,769	$ 391,768	$ 32,268,887	$ 132,034				
2017	11	168	$402,537	$10,769	$ 391,768	$ 32,009,153	$ 130,971				
2017	12	169	$402,537	$10,769	$ 391,768	$ 31,748,357	$ 129,904				
2018	1	170	$402,537	$10,769	$ 391,768	$ 31,486,493	$ 128,832				
2018	2	171	$402,537	$10,769	$ 391,768	$ 31,223,558	$ 127,756				
2018	3	172	$402,537	$10,769	$ 391,768	$ 30,959,546	$ 126,676				
2018	4	173	$402,537	$10,769	$ 391,768	$ 30,694,455	$ 125,591				
2018	5	174	$402,537	$10,769	$ 391,768	$ 30,428,279	$ 124,502				
2018	6	175	$402,537	$10,769	$ 391,768	$ 30,161,014	$ 123,409				
2018	7	176	$402,537	$10,769	$ 391,768	$ 29,892,655	$ 122,311				
2018	8	177	$402,537	$10,769	$ 391,768	$ 29,623,199	$ 121,208				
2018	9	178	$402,537	$10,769	$ 391,768	$ 29,352,639	$ 120,101				
2018	10	179	$402,537	$10,769	$ 391,768	$ 29,080,973	$ 118,990				
2018	11	180	$402,537	$10,769	$ 391,768	$ 28,808,195	$ 117,874				
2018	12	181	$402,537	$10,769	$ 391,768	$ 28,534,301	$ 116,753				
2019	1	182	$402,537		$ 402,537	$ 28,248,518	$ 115,584				
2019	2	183	$402,537		$ 402,537	$ 27,961,565	$ 114,409				
2019	3	184	$402,537		$ 402,537	$ 27,673,437	$ 113,230				
2019	4	185	$402,537		$ 402,537	$ 27,384,131	$ 112,047				
2019	5	186	$402,537		$ 402,537	$ 27,093,642	$ 110,858				
2019	6	187	$402,537		$ 402,537	$ 26,801,963	$ 109,665				
2019	7	188	$402,537		$ 402,537	$ 26,509,091	$ 108,466				
2019	8	189	$402,537		$ 402,537	$ 26,215,021	$ 107,263				
2019	9	190	$402,537		$ 402,537	$ 25,919,748	$ 106,055				
2019	10	191	$402,537		$ 402,537	$ 25,623,266	$ 104,842				
2019	11	192	$402,537		$ 402,537	$ 25,325,572	$ 103,624				

Cashflow-Docking-1 phase

			A	B	C	D	E	F	G	H	I
Year	Month	Consec Months	DFM funds avail. (lease income less operating costs) (notes 1,2,3,4,5)	Less existing debt service. (note 6)	Funds available for new debt service (columns A - B)	Bond principal at begin. of month (note 7)	Bond interest for month (notes 9 & 10)	Bond issuance, construction payments (note 8)	Moving & temporary office space costs (note 12)	Earnings on cash on hand (note 11)	Remaining cash on hand (last month's column "I" -E-F-G+H)
2019	12	193	$402,537		$ 402,537	$ 25,026,659	$ 102,401				
2020	1	194	$402,537		$ 402,537	$ 24,726,523	$ 101,173				
2020	2	195	$402,537		$ 402,537	$ 24,425,159	$ 99,940				
2020	3	196	$402,537		$ 402,537	$ 24,122,563	$ 98,701				
2020	4	197	$402,537		$ 402,537	$ 23,818,728	$ 97,458				
2020	5	198	$402,537		$ 402,537	$ 23,513,649	$ 96,210				
2020	6	199	$402,537		$ 402,537	$ 23,207,323	$ 94,957				
2020	7	200	$402,537		$ 402,537	$ 22,899,743	$ 93,698				
2020	8	201	$402,537		$ 402,537	$ 22,590,905	$ 92,434				
2020	9	202	$402,537		$ 402,537	$ 22,280,803	$ 91,166				
2020	10	203	$402,537		$ 402,537	$ 21,969,432	$ 89,892				
2020	11	204	$402,537		$ 402,537	$ 21,656,787	$ 88,612				
2020	12	205	$402,537		$ 402,537	$ 21,342,863	$ 87,328				
2021	1	206	$402,537		$ 402,537	$ 21,027,654	$ 86,038				
2021	2	207	$402,537		$ 402,537	$ 20,711,156	$ 84,743				
2021	3	208	$402,537		$ 402,537	$ 20,393,362	$ 83,443				
2021	4	209	$402,537		$ 402,537	$ 20,074,269	$ 82,137				
2021	5	210	$402,537		$ 402,537	$ 19,753,869	$ 80,826				
2021	6	211	$402,537		$ 402,537	$ 19,432,159	$ 79,510				
2021	7	212	$402,537		$ 402,537	$ 19,109,132	$ 78,188				
2021	8	213	$402,537		$ 402,537	$ 18,784,784	$ 76,861				
2021	9	214	$402,537		$ 402,537	$ 18,459,109	$ 75,529				
2021	10	215	$402,537		$ 402,537	$ 18,132,101	$ 74,191				
2021	11	216	$402,537		$ 402,537	$ 17,803,755	$ 72,847				
2021	12	217	$402,537		$ 402,537	$ 17,474,065	$ 71,498				
2022	1	218	$402,537		$ 402,537	$ 17,143,027	$ 70,144				
2022	2	219	$402,537		$ 402,537	$ 16,810,634	$ 68,784				
2022	3	220	$402,537		$ 402,537	$ 16,476,881	$ 67,418				
2022	4	221	$402,537		$ 402,537	$ 16,141,762	$ 66,047				
2022	5	222	$402,537		$ 402,537	$ 15,805,272	$ 64,670				
2022	6	223	$402,537		$ 402,537	$ 15,467,406	$ 63,287				
2022	7	224	$402,537		$ 402,537	$ 15,128,157	$ 61,899				
2022	8	225	$402,537		$ 402,537	$ 14,787,520	$ 60,506				
2022	9	226	$402,537		$ 402,537	$ 14,445,489	$ 59,106				

Cashflow-Docking-1 phase

			A	B	C	D	E	F	G	H	I
Year	Month	Consec	DFM	Less	Funds	Bond	Bond interest	Bond	Moving &	Earnings	Remaining
		Months	funds avail.	existing	available	principal	for month	issuance,	temporary	on	cash on hand
			(lease income	debt service.	for new	at begin.	(notes 9 & 10)	construction	office space	cash on hand	(last month's
			less operating	(note 6)	debt service	of month		payments	costs		column "I"
			costs)		(columns A - B)	(note 7)		(note 8)	(note 12)	(note 11)	-E-F-G+H)
			(notes 1,2,3,4,5)								
2022	10	227	$402,537		$ 402,537	$ 14,102,058	$ 57,701				
2022	11	228	$402,537		$ 402,537	$ 13,757,223	$ 56,290				
2022	12	229	$402,537		$ 402,537	$ 13,410,976	$ 54,873				
2023	1	230	$402,537		$ 402,537	$ 13,063,313	$ 53,451				
2023	2	231	$402,537		$ 402,537	$ 12,714,227	$ 52,022				
2023	3	232	$402,537		$ 402,537	$ 12,363,713	$ 50,588				
2023	4	233	$402,537		$ 402,537	$ 12,011,765	$ 49,148				
2023	5	234	$402,537		$ 402,537	$ 11,658,376	$ 47,702				
2023	6	235	$402,537		$ 402,537	$ 11,303,542	$ 46,250				
2023	7	236	$402,537		$ 402,537	$ 10,947,256	$ 44,793				
2023	8	237	$402,537		$ 402,537	$ 10,589,512	$ 43,329				
2023	9	238	$402,537		$ 402,537	$ 10,230,304	$ 41,859				
2023	10	239	$402,537		$ 402,537	$ 9,869,627	$ 40,383				
2023	11	240	$402,537		$ 402,537	$ 9,507,473	$ 38,901				
2023	12	241	$402,537		$ 402,537	$ 9,143,838	$ 37,414				
2024	1	242	$402,537		$ 402,537	$ 8,778,715	$ 35,920				
2024	2	243	$402,537		$ 402,537	$ 8,412,098	$ 34,420				
2024	3	244	$402,537		$ 402,537	$ 8,043,981	$ 32,913				
2024	4	245	$402,537		$ 402,537	$ 7,674,358	$ 31,401				
2024	5	246	$402,537		$ 402,537	$ 7,303,223	$ 29,882				
2024	6	247	$402,537		$ 402,537	$ 6,930,568	$ 28,358				
2024	7	248	$402,537		$ 402,537	$ 6,556,389	$ 26,827				
2024	8	249	$402,537		$ 402,537	$ 6,180,679	$ 25,289				
2024	9	250	$402,537		$ 402,537	$ 5,803,432	$ 23,746				
2024	10	251	$402,537		$ 402,537	$ 5,424,641	$ 22,196				
2024	11	252	$402,537		$ 402,537	$ 5,044,301	$ 20,640				
2024	12	253	$402,537		$ 402,537	$ 4,662,404	$ 19,077				
2025	1	254	$402,537		$ 402,537	$ 4,278,944	$ 17,508				
2025	2	255	$402,537		$ 402,537	$ 3,893,916	$ 15,933				
2025	3	256	$402,537		$ 402,537	$ 3,507,312	$ 14,351				
2025	4	257	$402,537		$ 402,537	$ 3,119,126	$ 12,762				
2025	5	258	$402,537		$ 402,537	$ 2,729,352	$ 11,168				
2025	6	259	$402,537		$ 402,537	$ 2,337,983	$ 9,566				
2025	7	260	$402,537		$ 402,537	$ 1,945,013	$ 7,958				

Cashflow-Docking-1 phase

			A	B	C	D	E	F	G	H	I
Year	Month	Consec	DFM	Less	Funds	Bond	Bond interest	Bond	Moving &	Earnings	Remaining
		Months	funds avail.	existing	available	principal	for month	issuance,	temporary	on	cash on hand
			(lease income	debt service.	for new	at begin.	(notes 9 & 10)	construction	office space	cash on hand	(last month's
			less operating	(note 6)	debt service	of month		payments	costs		column "I"
			costs)		(columns A - B)	(note 7)		(note 8)	(note 12)	(note 11)	-E-F-G+H)
			(notes 1,2,3,4,5)								
2025	8	261	$402,537		$ 402,537	$ 1,550,435	$ 6,344				
2025	9	262	$402,537		$ 402,537	$ 1,154,242	$ 4,723				
2025	10	263	$402,537		$ 402,537	$ 756,428	$ 3,095				
2025	11	264	$402,537		$ 402,537	$ 356,987	$ 1,461				
2025	12	265	$402,537		$ 402,537	$ (44,089)	$ (180)				

Description	Quantity		Total Unit Cost	Total Amount
Building Renovation				
General Requirements				
General Expense				
General Expense				
Construction fencing	2,500	lf	12.00	30,000
Construction Document printing	1	ls	20,000.00	20,000
Bond	1	ls	279,688.00	279,688
General Liability Insurance	1	ls	411,432.00	411,432
Surveying fees	1	ls	10,000.00	10,000
Testing / Commissioning	1	ls	120,000.00	120,000
General Expense	*560,000*	*sf*	*1.56*	*871,120*
General Expense	**560,000**	**sf**	**1.56**	**871,120**
General Requirements	**560,000**	**sf**	**1.56**	**871,120**
Demolition				
Site Demolition				
Site Demolition				
Site dml, curbs, conc, granite curbs	330	lf	4.47	1,475
Site demo, sidewalk removal, concrete, reinforced	1,250	sy	10.73	13,408
Site demo, for disposal on site, to 5 mis, add	156	cy	13.88	2,166
Sawcutting, concrete slabs	1,980	lf	0.93	1,844
Selective clearing, remove large trees	5	ea	505.29	2,526
Site Demolition	*560,000*	*sf*	*0.04*	*21,420*
Site Demolition	**560,000**	**sf**	**0.04**	**21,420**
Selective Demolition				
Selective Demolition				
Select. and int. demo, glazg frames, flooring, walls, etc.	1	ls	2,474,524.00	2,474,524
Selective Demolition	*560,000*	*sf*	*4.42*	*2,474,524*
Selective Demolition	**560,000**	**sf**	**4.42**	**2,474,524**
Exterior Wall Demolition				
Limestone				
Demo exterior masonry veneers	105,957	sf	15.00	1,589,355
Limestone	*105,957*	*sf*	*15.00*	*1,589,355*
Aluminum-Framed Storefronts				
Demo of storefront	1	ls	28,900.00	28,900
Remove glazing from existing windows	59,230	sf	1.25	74,038
Aluminum-Framed Storefronts	*560,000*	*sf*	*0.18*	*102,938*
Exterior Wall Demolition	**105,957**	**sf**	**15.97**	**1,692,293**
Mechanical Demolition				
Plumbing Demolition				
Plumbing demo, fixtures w/10' pipe, lavatory, wall hung	150	ea	47.57	7,135
Plumbing demo, fixtures w/10' pipe, water closet, floor mounted	180	ea	59.49	10,708
Plumbing demo, fixtures w/10' pipe, urinal, wall mounted	37	ea	67.99	2,516
Plumbing demo, fixtures w/10' pipe, water fountains, recessed	13	ea	79.32	1,031
Plumbing demo, piping, metal, to 1-1/2" dia	10,000	lf	2.38	23,800
Plumbing demo, piping, metal, 2" to 3-1/2" dia	5,000	lf	3.17	15,865

Turner
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Description	Quantity	Total Unit Cost	Total Amount
Plumbing Demolition			
Plumbing demo, piping, metal, 4" to 6" dia	20,000 lf	9.52	190,377
Plumbing demo, piping, metal, 8" to 14" dia	2,000 lf	15.86	31,728
Plumbing demo, piping, metal, 16" dia	500 lf	17.31	8,653
Plumbing demo, water heater, to 40 gal	4 ea	79.31	317
Plumbing Demolition	*560,000 sf*	*0.52*	*292,130*
HVAC Demolition			
HVAC demolition, ductwork, 10" high, 12" wide	24,000 lf	2.60	62,386
HVAC demolition, ductwork, 12"-14" high, 16"-18 wide	3,000 lf	3.82	11,468
HVAC demolition, ductwork, 30" high, 36" wide	3,000 lf	5.80	17,407
HVAC demolition, ductwork, 30" high, 72" wide	500 lf	6.50	3,249
HVAC demo, mechanical equipment, heavy items	40 ton	784.00	31,360
HVAC Demolition	*560,000 sf*	*0.23*	*125,870*
Mechanical Demolition	**560,000 sf**	**0.75**	**418,000**
Electrical Demolition			
Electrical Demolition			
Electrical demo, conduit to 15' high	65,000 lf	0.83	54,186
Electrical demo, transformer, 3 phase to 600v, primary, 75 kVA	30 ea	243.22	7,297
Electrical demo, wire, #10 THN-THWN-THHN, strip from conduit	6,500 clf	7.31	47,523
Electrical demo, interior fluorescent light fixture	5,500 ea	18.76	103,185
Electrical demo, High Voltage equipment and wiring	1 ls	117,808.70	117,809
Electrical Demolition	*560,000 sf*	*0.59*	*330,000*
Electrical Demolition	**560,000 sf**	**0.59**	**330,000**
Demolition	**560,000 sf**	**8.82**	**4,936,236**
Hazardous Material Abatement			
Hazardous Material Remediation			
Hazardous Material Remediation			
Hazardous Material Abatement	1 ls	1,098,000.00	1,098,000
Hazardous Material Remediation	*560,000 sf*	*1.96*	*1,098,000*
Hazardous Material Remediation	**560,000 sf**	**1.96**	**1,098,000**
Hazardous Material Abatement	**560,000 sf**	**1.96**	**1,098,000**
Sitework			
Landscaping			
Irrigation System			
New lawn sprinkler irrigation system	1 ls	80,000.00	80,000
Irrigation System	*1 ls*	*80,000.00*	*80,000*
Lawns and Grasses			
Lawn and planting allowance	1 allw	75,000.00	75,000
Lawns and Grasses	*1 allw*	*75,000.00*	*75,000*
Landscaping	**1 ls**	**155,000.00**	**155,000**
Sitework	**560,000 sf**	**0.28**	**155,000**
Excavation & Foundations			
Earthwork			
Footing Excavation			

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Description	Quantity	Total Unit Cost	Total Amount
Footing Excavation			
Excavate for grade beams	453 cy	5.70	2,586
Compact backfill at footing trenches	283 cy	3.71	1,052
Hand trim/clean footing bottom (grade beams)	1,530 sf	0.67	1,028
Backfill at footings, structural fill	283 cy	17.03	4,825
Hauling, LCY	453 cy	20.72	9,391
Footing Excavation	*737 cy*	*25.63*	*18,882*
Earthwork	**737 cy**	**25.63**	**18,882**
Building Foundations			
Slab on Grade			
Fine grade, for slab on grade, machine	608 sy	1.16	704
Aggregate, loaded at pit, crushed stone base, 3/4" to 1-1/2",	68 cy	28.24	1,907
Sawcut control joints, slab on grade	547 lf	1.44	787
Reinforcing in place, A615 Gr 60, slab or mat, #3 to #7	4 ton	1,876.98	7,701
Reinforcing in place, unloading & sorting, add to above - slabs	4 ton	53.42	219
Concrete, ready mix, regular weight, 3500 psi, slabs/mats	71 cy	101.26	7,180
Placing conc, incl vib, slab on grade, < 6" thick, direct chute	71 cy	24.98	1,772
Finishing floors, monolithic, machine trowel, for finish floor	5,470 sf	0.90	4,906
Finishing floors, dustproofing, silicate liquids, 1 coat	5,470 sf	0.37	2,023
Curing, sprayed membrane curing compound	55 csf	15.82	865
Slab on Grade	*5,470 sf*	*5.13*	*28,065*
Grade Beams			
Reinforcing in place, A615 Gr 60, footings, #4 to #7	15 ton	1,634.06	24,307
Reinforcing in place, unloading & sorting, add to above	15 ton	43.95	654
Concrete, ready mix, regular weight, 3500 psi	175 cy	83.33	14,591
Placing conc, incl vib, footings, deep continuous, direct chute	175 cy	16.16	2,829
Grade Beams	*175 cy*	*242.04*	*42,381*
Building Foundations	**246 cy**	**286.35**	**70,445**
Excavation & Foundations	**560,000 sf**	**0.16**	**89,327**
Structural Frame			
Concrete			
Structural Concrete			
Infill slabs at penetrations	16 flr	5,000.00	80,000
Infill penetrations at roof deck	1 ls	10,000.00	10,000
Infill trench duct in floors	16 flr	10,500.00	168,000
Structural Concrete	*560,000 sf*	*0.46*	*258,000*
Concrete	**560,000 sf**	**0.46**	**258,000**
Miscellaneous Iron			
Structural Steel			
Miscellaneous steel	560,000 sf	0.30	168,000
Lintel at coping	2,100 lf	6.85	14,385
Structural Steel	*560,000 lf*	*0.33*	*182,385*
Miscellaneous Iron	**560,000 lf**	**0.33**	**182,385**
Structural Frame	**560,000 sf**	**0.79**	**440,385**
Roofing & Waterproofing			

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Description	Quantity	Total Unit Cost	Total Amount
Membrane Roofing			
Elastomeric Membrane Roofing			
New EPDM roofing	54,000 sf	4.50	242,797
Flashing, galvanized steel	4,675 sf	3.80	17,773
Reglet, galvanized steel	3,115 lf	2.46	7,670
Reglet, counter flashing, galvanized steel	3,115 lf	3.68	11,453
Elastomeric Membrane Roofing	*54,000 sf*	*5.18*	*279,694*
Membrane Roofing	**54,000 sf**	**5.18**	**279,694**
Roofing & Waterproofing	**54,000 sf**	**5.18**	**279,694**
Exterior Wall			
Masonry Wall Systems			
Brick Masonry Units			
Restore brick at SW ramp area	1 ls	85,800.00	85,800
Brick Masonry Units	*1 ls*	*85,800.00*	*85,800*
Concrete Masonry Units			
Grouting, door frame, 6' x 7' opening, 3.5 CF/opening	1 opng	59.81	60
Grout, C476, for CMU cells/cores, bond beams and lintels	1,171 cf	10.06	11,777
Reinforcing, steel bars A615, placed horizontal, average #4 bar	1,592 lb	1.52	2,413
Reinforcing, steel bars A615, placed vertical, average #4 bars	1,171 lb	1.84	2,159
Control joint, PVC, 8" wall	255 lf	3.66	933
8x16x8 CMU, to 3500 psi, hollow, truss or ladder alt. courses	4,683 sf	9.66	45,237
Lightweight framing, shelf/lintel angles, field fab, avg. 2*2*1/4	503 lf	25.70	12,929
Lightweight framing, header/lintel channel, field fab, C6 x 8.2	128 lf	43.40	5,556
Reglet, zinc and copper alloy, 20 oz.	375 lf	4.61	1,727
Reglet, counter flashing for above, zinc and copper alloy, 20 oz.	375 lf	8.08	3,031
Caulking and sealants, butyl based, bulk, 1/2" x 1/2", 77 L.F./gal.	255 lf	3.25	830
Concrete Masonry Units	*4,683 sf*	*18.50*	*86,650*
Limestone			
Replace limestone coping	3,115 sf	53.50	166,651
Relocate architectural design limestone panels	2 ea	45,000.00	90,000
New limestone veneer	37,300 sf	40.00	1,492,000
Block backup at new limestone veneer	37,300 sf	20.00	746,000
Tuckpointing masonry, cut and repoint masonry/stone	33,225 sf	2.96	98,295
Masonry cleaning, chemical cleaning, brush and wash, average	33,225 sf	1.78	58,979
Stone/masonry sealer, spray on, typ. Thoroseal	33,225 sf	0.87	29,006
Limestone	*70,525 sf*	*38.01*	*2,680,932*
Masonry Wall Systems	**70,525 sf**	**40.46**	**2,853,382**
Glass System			
Aluminum-Framed Storefronts			
Storefront system w/ insulating glass, clear anodized, standard	1,585 sf	28.09	44,525
Aluminum-Framed Storefronts	*1,585 sf*	*28.09*	*44,525*
Aluminum-Framed Storefront Doors			
Alum doors, frame, hdwre, narrow stile, clear anod, 1/2" glazing, 6070	10 pr	1,889.56	18,896
Automatic openers, swing doors, single, single operating pair	2 pr	7,416.16	14,832
Automatic openers, handicap opener, button operating	2 ea	1,562.83	3,126

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Description	Quantity	Total Unit Cost	Total Amount
Aluminum-Framed Storefront Doors	*20 leaf*	*1,842.68*	*36,854*
Glazed Aluminum Curtain Wall			
Curtain wall / butt-glazing system	102,625 sf	48.43	4,970,246
Glazed Aluminum Curtain Wall	*102,625 sf*	*48.43*	*4,970,246*
Glass System	**104,210 sf**	**48.48**	**5,051,625**
Exterior Wall	**173,150 sf**	**45.65**	**7,905,007**
Interior Finishes & Partitions			
Ceilings			
Gypsum Board			
Ceilings, drywall, fire rated, finished, over 8' high, 5/8" thick	20,163 sf	2.63	53,002
Suspended ceiling, 1-1/2" cold rolled channel w/ 7/8" hat, 16" oc	20,163 sf	3.39	68,438
Hanging wire, 12 Ga., for suspended ceiling framing, up to 8' long	202 csf	40.41	8,149
Stock and scrap - gypsum board ceilings	250 mh	38.50	9,626
Drywall drops, bulkheads	12,565 sf	7.50	94,238
Gypsum Board	*32,728 sf*	*7.13*	*233,452*
Tile Work			
Ceiling suspension system, class A, 15/16" T bar, 2' x 4' grid	418,806 sf	1.01	421,627
Suspension systems, hanging wire, 12 ga, 4' long	4,188 csf	12.08	50,609
Mineral fiber lay in ceiling, 2x2 or 2x4, 5/8" thick, fine texture	418,806 sf	1.18	495,569
Tile Work	*418,806 sf*	*2.31*	*967,804*
Ceilings	**451,534 sf**	**2.66**	**1,201,257**
Floor Finishes			
Terrazzo			
Terrazzo, cast in place cove base, 6" high, 16ga. zinc cap	2,332 lf	21.22	49,473
Terrazzo, divider strip for floors, 14 ga., 1-1/4" deep, brass	3,072 lf	2.80	8,591
Terrazzo, floor, epoxy terrazzo, 1/4" thick, average cost per sf	19,203 sf	15.47	297,118
Terrazzo	*19,203 sf*	*18.50*	*355,181*
Resilient Base			
4" cove base, rubber or vinyl, 1/8" thick, standard colors	48,540 lf	1.80	87,320
Resilient Base	*48,540 lf*	*1.80*	*87,320*
Resilient Tile Flooring			
Molded vinyl tread, 12" wide, standard colors	4,244 lf	6.13	26,014
Vinyl landing material	5,481 sf	5.11	28,028
Vinyl riser, 7" high, coved	4,244 lf	3.99	16,932
Resilient, vinyl composition tile	26,909 sf	1.72	46,215
Resilient Tile Flooring	*32,390 sf*	*3.62*	*117,188*
Carpet Role Goods			
Carpet	47,623 sy	25.28	1,204,056
Carpet Role Goods	*47,623 sy*	*25.28*	*1,204,056*
Miscellaneous Painting			
Concrete floor sealer in mech., elect., equipment rooms	24,148 sf	0.57	13,664
Miscellaneous Painting	*24,148 sf*	*0.57*	*13,664*

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Description	Quantity	Total Unit Cost	Total Amount
Floor Finishes	**504,348 sf**	**3.52**	**1,777,410**
Wall Finishes			
Ceramic Wall Tile			
Ceramic tile, walls, 4-1/4" x 4-1/4" tile	10,540 sf	8.80	92,702
Ceramic Wall Tile	*10,540 sf*	*8.80*	*92,702*
Paint Partitions			
Paint drywall, walls, spray	422,620 sf	0.40	168,681
Paint Partitions	*422,620 sf*	*0.40*	*168,681*
Paint Doors and Frames			
Doors, flush, both sides, incl frame/trim, roll/brush, primer + 1 coat	447 ea	55.15	24,653
Paint Doors and Frames	*447 ea*	*55.15*	*24,653*
Wall Finishes	**433,160 sf**	**0.66**	**286,035**
Doors, Frames & Hardware			
Steel Frames - Single			
Steel frames, welded, to 3070	438 ea	242.64	106,278
Door frames, receive, sort and spread	438 mh	38.50	16,865
Steel Frames - Single	*438 ea*	*281.15*	*123,143*
Steel Frames - Double			
Steel frames, welded, to 6070	25 ea	287.71	7,193
Door frames, receive, sort and spread	25 mh	38.50	963
Steel Frames - Double	*25 ea*	*326.21*	*8,155*
Prefinished Wood Doors			
Wood door, interior, 1-3/4", 5 ply solid core, birch face, to 3070	488 ea	262.53	128,114
Wood doors, receive, sort and spread	488 mh	38.50	18,790
Prefinished Wood Doors	*488 ea*	*301.03*	*146,904*
Door Hardware			
Door hardware, single	438 set	198.89	87,112
Door hardware, pair	25 set	252.82	6,321
Door Hardware	*463 ea*	*201.80*	*93,433*
Doors, Frames & Hardware	**463 ea**	**802.67**	**371,635**
Finish Carpentry			
Custom Cabinets			
Kitchen cabinets, base units, p-lam	720 lf	137.73	99,166
Kitchen cabinets, wall units, p-lam	720 lf	124.35	89,532
Cabinets, counter top, plastic laminate	720 lf	41.70	30,027
Cutouts for sinks, countertops	56 ea	75.10	4,205
Custom Cabinets	*720 lf*	*309.62*	*222,930*
Finish Carpentry	**560,000 sf**	**0.40**	**222,930**
Partitions			
Furring and Lathing			
Furring, columns, 7/8" galvanized channels, 24" o.c.	91,550 sf	2.01	184,162

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Description	Quantity	Total Unit Cost	Total Amount
Furring and Lathing	*91,550 sf*	*2.01*	*184,162*
Gypsum Board			
Wall/ceiling insul, fbgls, unfaced, batt/blkt, 3.5" thk, R11, 15" W	181,973 sf	0.70	127,649
3-5/8" Metal studs, galv, 20 ga., 16" oc, non load bearing, >10' ht.	181,973 sf	1.88	342,519
Gypsum drywall, 5/8" thick, Type X, taped/finished, level 4	363,946 sf	1.24	451,379
Gypsum Board	*181,973 sf*	*5.06*	*921,547*
Partitions	**273,523 sf**	**4.04**	**1,105,709**
General Specialties			
Compartments and Cubicles			
Partitions, toilet, cubicles, ceiling hung, phenolic	180 ea	1,017.12	183,082
For ceiling mounted ADA units, including 52" grab bars, add	24 ea	320.00	7,680
Partitions, urinal screen, wall hung, bracket, plastic laminate	37 ea	206.85	7,653
Compartments and Cubicles	*180 ea*	*1,102.31*	*198,416*
Directories			
Directory boards at elevator lobbies	1 ea	1,200.00	1,200
Directories	*1 ea*	*1,200.00*	*1,200*
Interior Signage			
Interior signage	1 ls	100,000.00	100,000
Interior Signage	*1 ls*	*100,000.00*	*100,000*
Toilet Accessories			
Grab bar, straight, 1-1/4" diameter, stainless, 36" long	32 ea	45.21	1,447
Mirror, w/ 3/4" stainless steel frame, 48" x 24"	52 ea	173.43	9,018
Mop holder strip, stainless, 5 holders, 48" long	13 ea	79.71	1,036
Sanitary napkin/tampon dispenser, recessed	14 ea	336.28	4,708
Robe hook, single, regular	180 ea	15.60	2,808
Soap dispenser, chrome, surface/wall mounted, liquid	84 ea	59.71	5,016
Toilet seat cover dispenser, stainless, surface mounted	180 ea	49.28	8,871
Toilet tissue dispenser, surface mounted, stainless, double roll	180 ea	31.48	5,666
Towel dispenser, stainless, surface mounted	52 ea	60.64	3,153
Waste receptacle, stainless steel, with top, 13 gallon capacity	26 ea	197.43	5,133
Toilet Accessories	*813 ea*	*57.63*	*46,856*
Audio Visual Equipment			
Audio Visual equipment allowance	1 allw	25,000.00	25,000
Audio Visual Equipment	*1 allw*	*25,000.00*	*25,000*
General Specialties	**560,000 sf**	**0.66**	**371,472**
Miscellaneous Interior Finishes			
Finishes			
Interior finish allowance for sub-basement area	1 allw	450,000.00	450,000
Interior finish allowance for sub-basement area	1 allw	300,000.00	300,000
Interior finish allowance for penthouse and machinery floor	1 allw	75,000.00	75,000
Finishes	*82,500 sf*	*10.00*	*825,000*
Miscellaneous Interior Finishes	**82,500 sf**	**10.00**	**825,000**
Interior Finishes & Partitions	**560,000 sf**	**11.00**	**6,161,447**

Description	Quantity	Total Unit Cost	Total Amount
Vertical Transportation			
Elevators			
Electric Traction Freight Elevators			
Electric freight, 4000 lb, 350 fpm, 14 stop, finishes	1 ea	159,412.53	159,413
Elevators, electric freight, for travel over 40 V.L.F., add	129 vlf	202.66	26,142
Elevators, freight elev. options, finishes, steel plate floor	1 ea	597.54	598
Freight elevator option, 14 ga. 1/4" x 4' steel plate, walls	1 ea	1,460.15	1,460
Elevators, freight elevator options, 12 month maintenance contract	1 ea	1,789.91	1,790
Electric Traction Freight Elevators	*1 ea*	*189,402.57*	*189,403*
Electric Traction Passenger Elevators			
Electric passenger, 500 fpm, 13 stop, 4000 lb capacity, finishes	6 ea	167,160.29	1,002,962
Elevators, electric passenger, for travel over 40 V.L.F., add	774 vlf	202.65	156,854
Elevators, pass. elev. opt., cab finishes, aluminum eggcrate ceiling	6 ea	413.34	2,480
Elevators, pass. elev. opt., cab finishes, stainless steel doors	6 ea	754.78	4,529
Elevators, pass. elev. opt., cab finishes, slate flooring	6 ea	530.15	3,181
Elevators, pass. elev. opt., cab finishes, stainless steel walls	6 ea	2,156.53	12,939
Elevators, pass. elevator options, 12 month maintenance contract	6 ea	2,372.18	14,233
Electric Traction Passenger Elevators	*6 ea*	*199,529.63*	*1,197,178*
Elevators	**7 ea**	**198,082.90**	**1,386,580**
Vertical Transportation	**7 ea**	**198,082.90**	**1,386,580**
Fire Protection			
Fire Protection System			
Fire Protection Sprinklers			
Single standpipe connection (FHV or FDC), polished brass, 2-1/2" x 3"	46 ea	247.55	11,388
1000 GPM fire pump, jockey pump, transfer switch	1 ea	55,000.25	55,000
Semi-recessed or upright heads, 135 deg to 286 deg F	2,992 ea	33.03	98,830
Alarm flow switches & tamper switches	1 ls	30,000.00	30,000
Upgrade heads/spacing in elev. lobby and ent. lobby	33,800 sf	0.50	16,900
Standpipe to 6" w/ 2" drain, 3 tee fittings to 6" and 3 ells to 2"	46 flr	2,000.00	92,000
Fire protection loops to 2.5" dia., including hangers & fittings	523,663 sf	0.63	329,908
Sprinkler head distribution to 1.25" dia., including hangers/fittings	523,663 sf	0.63	329,908
Valves, iron body, swing check, 125 lb, flanged, 6" size	15 ea	956.10	14,342
Fire Protection Sprinklers	*523,663 sf*	*1.87*	*978,275*
Fire Protection System	**523,663 sf**	**1.87**	**978,275**
Fire Protection	**560,000 sf**	**1.75**	**978,275**
Plumbing			
Plumbing Equipment			
Pumps			
Pumps, domestic water booster system/strainers HP	1 ls	24,500.00	24,500
Pumps	*1 ea*	*24,500.00*	*24,500*
Plumbing Equipment	**1 ea**	**24,500.00**	**24,500**
Plumbing Fixtures			
Plumbing Fixtures			
Supports/carriers, drinking fountain, top back plate mounted	28 ea	90.96	2,547
Lavatory supports, concealed arm, wall mounted, stud or masonry	153 ea	223.20	34,149

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Description	Quantity	Total Unit Cost	Total Amount
Plumbing Fixtures			
Supports/carrier, urinal, wall mounted, plate type system	37 ea	172.20	6,371
Supports/carrier, water closet, single, 4" pipe size, siphon jet	180 ea	280.20	50,435
Hydrant, wall type, moderate climate, bronze, encased, 1" IPS conn	18 ea	258.23	4,648
Urinals, wall hung, vitreous china, hanger & self-closing valve,siphon	135 ea	657.03	88,698
Rough-in water supply, waste & vent for wall hung urinals	135 ea	380.98	51,432
Water cooler, wall mounted, dual height, 14.3 GPH	28 ea	1,968.72	55,124
Rough in for water supply, waste & vent, coolers	28 ea	260.66	7,298
Lavatory, w/trim, vanity top, vitrous china, 20" x 16", single bowl	153 ea	652.40	99,817
Rough in water, waste & vent for counter mount lav w/ trimset	153 ea	430.11	65,806
Kitchen sink w/ faucet, stainless, self rimming, 25" x 22" single bowl	20 ea	770.03	15,401
Rough in for counter-mounted kitchen sinks, water supply, waste & vent	20 ea	467.01	9,340
Service sink, faucet and drain, floor/corner mtd, 28"x28" PE on CI	18 ea	1,674.58	30,142
Rough in water supply, waste & vent for floor mtd. service sinks	18 ea	708.21	12,748
Water closet, bowl only, w/ flush valve, seat, wall hung	180 ea	485.03	87,304
Rough in water supply, waste & vent for wall hung water closet	180 ea	588.24	105,884
Rough-in and fixtures for catering kitchen/vending area, 1st flr	1 ls	22,000.00	22,000
Plumbing Fixtures	*571 ea*	*1,311.99*	*749,146*
Plumbing Fixtures	**571 ea**	**1,311.99**	**749,146**
Plumbing Piping			
Pipes and Tubes			
5" Cast iron no hub w/ couplings/hangers 10' oc, and fittings	16,500 lf	29.88	493,080
1-1/4" copper type L w/ fittings & hangers 10' oc, HWS&R loop	19,500 lf	10.32	201,220
3/4" to 1-1/4" copper type L w/ fittings & hangers, domestic water	11,600 lf	10.95	127,066
2" BSP sched 40, threaded, w/ fittings & hangers, 10' oc, gas line	450 lf	16.30	7,336
New redundant roof drain system	523,663 sf	0.50	261,832
Fuel oil system work	1 ls	55,000.00	55,000
Pipes and Tubes	*48,050 lf*	*23.84*	*1,145,533*
Valves			
Gas regulator valve, w/ seismic shut-off, to 2"	1 ea	2,371.10	2,371
Valves	*1 ea*	*2,371.10*	*2,371*
Piping Specialties			
Water softening/treatment equipment & connections	1 ls	30,000.00	30,000
New backflow preventers and testing	1 ls	54,000.00	54,000
Cleanouts, floor type, scoriated nickel bronze top, 3" pipe	187 ea	166.40	31,116
Drains, roof, flat metal deck, C.I. body, 12" C.I. dome, 3" pipe size	42 ea	205.01	8,610
Floor drains	90 ea	350.00	31,500
Piping Specialties	*523,663 sf*	*0.30*	*155,227*
Plumbing Piping	**48,050 lf**	**27.12**	**1,303,131**
Plumbing Insulation			
Piping Insulation			
Pipe insulation, fiberglass, all service jacket, 1" wall, 1" IPS	40,000 lf	5.14	205,749
Piping Insulation	*40,000 lf*	*5.14*	*205,749*
Plumbing Insulation	**40,000 lf**	**5.14**	**205,749**
Plumbing	**560,000 sf**	**4.08**	**2,282,527**

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Description	Quantity	Total Unit Cost	Total Amount
HVAC			
Air Side Equipment			
Terminal Heating and Cooling Units			
VAV or fan-powered box units w/ chilled water and/or reheat coils	537 ea	585.00	314,145
General exhaust fans, roof mount, avg. cost per cfm	50,000 cfm	0.43	21,500
Toilet exhaust fans, direct drive or v-belt, avg. cost per cfm	12,500 cfm	0.86	10,750
Terminal Heating and Cooling Units	*560,000 sf*	*0.62*	*346,396*
Air Side Equipment	**560,000 sf**	**0.62**	**346,396**
Cooling Equipment			
Piping Insulation			
Pipe insulation, fiberglass, all service jacket, 1" wall, 1" to 2" IPS	20,610 lf	6.00	123,660
Pipe insulation, fiberglass, all service jacket, 1" wall, 3" IPS	1,800 lf	6.95	12,510
Pipe insulation, fiberglass, all service jacket, 1" wall, 4" IPS	3,750 lf	8.56	32,100
Pipe insulation, fiberglass, all service jacket, 2" wall, 6" IPS	450 lf	16.20	7,290
Pipe insulation, fiberglass, all service jacket, 2" wall, 8" IPS	300 lf	20.14	6,042
Piping Insulation	*26,910 lf*	*6.75*	*181,602*
Pipes and Tubes			
1" CopperType L with fittings, hangers	16,110 lf	10.32	166,255
2" BSP, welded sched 40 w/ fittings, on yoke & roll hangers, 10' oc	4,500 lf	19.58	88,110
2" BSP, welded sched 40 w/ fittings, on yoke & roll hangers, 10' oc	3 lf	19.58	59
3" BSP, welded sched 40 w/ fittings, on yoke & roll hangers, 10' oc	1,800 lf	27.71	49,878
4" BSP, welded sched 40 w/ fittings, on yoke & roll hangers, 10' oc	3,750 lf	34.16	128,100
6" BSP, welded sched 40 w/ fittings, on yoke & roll hangers, 10' oc	450 lf	58.49	26,321
8" BSP, welded sched 40 w/ fittings, on yoke & roll hangers, 10' oc	300 lf	77.17	23,151
Pipes and Tubes	*26,910 lf*	*17.91*	*481,873*
Piping Specialties			
Piping specialties	1 ls	260,908.00	260,908
Fuel oil tank / accessories	1 ls	55,000.00	55,000
Piping Specialties	*560,000 sf*	*0.56*	*315,908*
Pumps			
Primary chilled water pumps	3 ea	5,380.00	16,140
Secondary chilled water pumps	3 ea	8,818.00	26,454
Condenser water pumps	3 ea	7,512.00	22,536
Pumps	*9 ea*	*7,236.67*	*65,130*
Liquid Coolers and Evaporative Condensers			
Centrifugal chillers, 400 ton	5 ea	131,999.92	660,000
Cooling towers, induced air, double flow, gear drive, avg 150 ton cap.	2,000 ton	104.09	208,180
Cooling towers, for pumps and piping, add	2,000 ton	73.97	147,940
Modular AHU's w/ CHW coils	620,200 cfm	2.50	1,550,500
Liquid Coolers and Evaporative Condensers	*560,000 sf*	*4.58*	*2,566,620*
Cooling Equipment	**560,000 sf**	**6.45**	**3,611,133**
Heating Equipment			
Heating Boilers and Accessories			
Air control, separator, w/strainer, to 3" dia	1 ea	1,149.40	1,149

Turner
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Description	Quantity	Total Unit Cost	Total Amount
Heating Boilers and Accessories			
Heat exchanger, shell & tube	4 ea	5,070.02	20,280
Tanks, steel, liquid expansion	1 ea	1,851.13	1,851
Heating hot water supply/return pumps to 10 HP w/ isolation, avg. cost	3 ea	5,955.36	17,866
Heating water piping specialties	1 ls	40,000.34	40,000
Hot water storage tank, glass lined, insulated	1 ea	3,391.39	3,391
Heating Boilers and Accessories	*560,000 sf*	*0.15*	*84,538*
Heating Equipment	**560,000 sf**	**0.15**	**84,538**
Ductwork			
Ducts			
Fabricated rect galv steel duct w/ fittings & supports, med. pressure	654,540 lb	5.48	3,586,879
Duct accessories, fire damper w/ actuator and wall sleeves, avg. cost	60 ea	449.97	26,998
Duct accessories, multi-blade damper, up to 18"x18"	225 ea	74.47	16,756
Ducts	*654,540 lb*	*5.55*	*3,630,634*
Air Outlets and Inlets			
Diffusers, ceiling, opposing blade, 1 to 4 way blow, 12"x12"	820 ea	103.09	84,530
Linear diffusers, baked enamel finish	200 ea	225.00	45,000
Louvers, mill finish aluminum, mechanical equipment screens	1 ls	24,999.58	25,000
Louvers, alum, custom painted	1 ea	14,999.99	15,000
Air Outlets and Inlets	*1,020 ea*	*166.21*	*169,530*
Ductwork	**560,000 sf**	**6.79**	**3,800,164**
HVAC Insulation			
Duct Insulation			
Duct insulation, blanket wrap, foil reinforced kraft, .75 lb, 1" thick	192,411 sf	2.59	498,344
Duct Insulation	*192,411 sf*	*2.59*	*498,344*
HVAC Insulation	**560,000 sf**	**0.89**	**498,344**
Testing, Balancing & Commissioning			
Testing, Adjusting, and Balancing			
Test & balance, air side	1 ls	55,000.00	55,000
Test & balance, liquid side	1 ls	18,500.00	18,500
System Commisioning	1 ls	150,000.00	150,000
Testing, Adjusting, and Balancing	*560,000 ls*	*0.40*	*223,500*
Testing, Balancing & Commissioning	**560,000 sf**	**0.40**	**223,500**
HVAC Controls			
Direct Digital Control Systems			
Direct digital controls package for systems, including VFD's	560,000 sf	2.00	1,120,000
Direct digital controls package, fitout	560,000 sf	0.94	526,400
Direct Digital Control Systems	*560,000 sf*	*2.94*	*1,646,400*
HVAC Controls	**560,000 sf**	**2.94**	**1,646,400**
HVAC	**560,000 sf**	**18.23**	**10,210,474**
Electrical			
Distribution			
Transformers			
Dry type xfmr, 3 ph, 480 V - 120/208 V	45 ea	5,500.00	247,500

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Description	Quantity	Total Unit Cost	Total Amount
Transformers			
Bus duct - 800A 480V 3 ph	520 lf	225.00	117,000
Feeder conduit / wiring	1 ls	120,000.00	120,000
Transformers	*45 ea*	*10,766.67*	*484,500*
Switchboards, Panelboards, and Control Centers			
Panelboards, NQOD, 4 wire, 120/208 volts, 225 amp main lugs, 42 CB's	30 ea	2,320.87	69,626
Panelboards, NEHB, 4 wire, 277/480 volts, 225 amp main lugs, 36 CB's	30 ea	3,322.49	99,675
Distribution switchboards,120/208v or 277/480v, avg cost per amp	35,000 amp	18.82	658,700
Emerg distribution boards,120/208v or 277/480v, avg cost per amp	3,000 amp	18.82	56,460
Main switchboard, 10,000 amp	1 ea	150,000.00	150,000
Switchboards, Panelboards, and Control Centers	*35,000 ls*	*29.56*	*1,034,461*
Distribution	**560,000 sf**	**2.71**	**1,518,961**
Motor Control			
Wiring Connections			
Motor and equipment connections	120 ea	350.00	42,000
Wiring Connections	*120 ea*	*350.00*	*42,000*
Switchboards, Panelboards, and Control Centers			
Motor strs & controls, magnetic, comb, with fused sw, to 10 HP, size 1	1 ls	12,000.46	12,000
Motor control centers, enclosure, CB's, switches, avg. cost per amp	1 ls	34,999.81	35,000
Switchboards, Panelboards, and Control Centers	*1 ls*	*47,000.27*	*47,000*
Motor Control	**560,000 sf**	**0.16**	**89,000**
Emergency Systems			
Generator Assemblies			
750 KVA, 480V, 3 ph, 4W diesel emergency generator	1 ea	165,000.18	165,000
Generator Assemblies	*1 ea*	*165,000.18*	*165,000*
Emergency Systems	**560,000 sf**	**0.30**	**165,000**
Light Fixtures			
Enclosed Bus Assemblies			
Lighting allowance, fixtures, raceway/wiring, fitout	560,000 sf	3.00	1,680,000
Lighting/dimmer controls allowance, avg. $/sf, fitout	35,000 sf	2.50	87,500
Enclosed Bus Assemblies	*560,000 sf*	*3.16*	*1,767,500*
Light Fixtures	**560,000 sf**	**3.16**	**1,767,500**
Fire Alarm System			
Fire Alarm System			
Simplex fire alarm system	560,000 sf	1.50	840,001
Fire Alarm System	*560,000 sf*	*1.50*	*840,001*
Fire Alarm System	**560,000 sf**	**1.50**	**840,001**
Security System			
Security System			
Simplex security system, cardkey & cameras	560,000 sf	0.80	448,000
Security System	*560,000 sf*	*0.80*	*448,000*
Security System	**560,000 sf**	**0.80**	**448,000**

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Description	Quantity	Total Unit Cost	Total Amount
Technology/Data System			
Technology/Data Systems			
Voice/data rough-in/backbone, raceway only, avg. cost/sf	2,585 pnts	500.00	1,292,500
Technology/Data Systems	*2,585 pnts*	*500.00*	*1,292,500*
Technology/Data System	**560,000 sf**	**2.31**	**1,292,500**
Conduit			
Raceway and Boxes			
Branch power, to 3/4" EMT w/ conductors, avg. $/sf, fitout	560,000 sf	1.25	700,001
Raceway and Boxes	*560,000 sf*	*1.25*	*700,001*
Conduit	**560,000 sf**	**1.25**	**700,001**
Commissioning			
Testing and Commissioning			
Testing and Commisioning	1 ls	105,000.00	105,000
Testing and Commissioning	*560,000 sf*	*0.19*	*105,000*
Commissioning	**560,000 sf**	**0.19**	**105,000**
Electrical	**560,000 sf**	**12.37**	**6,925,963**
Building Renovation	**560,000 sf**	**78.07**	**43,720,035**

Docking State Office Building

10/4/2004

Building GSF: **560,000 SF**

Project Cost Summary

Description	Unphased Total	Phased Premium Total
Construction Costs	$ 52,026,800	$ 5,784,500
Cooling Tower	$ 1,587,258	$ -
Canopies Allowance	$ 450,000	$ -
Fountain Allowance	$ 600,000	$ -
Window Treatments	$ 860,000	$ -
Architect Fees	$ 3,431,443	$ 504,915
Design Contingency (4%)	$ 2,358,220	TBD
Project Contingency (6%)	$ 3,678,823	TBD
Tenant Furniture & Fixtures	$ 11,780,625	TBD
Tenant Relocation, Moving and etc.	$ 19,892,255	TBD
Total Project Costs	**$ 96,665,425**	**TBD**

Turner

Building GSF: 560,000 SF

Construction Cost Summary

Description	Unphased Total Cost	Unphased Total $/SF	Phased Premium Total Cost	Phased Premium Total $/SF
General Requirements	$ 871,100	$ 1.56	$ 43,600	$ 0.08
Demolition	$ 4,936,200	$ 8.81	$ 394,900	$ 0.71
Hazardous Material Abatement	$ 1,098,000	$ 1.96	$ 87,800	$ 0.16
Sitework	$ 155,000	$ 0.28	$ 12,400	$ 0.02
Excavation & Foundations	$ 89,300	$ 0.16	$ 7,100	$ 0.01
Structural Frame	$ 440,400	$ 0.79	$ 35,200	$ 0.06
Roofing & Waterproofing	$ 279,700	$ 0.50	$ 22,400	$ 0.04
Exterior Wall	$ 7,905,000	$ 14.12	$ 632,400	$ 1.13
Interior Finishes & Partitions	$ 6,161,400	$ 11.00	$ 739,400	$ 1.32
Elevators	$ 1,386,600	$ 2.48	$ 110,900	$ 0.20
Fire Protection	$ 978,300	$ 1.75	$ 147,800	$ 0.26
Plumbing	$ 2,282,500	$ 4.08	$ 288,300	$ 0.51
HVAC	$ 10,210,500	$ 18.23	$ 1,171,100	$ 2.09
Electrical	$ 6,926,000	$ 12.37	$ 967,600	$ 1.73
Phased Temporary Construction	$ -	$ -	$ 200,000	$ 0.36
Direct Cost	**$ 43,720,000**	**$ 78.07**	**$ 4,860,900**	$ 8.68
General Conditions & Fee	$ 5,246,400		$ 583,300	
Construction Contingency	$ 3,060,400		$ 340,300	
Total Construction Costs	**$ 52,026,800**	**$ 92.91**	**$ 5,784,500**	$ 10.33

Robert B. Docking State Office Building Renovation

Topeka, Kansas

October 4, 2004

Renovation Budget

Assumptions and Clarifications

These Assumptions and Clarifications form the basis of our understanding of the project scope to provide a budget for a complete and functional facility. These Assumptions and Clarifications are simple parameters that reflect a basic understanding of what is included in the budget.

1. This budget was based on various information including meetings, site visits, historic documents, new drawings and sketches, etc. This included preliminary floor layouts, building elevations, written descriptions of mechanical and electrical systems, and weekly meeting discussions with personal from the Department of Facility Management and the designers.
2. The budget contains allowances assigned to a scope of work, which is known about, but has not or cannot be clearly defined. All components associated with this work including any material, labor, rough in, additional support, insurances, etc. is included in this allowance.
3. Manufacturers' standard colors, sizes and materials have been included.
4. We have assumed unrestricted work hours in order to maintain the schedule.
5. Per our conversations the utility consumption required for the project (water, electrical, and natural gas) will be provided by the owner.
6. The budget assumes access to the site will be available during the entire project schedule dates the area adjacent to the building will be available for lay-down and staging of construction materials during entire construction period.
7. The attached Responsibility Matrix indicates our assumptions for budgeting.
8. We have assumed a construction schedule of eighteen (18) months duration for the non-phased option. An additional eight (8) months will be required if the work is completed in phases.
9. We have included costs for normal renovation issues but have not included costs for any major unforeseen conditions that may be encountered. We have also not included any cost for removal or relocation of any unknown or undiscovered existing utilities.
10. The budget excludes any re-paving of the existing streets or street signage, traffic signals, etc.
11. We have included a construction fence would be placed around the entire site with required egress. We have also included new sidewalks, patios, etc. as standard concrete.
12. The budget assumes exterior louvers finish from manufacturers standard finishes for fresh air intake.
13. The budget includes fireproofing of the existing steel structure.
14. All exterior windows are standard extruded aluminum storefront/curtain wall materials.
15. Protection of the existing stone in the elevator corridors is included in the Budget. These walls will remain in place after construction.
16. Epoxy Terrazzo flooring in the elevator lobbies is included in the budget. All other areas are carpet / sheet vinyl. All interior walls are painted.

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Robert B. Docking State Office Building Renovation

Topeka, Kansas

October 4, 2004

Renovation Budget

Assumptions and Clarifications

17. The budget includes an allowance for projector screen, projector and sound equipment for the main conference room.
18. The budget assumes all signage for the building, wayfinding, warning, and code required signage is included in the Signage Allowance.
19. Included is a line item showing the cost of the new cooling tower area at the SW portion of the site. This cost was supplied by DFM.
20. The budget assumes that the BMCS/FA/Security contractor will be furnishing an integrated system with Fire Alarm and Security systems.
21. The budget excludes the cost of an independent Public Address System.
22. The budget includes cost to abandon the existing in-floor electrical ducts.
23. The budget does not include any cost for seismic evaluations, retrofits, or modifications.
24. The budget does not include Builders Risk Insurance.
25. The budget includes reuse of the existing boilers, replacement of all cooling towers, chillers, and pumps.
26. The budget includes removal and replacement of the existing electrical switchgear, primary panels, and all distribution.
27. Phasing includes a temporary, sound resistant, weather resistant wall transecting the building into NE / SW quadrants allowing for the north / east quadrants and the south / west quadrants being renovated from the basement to the roof individually.
28. The elevators shall be completely renovated. All equipment shall be replaced except the following items shall be reused and inspected.
    a. Retain existing elevator machines in the machine room.
    b. Retain existing elevator platform
    c. Retain existing buffers.
    d. Retain existing car guides.
    e. Retain existing ropes
    f. Retain existing car safety device
29. We have assume that 33,225sf of the exterior wall stoned will be cleaned, tuck pointed and reused.

Turner

Soft Cost Check List

	Soft Costs (by others)	Construction Budget	Not Required
Architect, Engineer & Consulting Fees			
Project Architect	X		
Construction Manager		X	
Civil Engineer	X		
Curtain Wall Consultant	X		
MEP Consultant	X		
Structural Engineering	X		
Vertical Transportation Consultant	X		
Environmental Consultant	X		
Landscape Architect	X		
State Architect's Fee	X		
Security Consultant	X		
Survey of Existing Conditions	X		
Project Surveying		X	
Architectural-Model(s)	X		
Printing, Reimbursable, Changes	X		
Misc. Consultants	X		
Soil, Testing & Inspection			
Structural Inspection-Concrete, Steel, etc.	X		
Stone Inspection/Consultant	X		
Window Wall Testing/Inspection	X		
Offsite Inspections	X		
Permits			
Permit Fees-Building			X
Permit Fees-Tenant Work			X
Permit Fees-Demolition			X
Permit Fees-Environmental	X		
Fees & Deposits			
Electric	X		
Gas	X		
Water/Sewer	X		
Telephone	X		
Cable	X		
Public Space	X		
Other Utility Fees/Deposits	X		
Utility and Public Transit Work			
Utility Relocation-Electrical	X		
Utility Relocation-Sewer			X
Utility Relocation-Phone			X

Soft Cost Check List

	Soft Costs (by others)	Construction Budget	Not Required
Utility Relocation-Water			X
Utility Relocation-Street Lighting			X
Utility Relocation-Traffic Controls			X
Utility Relocation-Utility Tunnels			X
Street Work			X
Bonds			
Construction Bonds		X	
Utility Bonds	X		
Trade Contractors Bonds / SubGuard		X	
Other-Bonds	X		
Insurance			
Builder's Risk	X		
Owner's Liability Insurance	X		
Hazardous Materials	X		
Contractor Controlled Wrap-Up Insurance (for construction)		X	
Other Insurance	X		
Miscellaneous			
Preliminary Engineering	X		
Tenant Relocation	X		
Security Personnel	X		
Public Relations	X		
Signage	X	X	
Asbestos / Lead / PCB abatement & disposal		X	
All Other Hazardous Material Demolition/Disposal	X		
Utility Costs During Construction	X		
Project Financial Audit	X		
Furnishings, Fixtures, Equipment			
Public Space Furniture/Fixtures	X		
Facility Office Equipment & Furniture	X		
Telephone System	X		
Telecommunications System Rough In - to columns		X	
Telecommunications System	X		
Appliances, Vending Machines, etc.	X		
Trash Compactor	X		
Custodial Equipment	X		
Maintenance Shop Equipment	X		
Storage / Shelving	X		
FF&E Cleaning	X		
Computers	X		

Soft Cost Check List

	Soft Costs (by others)	Construction Budget	Not Required
Window Treatments	X		
Public Address System			X
Main Reception Desk (Fixed)		X	
City/County Arts Requirements	X		
Artwork, Artists Commissions	X		
Other Costs Associated with Construction			
Preconstruction Costs	X	X	
Direct Costs		X	
Off-site Improvements	X		
Construction Document Printing		X	
Testing & Balancing, Commissioning	X	X	
Dining Room Cabinets / Counter Top		X	
Audio / Visual Equipment at Main Conference Room		X	
Signage (way finding, directory, code signage)		X	
Tenant Signage	X		
Building security & maintenance equipment		X	
Fountain & Exterior Canopy (Allowance)		X	
Contingency			
Construction Contingency		X	
Owner Contingency	X		
Design Contingency	X		

Docking State Office Building

10/5/2004

Building GSF: **560,000 SF**

Project Cost Summary

Description	Unphased Total	Phased Premium Total
Construction Costs	$ 52,026,800	$ 5,784,500
Construction Escalation Through July 2008	$ 3,902,000	$ 434,000
Cooling Tower	$ 1,587,258	$ -
Canopies Allowance	$ 450,000	$ -
Fountain Allowance	$ 600,000	$ -
Window Treatments	$ 860,000	$ -
Architect Fees	$ 3,688,801	$ 542,784
Design Contingency (4%)	$ 2,358,220	TBD
Project Contingency (6%)	$ 3,678,823	TBD
Tenant Furniture & Fixtures	$ 11,780,625	TBD
Tenant Relocation, Moving and etc.	$ 19,892,255	TBD
Total Project Costs	**$ 100,824,782**	**TBD**

Turner

STATE DOCKING BUILDING RENOVATION PROJECT – DRAFT CODE NARRATIVE

PROJECT INFORMATION

PURPOSE OF CODE FOOTPRINT:	CODE ANALYSIS OF EXISTING BUILDING AND PLAN FOR COMPLETE RENOVATION.
FACILITY:	DOCKING BUILDING
FACILITY HISTORY:	ORIGINAL BUILDING CONSTRUCTED IN XXXX FOR USE AS BUSINESS OCCUPANCY WITH LIMITES ASSEMBLY. FACILITY USE HAS NOT CHANGED SINCE ORIGINAL CONSTRUCTION DATE. LONG TERM USE FOR BUSINESS OCCUPANCY IS INTENDED WITH LIMITED ASSSEMBLY (CONFERENCE).
OWNER:	STATE OF KANSAS CAPITOL COMPLEX MANAGEMENT 915 SW HARRISON AVENUE TOPEKA, KS 66612
COUNTY:	
CITY:	TOPEKA, KANSAS
FIRE DEPARTMENT:	CITY OF TOPEKA FIRE DEPARTMENT
BUILDING OFFICIAL:	DIVISION FACILITIES MANAGEMENT (DFM) KANSAS STATE FIRE MARSHAL'S OFFICE (KSFMO)
WATER SUPPLY:	TOPEKA MUNICIPAL WATER SERVICE F.H. NO. 437 (NORTHWEST OF DOCKING BUILIDNG) STATIC: 70 PSI RESIDUAL: 64 PSI FLOW: 1244 GPM
ARCHITECT:	GLPM STREET CITY, STATE PHONE FAX

CODE CONSULTANT:	POOLE CONSULTING SERVICES, INC. 1317 S. FOUTIAN DRIVE OLATHE, KANSAS 66061 (913) 829-8650 (VOICE) (913) 829-8690 (FAX)
CODES AND REGULATIONS: EXISTING CONSTRUCTION (SEE CODES CLARIFICATION BELOW)	KANSAS FIRE PREVENTION CODE
CODES AND REGULATIONS: NEW CONSTRUCTION & BUILDING LIMITATIONS (SEE CODES CLARIFICATION BELOW)	2003 INTERNATIONAL BUILDING CODE 2003 INTERNATIONAL MECHANICAL CODE 2003 INTERNATIONAL PLUMBING CODE 2002 NATIONAL ELECTRIC CODE AMERICANS WITH DISABILITIES ACT
CODES COMPLIANCE CLARIFICATION:	FOR EXISTING BUILIDINGS AND RENOVATIONS OF EXISTING BUILDINGS THE STATE OF KANSAS DOES NOT REQUIRE COMPLIANCE WITH A CERTAIN BUILIDING CODE, RATHER; COMPLIANCE WITH THE KANSAS FIRE PREVENTION CODE (KFPC) IS MANDATED. THE STATE REQUIRES THAT A) EXISTING STRUCTURES CANNOT HAVE "DISTINCTLY HAZARDOUS CONDITIONS" AND B) ADDITIONS OR CHANGES IN EXISTING BUILIDNGS CANNOT MAKE THE EXISTING CONDITION WORSE OR BLOCK EXITING. THROUGH COMPLETION OF THE DOCKING BUILIDNG RENOVATION ALL NEW CONSTRUCTION AND CHANGES OF USE SHALL BE COMPLIANT WITH THE AFOREMEMNTIONED CODES. ALL EXISTING CONSTRUCTION SHALL BE FREE FROM "DISTINCTLY HAZARDOUS CONDITIONS". ALL NEW CONSTRUCTION AND CHANGES OF USE SHALL NOT REDUCE THE LEVEL OF SAFETY PROVIDED TO EMERGENCY RESPONDERS OR OCCUPANTS OF THE EXISTING BUILIDNG.

BASIC BUILDING INFORMATION (IBC)

YEAR CONSTRUCTED:	COMPLETED YEAR XXXX; COMPLETE RENOVATION ANTICIPATED SPRING 2006.
CONSTRUCTION CLASSIFICATION:	CONSTRUCTION MOST NEARLY RESEMBLES TYPE 1-B, EXISTING NONCONFORMING.
	NOTE: IBC 403.3.1 PERMITS REDUCTION OF FIRE RESISTANCE RATED CONSTRUCTION FROM TYPE I-A TO TYPE I-B WHERE THE BUILIDNG IS FULLY SPRINKLER PROTECTED WITH SPRINKLER CONTROL VALVES EQUIPED WITH SUPERVISORY INITIATING DEVICES AND WATER-FLOW INITIATING DEVICES (SUPERVISED FLOOR CONTROL VALVES) PROVIDED FOR EACH FLOOR. AS SUCH, BUILIDING HEIGHT AND AREA LIMITATIONS BASED ON TYPE I-A CONSTRUCTION CLASSIFICATION AND SUPERVISED FLOOR CONTROL VALVES ARE BEING PROVIDED.
OCCUPANCY CLASSIFICATION:	BUSINESS (IBC 304.1) AND ASSEMBLY GROUP A-3 (IBC 303.1)
ACTUAL HEIGHT (IBC 502):	XXX FEET
ACTUAL AREA	XXX,XXX SQ.FT.

HEIGHT/AREA LIMITATIONS ANALYSIS - (IBC)

ALLOWABLE HEIGHT ANALYSIS:	HEIGHT LIMITATIONS BASED ON TYPE I-A CONSRUCTION CLASSIFICATION AND MIXED OCCUPANCY USE GROUPS B AND A-3. SEE CONSTRUCTION CLASSIFICATION, BASIC BUILIDNG INFORMATION, ABOVE.
BASE HEIGHT	UNLIMITED FOR BUSINESS (IBC TABLE 503) UNLIMITED FOR ASSEMBLY GROUP A-3 (IBC TABLE 503)
ACTUAL HEIGHT	XXXXXXX STORY; XXX FEET (COMPLIANT, IBC 503.1)

ALLOWABLE FLOOR AREA ANALYSIS:	BASIC ALLOWABLE FLOOR AREA BASED ON TYPE I-A CONSTRUCTION CLASSIFICATION AND MIXED OCCUPANCY USE GROUPS B AND A-3. SEE CONSTRUCTION CLASSIFICATION, BASIC BUILIDNG INFORMATION, ABOVE.
BASE AREA PER FLOOR	UNLIMITED FOR BUSINESS (TABLE 503) UNLIMITED FOR ASSEMBLY GROUP A-3 (TABLE 503)
ACTUAL AREA PER FLOOR	
BASEMENT	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1.1)
FIRST FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
SECOND FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
THIRD FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
FOURTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
FIFTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
SIXTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
SEVENTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
EIGHTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
NINTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
TENTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
ELEVANTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
TWELFTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
THIRTEENTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
FOURTEENTH FLOOR	XX,XXX SQ.FT. (COMPLIANT, IBC 503.1)
HEIGHT AND AREA CONCLUSION	ACTUAL AREA AND HEIGHT IS COMPLIANT WITH THE 2000 IBC LIMITATIONS FOR DESIGNATED OCCUPANCY AND CONSTRUCTION CLASSIFICATION (IBC 503.1). SEE CONSTRUCTION CLASSIFICATION, BASIC BUILIDNG INFORMATION, ABOVE.

STRUCTURAL FIRE PROTECTION - (IBC TABLE 601)

NOTE: IBC 403.3.1 PERMITS A REDUCTION OF FIRE RESISTANCE RATED CONSTRUCTION FROM TYPE I-A TO TYPE I-B WHERE THE BUILIDNG IS FULLY SPRINKLER PROTECTED WITH SPRINKLER CONTROL VALVES EQUIPED WITH SUPERVISORY INITIATING DEVICES AND WATER-FLOW INITIATING DEVICES (SUPERVISED FLOOR CONTROL VALVES) PROVIDED FOR EACH FLOOR.

THE FOLLOWING STRUCTURAL FIRE-RESISTANCE RATINGS ARE FOR TYPE I-B CONSTRUCTION CLASSIFICATION AS SUPERVISED FLOOR CONTROL VALVES ARE BEING PROVIDED FOR EACH FLOOR.

STRUCTURAL FRAME:	2 HR REQUIRED/2 HR PROVIDED (IBC TABLE 601)
EXTERIOR BEARING WALLS:	2 HR REQUIRED/2 HR PROVIDED (IBC TABLE 601)
	0 HR REQUIRED/2 HR PROVIDED (IBC TABLE 602)
INTERIOR BEARING WALLS:	2 HR REQUIRED/2 HR PROVIDED (IBC TABLE 601)
EXTERIOR NONBREARING WALLS:	0 HR REQUIRED/2 HR PROVIDED (IBC TABLE 602)
INTERIOR NONBEARING WALLS:	0 HR REQUIRED/2 HR PROVIDED (IBC TABLE 601)
	SEE PASSIVE FIRE SAFETY SYSTEMS FOR ADDITIONAL CRITERIA
SHAFT ENCLOSURES:	2 HR REQUIRED/2 HR PROVIDED (IBC 707.4)
FLOOR CONSTRUCTION:	2 HR REQUIRED/2 HR PROVIDED (IBC TABLE 601)
ROOF CONSTRUCTION:	1 HR REQUIRED/2 HR PROVIDED (IBC TABLE 601)
PROTECTED EXTERIOR OPENINGS:	NOT LIMITED (TABLE 704.8)
UNPROTECTEDEXTERIOR OPENINGS:	NO LIMITED (TABLE 704.8)

PASSIVE FIRE SAFETY FEATURES (IBC)

STAIR ENCLOSURE CONSTRUCTION:	TWO HOUR FIRE BARRIERS WITH 90 MINUTE OPENING PROTECTIVES REQUIRED (IBC 707.4, IBC TABLE 714.2, IBC 1005.3.2) REQUIRED/PROVIDED
SHAFT ENCLOSURE CONSTRUCTION:	TWO HOUR FIRE BARRIER WITH 90 MINUTE OPENING PROTETIVES REQUIRED (IBC 707.4 AND IBC TABLE 714.2) REQUIRED/PROVIDED
RATED CORRIDOR CONSTRUCTION:	1 HOUR FIRE PARTITION WITH 20 MINUTE DOORS (TABLE 1004.3.2.1) NOT REQUIRED/NOT PROVIDED
ELEVATOR LOBBIES:	NOT REQUIRED/NOT PROVIDED (IBC)
SMOKE BARRIERS:	NOT REQUIRED/NOT PROVIDED
RATED BUILDING CONSTRUCTION:	(SEE STRUCTURAL FIRE PROTECTION, ABOVE)

INCIDENTAL USE SEPARATIONS (IBC TABLE 302.1.1):

FURNACE ROOM WITH LARGEST EQUIPMENT OVER 400,000 BTU	AUTOMATIC SPRINKLER SYSTEM WITH SMOKE RESISTANT CONSTRUCTION REQUIRED/PROVIDED
BOILER ROOMS WITH BOILER OVER 15 PSI AND 10 HP	AUTOMATIC SPRINKLER SYSTEM WITH SMOKE RESISTANT CONSTRUCTION REQUIRED/PROVIDED
ALL STORAGE ROOMS OVER 100 SQ.FT.	AUTOMATIC SPRINKLER SYSTEM WITH SMOKE RESISTANT CONSTRUCTION REQUIRED/PROVIDED
WASTE AND LINEN COLLECTION ROOMS OVER 100 SQ.FT.	AUTOMATIC SPRINKLER SYSTEM WITH SMOKE RESISTANT CONSTRUCTION REQUIRED/PROVIDED
UPS BATTERY ROOM WITH UPS HAVING OVER 100 GALLONS LIQUID	AUTOMATIC SPRINKLER SYSTEM WITH SMOKE RESISTANT CONSTRUCTION REQUIRED/PROVIDED RESISTANT CONSTRUCTION REQUIRED/PROVIDED

INTERIOR FINISH (IBC TABLE 803.4):

VERTICAL EXITS AND EXIT PASSAGEWAYS	CLASS B REQUIRED FOR SPRINKLERED A-3 OCUPANCY – PROVIDED CLASS B REQUIRED FOR SPRINKLERED B OCUPANCY – PROVIDED
EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	CLASS B REQUIRED FOR SPRINKLERED A-3 OCUPANCY – PROVIDED CLASS C REQUIRED FOR SPRINKLERED B OCUPANCY – PROVIDED
ROOMS AND ENCLOSED SPACES	CLASS C REQUIRED FOR SPRINKLERED A-3 OCUPANCY – PROVIDED CLASS C REQUIRED FOR SPRINKLERED B OCUPANCY – PROVIDED

EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1004.2.4):

ASSEMBELY (A-3) OCCUPANCY	250 FT MAXIMUM SPRINKLER PROTECTED BUILIDNG
BUSINESS (B) OCCUPANCY	300 FT MAXIMUM SPRINKLER PROTECTED BUILIDNG

COMMON PATH OF TRAVEL (IBC 1004.2.5):	
ASSEMBELY (A-3) OCCUPANCY	75 FT MAXIMUM SPRINKLER PROTECTED BUILIDNG
BUSINESS (B) OCCUPANCY	100 FT MAXIMUM SPRINKLER PROTECTED BUILIDNG
DEAD END CORRIDOR LENGTH:	
ASSEMBELY (A-3) OCCUPANCY	20 FT MAXIMUM SPRINKLER PROTECTED BUILIDNG
BUSINESS (B) OCCUPANCY	50 FT MAXIMUM SPRINKLER PROTECTED BUILIDNG
FIRE COMMAND CENTER (IBC 403.8):	REQUIRED/PROVIDED

ACTIVE FIRE SAFETY FEATURES

AUTOMATIC SPRINKLER SYSTEM:	NFPA 13 SYSTEM REQUIRED (IBC 403.2) – PROVIDED WITH INDIVIDUAL FLOOR CONTROL VALVES. SEE CONSTRUCTION CLASSIFICATION, BASIC BUILIDNG INFORMATION, ABOVE.
STANDPIPE SYSTEM:	CLASS I REQUIRED (IBC 905.3) – CLASS I MANUAL WET PROVIDED. INCLUDES 2 ½ INCH HOSE CONNECTION WITH 1 ½ INCH REDUCER IN EACH STAIR AT EACH FLOOR. ALSO INCLUDES ONE ROOFTOP OUTLET AT HIGHEST ROOFTOP ACCESS POINT. DESIGN PRESSURE SHALL BE 100 PSI IN ACCORDANCE WITH NFPA 14.
FIRE PUMP:	REQUIRED TO SUPPORT STANDPIPE AND SPRINKLER SYSTEMS. MINIMUM ANTICIPATED SIZE 1500 GPM @ 125 PSI
SMOKEPROOF EXIT ENCLOSURES:	REQUIRED (IBC 403.13 AND IBC 909.6) – EXIT ENCLOSURE PRESSURIZATION PROVIDED WITH 0.05 –INCH WATER GAGE PRESSURE DIFFERENCE ACROSS EXIT ENCLOSURE WALLS AND PROTECTED OPENINGS
FIRE ALARM SYSTEM:	MANUAL AND AUTOMATIC REQUIRED (IBC 907.2.12) – PROVIDED WITH PUBLIC MODE NOTIFICATION VOICE EVACUATION
DETECTION SYSTEM:	MANUAL PULL STATIONS AND SMOKE DETECTION FOR ELEVATOR RECALL AND SHUNT TRIP REQUIRED (IBC 907.2.12) - PROVIDED
FIRE DEPARTMENT COMMUNICATIONS:	REQUIRED (IBC 907.2.12.3) - PROVIDED

FIRE AND SMOKE DAMPERS:

DUCT PENETRATIONS AND AIR TRANSFER OPENINGS IN 1 HOUR STAIR ENCLOSURES AND SHAFTS	PENETRATIONS NOT PERMITTED FOR STAIR ENCLOSURES. SMOKE AND FIRE DAMPERS REQUIRED FOR ALL SHAFT PENETRATIONS NOT USED AS A PORTION OF SMOKE CONTROL SYSTEM (IBC 715.5.3.1 AND IMC 607.2.1 AND 607.5.4) – COMPLIANT
DUCT PENETRATIONS AND AIR TRANSFER OPENINGS IN 1 HOUR FIRE BARRIERS	FIRE DAMPERS NOT REQUIRED FOR PENETRATIONS. BUILIDNG FULLY SPRINKLERED AND PROVIDED WITH SMOKE CONTROL (IBC 715.5.2 AND IMC 607.5.4) - COMPLIANT
DUCT PENETRATIONS AND AIR TRANSFER OPENINGS IN 1 HOUR CORRIDORS	SMOKE DAMPERS REQUIRED FOR ALL CORRIDOR PENETRATIONS NOT USED AS A PORTION OF SMOKE CONTROL SYSTEM (IBC 715.5.4.1 AND IMC 607.5.4) - COMPLIANT
DUCT PENETRATIONS AND AIR TRANSFER OPENINGS IN SMOKE BARRIERS	SMOKE DAMPERS REQUIRED FOR ALL SMOKE BARRIER PENETRATIONS NOT USED AS A PORTION OF SMOKE CONTROL SYSTEM (IBC 715.5.5 AND IMC 607.5.4) – COMPLIANT
EXIT SIGNS:	INTERNALLY ILLUMINATED BATTERY-BACK-UP UNITS REQUIRED (IBC 1003.2.10 AND KBFSH 99-26) – PROVIDED
EMERGENCY LIGHTS:	REQUIRED (IBC 1003.2.11 AND KBFSH J99-J12) – PROVIDED WITH EMERGENCY GENERATOR BACK-UP
EMERGENCY GENERATOR/ STANDBY POWER (IBC 403.10.1:	REQUIRED/PROVIDED

List of Information for Budget Estimate of MEP trades – Docking State Office Building

1) Fire Protection
    a) New fire pump size or is existing OK? S/B 1000 gpm in lieu of 500 gpm?
    b) Anticipated density for design.
    c) Center of tile requirement?
    d) Types of sprinkler heads anticipated.
    e) Any dry or preaction systems?
    f) Stairwell standpipes and hose cabinets?
    g) Test station on roof?
    h) 100 psi or 65 psi at top??
    i) Drains in stairwells or at janitors sinks.
    j) Fully sprinkled basement and subbasement?
    k) Four existing standpipes – is this correct, or will it be Design/Build?

2) Plumbing/Specialties
    a) Will existing water service to building be adequate?
    b) Is there a need for metering separate services off the main?
    c) Size of domestic water booster pump.
    d) Will restrooms be gutted and rebuilt?
    e) New water and waste risers? Size?
    f) Anticipate granite vanity tops?
    g) Anticipated fixture counts for restrooms.
    h) What is needed for catering kitchen on First Floor?
    i) New hose bibs to the outside around building?
    j) Quality level of fixtures – need examples by manufacturers
    k) Quality level of toilet/urinal partitions
    l) Is there a lawn sprinkler system to be rebuilt or built?
    m) Miscellaneous vanities/plumbing services in building?
    n) Typical janitor's closet requirements.
    o) Need to know any material specs that are upscale.
    p) Any softeners or other water treatment?
    q) Location/size of fuel oil tank for genset if separate from existing fuel oil.

3) HVAC
    a) Quantity and type of chillers (2-400 T, centrifugals??)
    b) How much of the cooling tower project needs to be done with this?
    c) How many AHU's on each floor, what size (hopefully) and what type?
    d) How many fan-powered boxes, VAV boxes on each typical floor.
    e) What will economizers allow – 100% outside air??
    f) What level of BMCS system? Many zones within zones?
    g) Any desire to have BMCS/Fire Alarm/Security integrated?
    h) What about heating water side – new heat exchangers/pumps?
    i) Any unusual requirements for grilles/registers – we assume linear diffusers at perimeter.
    j) Primary pumping loop/secondary to AHU's for CHW?
    k) Roof drains – plastic vs. cast iron, redundant roof drain system??
    l) Steam coils or HW coils in AHU's? (Or none – all with boxes?)
    m) HW to VAV's as well as fan-powered boxes?
    n) Humidifiers for heating season?
    o) Can existing big boilers provide all steam needed?

p) VFD's on which equipment?
q) Filtration requirements.
r) Elaborate chemical treatment scheme?

4) Electrical
   a) New single main service? Bring in 15KV or what? What size?
   b) New generator – what size?
   c) Will Westar provide new service transformer, or will it/they be part of the project? What size??
   d) What type/brand of lighting fixtures in open offices – need examples.
   e) Will K-rated or other shielded dry-type transformers be required throughout?
   f) We anticipate lots of multi-section receptacle panelboards – comments?
   g) Any unusual lighting in lobby or elsewhere? We can carry an allowance for lobby lighting, but need to know if custom/New York designer fixtures.
   h) What will we furnish for receptacles, floor boxes, rough-in for future devices, etc.?
   i) P. A. system needed?
   j) Full fire alarm system needed?
   k) What level of security system needed?
   l) Allowance for exterior lighting?
   m) Any areas with unusual power/lighting requirements, such as catering kitchen, etc.??
   n) Are existing elevator machines 480 V.? If new elevator machines, we assume 480V.
   o) Bus Duct Risers at two (or more) locations through the floors?
   p) Need for sub-metering of different power panels/switchboards?
   q) Any other special systems?
   r) Any rough-in for FF&E or OFOI equipment?? Maybe an allowance.
   s) How much should the existing in-floor duct system be rehabbed and/or re-used?
   t) How much Cat 6 and/or fiber and demarc points be included in budget?
   u) What will infrastructure for telecom/data systems consist of?

5) BMCS
   a) Could we plan for this as a separate subcontract rather than under HVAC?
   b) We will ask BMCS vendors for pricing help. Any preferences or ones to avoid?

Soft Cost Check List

	w/ Owner Budget	w/ Construction Budget	Not Required
Land/Property Acquisition			
Preliminary Engineering	X		
Tenant Relocation	X		
Architect, Engineer & Consulting Fees			
Project Design Architect	X		
Project Architect	X		
CADD Drawings	X		
Construction Manager		X	
Audio/Video Consultant	X		
Broadcast & Recording Consultant	X		
Civil Engineer	X		
Curtain Wall Consultant	X		
MEP Consultant	X		
Structural Engineering	X		
Vertical Transportation Consultant	X		
Environmental Consultant	X		
Landscape Architect	X		
State Architect's Fee	X		
Security Consultant	X		
Survey of Existing Conditions	X		
Site Survey	X		
Project Surveying	X		
Architectural-Model(s)	X		
Printing, Reimbursable, Changes	X		
Misc. Consultants	X		
Soil, Testing & Inspection			
Structural Inspection-Concrete, Steel, etc..	X		
Stone Inspection/Consultant	X		
Window Wall Testing/Inspection	X		
Offsite Inspections	X		
Permits & Fees			
Permit Fees-Building			X
Permit Fees-Tenant Work			X
Permit Fees-Demolition			X
Permit Fees-Environmental			X

Soft Cost Check List

	w/ Owner Budget	w/ Construction Budget	Not Required
Other Fees & Deposits			
Electric			X
Gas			X
Water/Sewer			X
Telephone			X
Cable			X
Public Space			X
Other Fees/Deposits			X
Utility and Public Transit Work			
Utility Relocation-Electrical			X
Utility Relocation-Sewer			X
Utility Relocation-Phone			X
Utility Relocation-Water			X
Utility Relocation-Street Lighting			X
Utility Relocation-Traffic Controls			X
Utility Relocation-Utility Tunnels			X
Street Work			X
Bonds			
Construction Bonds		X	
Utility Bonds	X		
Trade Contractors Bonds / SubGuard		X	
Other-Bonds	X		
Insurance			
Builder's Risk	X		
Owner's Liability Insurance	X		
Hazardous Materials	X		
Contractor Controlled Wrap-Up Insurance		X	
Other Insurance	X		
Miscellaneous			
Security Personnel	X		
Public Relations	X		
Signage	X	X	
Hazardous Material Demolition/Disposal	X	X	
Utility Costs During Construction	X		
Project Financial Audit	X		

Soft Cost Check List

	w/ Owner Budget	w/ Construction Budget	Not Required
Furnishings, Fixtures, Equipment			
Public Space Furniture/Fixtures	X		
Facility Office Equipment & Furniture	X		
Telephone System	X		
Telecommunications System	X		
Appliances, Vending Mach., Int. Landsc'g	X		
Trash Compactor	X		
Custodial Equipment	X		
Maintenance Shop Equipment	X		
Storage / Shelving	X		
FF&E Cleaning	X		
Computers	X		
Main Reception Desk (Fixed)		X	
City/County Arts Requirements	X		
Artwork, Artists Commissions	X		
Other Costs Associated with Construction			
Preconstruction Costs		X	
Direct Costs		X	
Off-site Improvements	X		
Construction Document Printing	X	X	
Security During Construction		X	
Contingency			
Construction Contingency		X	
Owner Contingency	X		
Design Contingency	X		

Turner

October 4, 2004

Mr. Joe Fritton, P.E.
Deputy Director
Division of Facilities Management
State of Kansas
Landon State Office Building
900 S.W. Jackson, Room 653-S
Topeka, KS 66612-2210

Re: Docking State Office Building

Dear Joe:

We are pleased to forward for your information and use a budget estimate for the reconstruction/renovation of the Docking State Office Building. The information upon which we have based our budget has been gathered in meetings with your DFM staff members, the A/E consulting firm GLPM Architects and their consultants, as well as utilizing sketches and proposed design layouts. Your staff also made available to us some of the historic original design documents, which were helpful in making our take-off's.

The budget estimate includes an amount for the reconstruction/renovation costs based on doing the project with a completely unoccupied building, as well as a premium for doing the work in a phased manner. The phasing would assume that we would do half the building vertically in an eighteen month period, with the other half completed in an additional eight month period.

Please review this information and let us know if we can explain anything that may not be clear.

Very Truly Yours,

C. Michael George
Project Manager

Cc: AJH, DLM, BJM, RCH
D. Balch/DFM
GLPM Architects

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES - 4 YEAR PROJECT IMPLEMENTATION PLUS 20 YEARS OF OPERATIONS

	RECOMMENDATION RECONSTRUCT DSOB PLUS BNSF LEASE	RECOMMENDATION FUTURE STATE **** IF ALL OF BNSF BECOMES AVAILABLE **** RECONSTRUCT DSOB PLUS BNSF LEASE	STATUS QUO DSOB & LSOB w/ Implementation of DFM's 5 YR. Capital Improvement Program
SCOPE			
RENTABLE AREA	645,168	860,860	828,695
SEATS	2,742	3,516	2,717
FINANCIALS			
RENT EXPENSE	$32,685,143	$76,067,538	$0
OPERATING EXPENSE	$162,904,376	$207,422,167	$188,532,117
RENT & OPERATING EXPENSES	$195,589,520	$283,489,705	$188,532,117
PROJECT EXPENSE	$117,379,665	$129,747,438	$73,595,552
TOTAL CASH FLOW	$312,969,185	$413,237,144	$262,127,669
DISCOUNTED TOTAL CASH FLOW	$210,930,683	$266,046,603	$168,114,860
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	$6,614,827	$10,253,563	$6,443,981
			$0
DISCOUNTED CASH FLOW / RSF	$327	$309	$203
DISCOUNTED CASH FLOW / SEAT	$76,922	$75,660	$61,875
INCREMENTAL VIEW			
ALTERNATIVE MINUS STATUS QUO			
RENT & OPERATING EXPENSES	$7,057,403	NM	$0
PROJECT EXPENSE	$43,784,113	NM	$0
TOTAL CASH FLOW	$50,841,516	$0	$0
DISCOUNTED TOTAL CASH FLOW	$42,815,823	NM	$0
DISCOUNTED CASH FLOW / RSF	$66	NM	
DISCOUNTED CASH FLOW / SEAT	$15,614	NM	

NM NOT MEANINGFUL - DUE TO SIGNIFICANT SEAT COUNT VARIANCE TO STATUS QUO.

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES - 4 YEAR PROJECT IMPLEMENTATION PLUS 20 YEARS OF OPERATIONS

RECAP - PROJECT EXPENSE VARIANCE

	RECOMMENDATION	DFM 5 YR. CAPITAL PLAN	VARIANCE
DOCKING STATE OFFICE BLDG.	92,907,547	45,655,836	47,251,711
LANDON STATE OFFICE BLDG.	-	27,939,716	(27,939,716)
LANDON STATE OFFICE BLDG. - VACATE	5,746,565	-	5,746,565
NEW DATA CENTER	10,157,789	-	10,157,789
LEASE BURLINGTON NORTHERN	8,567,763	-	8,567,763
TOTALS	**$117,379,665**	**$73,595,552**	**$43,784,113**

VARIANCE EXPLANATION / HIGH-LEVEL VIEW

DOCKING STATE OFFICE BLDG. - RECONSTRUCTION	47,251,711	40.3%	47,251,711
INFLATION TO MID POINT OF CONSTRUCTION	*5,934,000*	*5.1%*	
DESIGN & REVIEW	*ASSUMED TO BE INCLUDED IN 5 YR CAPITAL PLAN*		
HARD COSTS			
ASBESTOS ABATEMENT	*2,608,000*	*2.2%*	
NEW CURTAIN WALL SYSTEM	*9,688,000*	*8.3%*	
NEW ELEVATORS	*2,517,000*	*2.1%*	
NEW DE-MOUNTABLE PARTITIONS	*4,175,000*	*3.6%*	
NEW AMENITIES - CAFETERIA, CONFERENCE CENTER & FITNESS.	*1,622,000*	*1.4%*	
DIFFERING APPROACHES TO CONCEPTUAL SCOPE / ESTIMATING	*6,250,711*	*5.3%*	
MANAGEMENT & INSPECTION	*2,263,000*	*1.9%*	
FF&E	*6,284,000*	*5.4%*	
MOVING & RELOCATION	*2,555,000*	*2.2%*	
DISC COSTS	*3,355,000*	*2.9%*	
LANDON STATE OFFICE BLDG. - NO RECONSTRUCTION	(27,939,716)	-23.8%	(27,939,716)
LANDON STATE OFFICE BLDG. - VACATE	5,746,565	4.9%	5,746,565
NEW 15,000 SF DATA CENTER	10,157,789	8.7%	10,157,789
LEASE 142K RSF @ BURLINGTON NORTHERN	8,567,763	7.3%	8,567,763
TOTAL VARIANCE	**$43,784,113**	37.3%	**$43,784,113**
RECONCILIATION TOTAL	**$117,379,665**	**$117,379,665**	**$0**

THIS VARIANCE ANALYSIS REPRESENTS GLAZE COMMERCIAL REAL ESTATE ADVISORS' VIEW ONLY DUE TO TIME CONSIDERATIONS AND IS BASED ON LIMITED INFORMATION PROVIDED IN THE 5 YEAR CAPITAL PLAN. A MORE COMPREHENSIVE ANALYSIS COULD BE PERFORMED WITH DFM'S INVOLVEMENT IF DEEMED NECESSARY

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES - 4 YEAR PROJECT IMPLEMENTATION PLUS 20 YEARS OF OPERATIONS

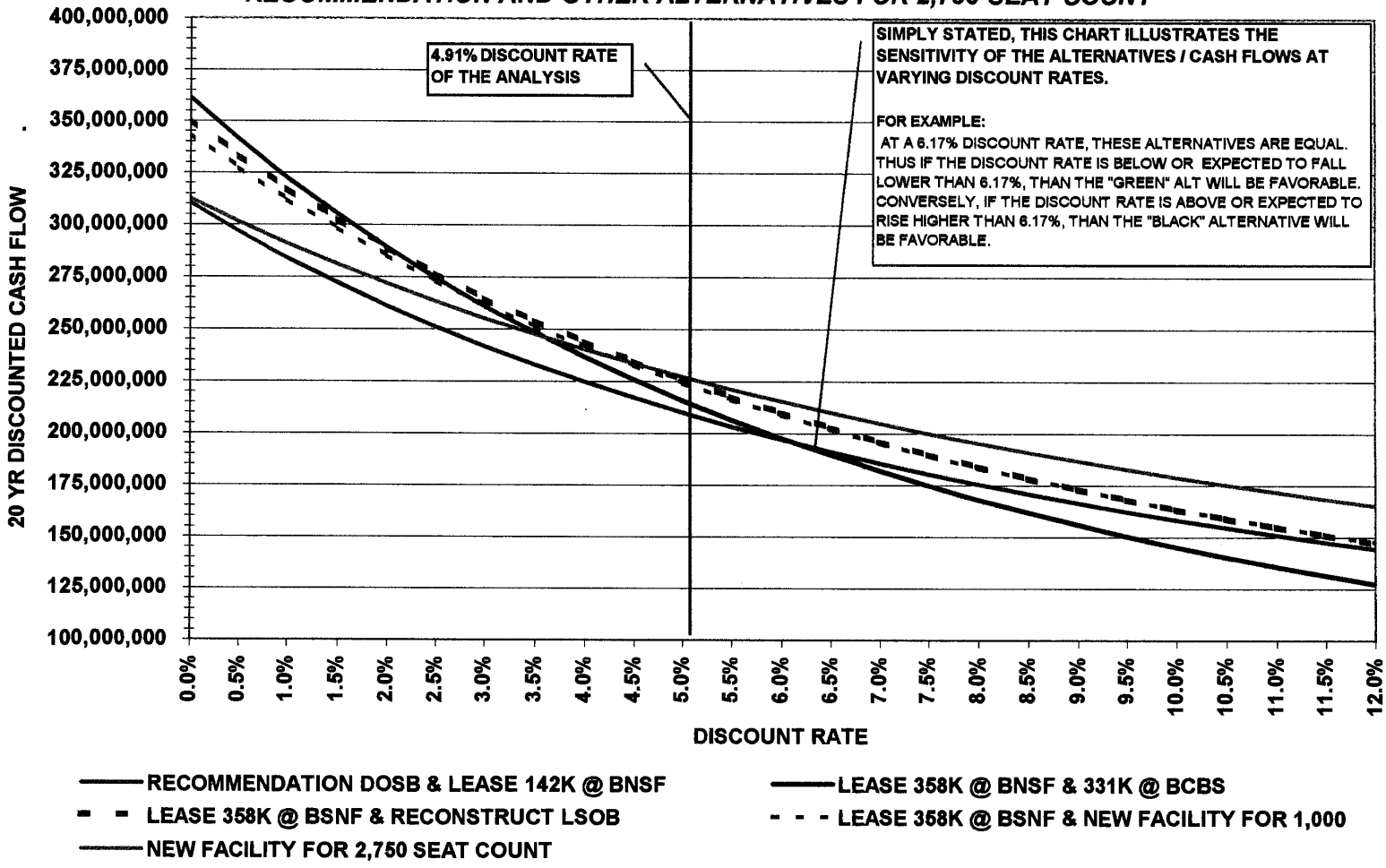
	RECOMMENDATION	OTHER ALTERNATIVES				OTHER ALTERNATIVES		STATUS QUO
		**** IF ALL OF BNSF BECOMES AVAILABLE ****						
	RECONSTRUCT DSOB PLUS BNSF LEASE	RECOMMENDATION FUTURE STATE	BNSF PLUS BCBS	BNSF PLUS LSOB	BNSF PLUS NEW FACILITY	NEW FACILITY	RECONSTRUCT DSOB & LSOB	DSOB & LSOB w/ Implementation of DFM's 5 YR Capital Improvement Program
SCOPE								
RENTABLE AREA	645,168	860,860	689,576	684,155	666,160	666,000	828,695	828,695
SEATS	2,742	3,516	2,819	2,809	2,750	2,750	3,288	2,717
FINANCIALS								
RENT EXPENSE	$32,685,143	$76,067,538	$122,085,700	$76,067,538	$76,067,538	$0	$0	$0
OPERATING EXPENSE	$162,904,376	$207,422,167	$167,660,515	$167,665,941	$165,161,570	$165,109,301	$202,546,604	$188,532,117
RENT & OPERATING EXPENSES	$195,589,520	$283,489,705	$289,746,214	$243,733,480	$241,229,109	$165,109,301	$202,546,604	$188,532,117
PROJECT EXPENSE	$117,379,665	$129,747,438	$74,200,263	$109,421,151	$111,264,099	$164,678,340	$169,414,843	$73,595,552
TOTAL CASH FLOW	$312,969,185	$413,237,144	$363,946,477	$353,154,630	$352,493,208	$329,787,641	$371,961,447	$262,127,669
DISCOUNTED TOTAL CASH FLOW	$210,930,683	$286,048,603	$217,381,472	$227,080,776	$226,382,482	$228,056,534	$267,992,249	$166,114,860
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	$6,614,827	$10,253,563	$10,762,383	$8,971,205	$8,576,978	$5,604,924	$6,889,083	$6,443,981
								$0
DISCOUNTED CASH FLOW / RSF	$327	$309	$315	$332	$338	$342	$311	$203
DISCOUNTED CASH FLOW / SEAT	$76,922	$75,660	$77,122	$80,853	$81,957	$82,929	$78,458	$61,875
INCREMENTAL VIEW ALTERNATIVE MINUS STATUS QUO								
RENT & OPERATING EXPENSES	$7,057,403	NM	$101,214,098	$55,201,363	$52,696,992	-$23,422,815	NM	$0
PROJECT EXPENSE	$43,784,113	NM	$604,711	$35,825,599	$37,668,547	$91,082,788	NM	$0
TOTAL CASH FLOW	$50,841,516	$0	$101,818,809	$91,026,962	$90,365,539	$67,659,973	$0	$0
DISCOUNTED TOTAL CASH FLOW	$42,815,823	NM	$49,266,612	$58,965,915	$57,267,621	$59,940,674	NM	$0
DISCOUNTED CASH FLOW / RSF	$66	NM	$71	$86	$86	$90	NM	
DISCOUNTED CASH FLOW / SEAT	$15,614	NM	$17,479	$20,995	$20,825	$21,797	NM	

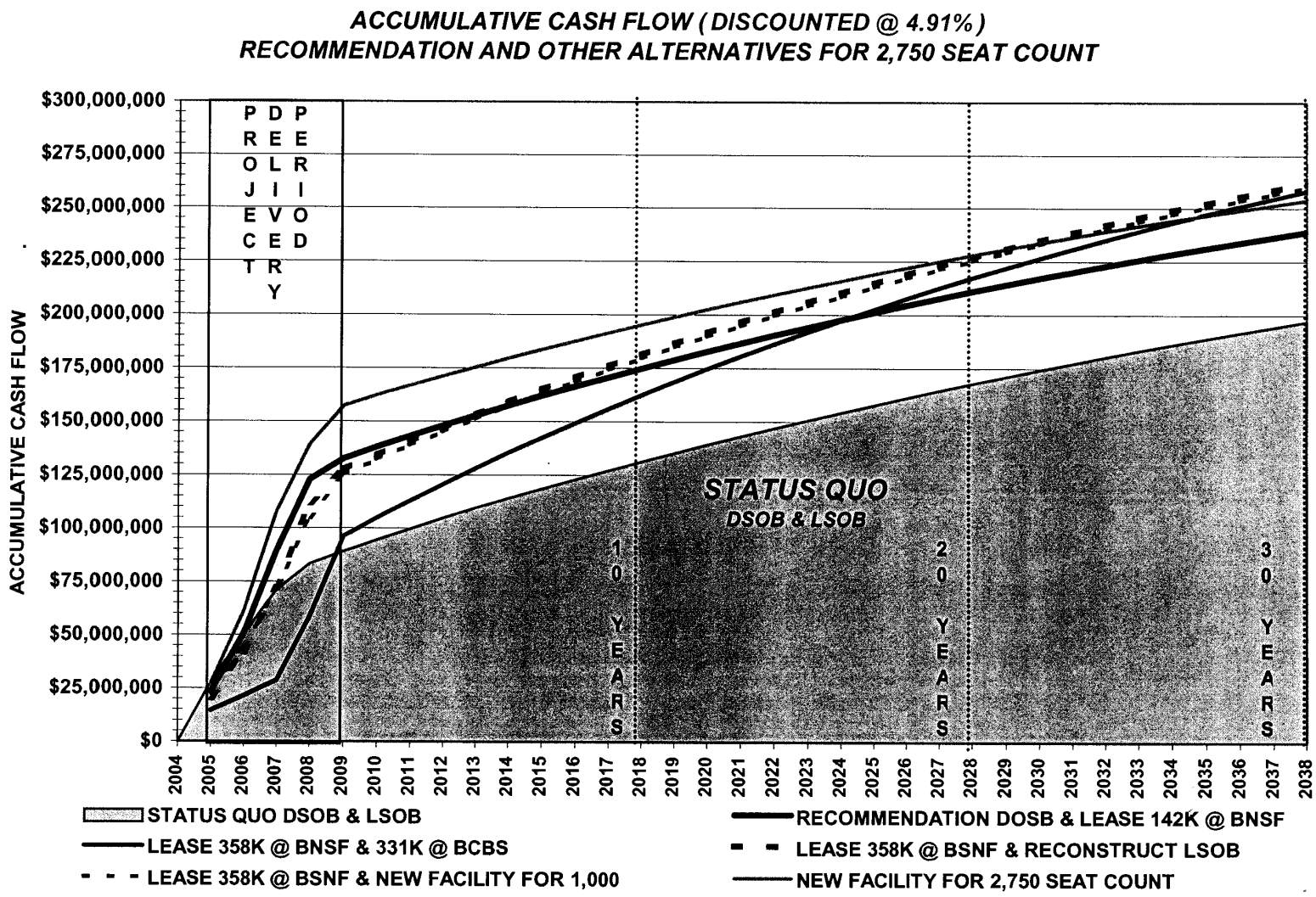
NM NOT MEANINGFUL - DUE TO SIGNIFICANT SEAT COUNT VARIANCE TO STATUS QUO.

POINT OF INDIFFERENCE

(THE DISCOUNT RATE WHERE TWO ALTERNATIVES ARE EQUAL VALUE)

RECOMMENDATION AND OTHER ALTERNATIVES FOR 2,750 SEAT COUNT




ACCUMULATIVE CASH FLOW (DISCOUNTED @ 4.91%)
RECOMMENDATION AND OTHER ALTERNATIVES FOR 2,750 SEAT COUNT
ACCUMULATIVE CASH FLOW
$300,000,000
$275,000,000
$250,000,000
$225,000,000
$200,000,000
$175,000,000
$150,000,000
$125,000,000
$100,000,000
$75,000,000
$50,000,000
$25,000,000
$0
PROJECT DELIVERY PERIOD
STATUS QUO
DSOB & LSOB
10 YEARS
20 YEARS
30 YEARS
2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038
STATUS QUO DSOB & LSOB
RECOMMENDATION DOSB & LEASE 142K @ BNSF
LEASE 358K @ BNSF & 331K @ BCBS
LEASE 358K @ BSNF & RECONSTRUCT LSOB
LEASE 358K @ BSNF & NEW FACILITY FOR 1,000
NEW FACILITY FOR 2,750 SEAT COUNT

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

RECOMMENDATION - RECONSTRUCT DSOB AND LEASE CURRENT AVAILABLE SPACE AT BNSF								
	RECONSTRUCT DSOB	LEASE BNSF 142K RSF	INTERIM HOUSING	DATA CENTER @ DSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	472,700	142,468	-	30,000	**645,168**			**645,168**
SEATS	2,161	581	-		**2,742**			**2,742**
FINANCIALS								
RENT EXPENSE	$0	$32,685,143	$0	$0	$32,685,143		$0	$32,685,143
OPERATING EXPENSE	$100,955,180	$32,851,626	$21,426,636	$6,407,141	$161,640,582		$1,263,794	$162,904,376
RENT & OPERATING EXPENSES	**$100,955,180**	**$65,536,769**	**$21,426,636**	**$6,407,141**	**$194,325,725**	**$0**	**$1,263,794**	**$195,589,520**
PROJECT EXPENSE	**$92,907,547**	**$8,567,763**	**$0**	**$10,157,789**	**$111,633,100**		**$5,746,565**	**$117,379,665**
TOTAL CASH FLOW	**$193,862,727**	**$74,104,533**	**$21,426,636**	**$16,564,930**	**$305,958,825**	**$0**	**$7,010,360**	**$312,969,185** $0
DISCOUNTED TOTAL CASH FLOW	**$130,642,965**	**$44,499,881**	**$19,006,322**	**$11,772,487**	**$205,921,655**		**$5,009,029**	**$210,930,683**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$3,960,057**	**$2,403,443**	**$0**	**$251,326**	**$6,614,827**			**$6,614,827**
DCF / RSF	$276	$312		$392	**$319**			**$327**
DCF / SEAT	$60,450	$76,595		N/A	**$75,095**			**$76,922**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

RECOMMENDATION - FUTURE STATE OF DSOB RECONSTRUCTION AND LEASE ALL OF BNSF (if/when available)								
	RECONSTRUCT DSOB	LEASE BNSF 358K RSF	INTERIM HOUSING	DATA CENTER @ DSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	472,700	358,160	-	30,000	**860,860**			**860,860**
SEATS	2,161	1,355	-		**3,516**			**3,516**
FINANCIALS								
RENT EXPENSE	$0	$76,067,538		$0	$76,067,538		$0	$76,067,538
OPERATING EXPENSE	$100,955,180	$77,369,417	$21,426,636	$6,407,141	$206,158,373		$1,263,794	$207,422,167
RENT & OPERATING EXPENSES	**$100,955,180**	**$153,436,955**	**$21,426,636**	**$6,407,141**	**$282,225,911**	**$0**	**$1,263,794**	**$283,489,705**
PROJECT EXPENSE	**$92,907,547**	**$20,935,537**	**$0**	**$10,157,789**	**$124,000,873**		**$5,746,565**	**$129,747,438**
TOTAL CASH FLOW	**$193,862,727**	**$174,372,492**	**$21,426,636**	**$16,564,930**	**$406,226,784**	**$0**	**$7,010,360**	**$413,237,144** $0
DISCOUNTED TOTAL CASH FLOW	**$130,642,965**	**$99,615,801**	**$19,006,322**	**$11,772,487**	**$261,037,575**		**$5,009,029**	**$266,046,603**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$3,960,057**	**$6,042,180**	**$0**	**$251,326**	**$10,253,563**			**$10,253,563**
DCF / RSF	$276	$278		$392	**$303**			**$309**
DCF / SEAT	$60,450	$73,506		N/A	**$74,235**			**$75,660**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	OTHER ALTERNATIVES - LEASE ALL OF BNSF (if/when available) AND LEASE BCBS							
	LEASE BNSF 358K RSF	LEASE BCBS	INTERIM HOUSING	DATA CENTER @ BCBS	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	358,160	304,048	-	27,368	**689,576**			**689,576**
SEATS	1,749	1,070	-	-	**2,819**			**2,819**
FINANCIALS								
RENT EXPENSE	$76,067,538	$42,218,062	$0	$3,800,099	$122,085,700	$0	$0	$122,085,700
OPERATING EXPENSE	$77,369,417	$61,576,867	$21,426,636	$5,542,608	$165,915,527	$481,193	$1,263,794	$167,660,515
RENT & OPERATING EXPENSES	**$153,436,955**	**$103,794,929**	**$21,426,636**	**$9,342,707**	**$288,001,227**	**$481,193**	**$1,263,794**	**$289,746,214**
PROJECT EXPENSE	**$22,492,938**	**$25,603,787**	**$0**	**$7,787,483**	**$55,884,208**	**$12,569,489**	**$5,746,565**	**$74,200,263**
TOTAL CASH FLOW	**$175,929,893**	**$129,398,716**	**$21,426,636**	**$17,130,190**	**$343,885,435**	**$13,050,682**	**$7,010,360**	**$363,946,477** $0
DISCOUNTED TOTAL CASH FLOW	**$100,901,481**	**$72,792,973**	**$19,006,322**	**$10,952,358**	**$203,653,134**	**$8,719,310**	**$5,009,029**	**$217,381,472**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$6,042,180**	**$4,330,417**	**$0**	**$389,786**	**$10,762,383**			**$10,762,383**
DCF / RSF	$282	$239		$400	**$295**			**$315**
DCF / SEAT	$57,686	$68,061		N/A	**$72,251**			**$77,122**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	OTHER ALTERNATIVES - LEASE ALL OF BNSF (if available/when) AND RECONSTRUCT LSOB							
	LEASE BNSF 358K RSF	RECONSTRUCT LSOB LESS SF FOR DATA CTR.	INTERIM HOUSING	DATA CENTER @ LSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	358,160	295,995	-	30,000	**684,155**			**684,155**
SEATS	1,749	1,059	-		**2,809**			**2,809**
FINANCIALS								
RENT EXPENSE	$76,067,538	$0	$0	$0	$76,067,538	$0		$76,067,538
OPERATING EXPENSE	$77,369,417	$61,981,555	$21,426,636	$6,407,141	$167,184,748	$481,193		$167,665,941
RENT & OPERATING EXPENSES	**$153,436,955**	**$61,981,555**	**$21,426,636**	**$6,407,141**	**$243,252,287**	**$481,193**	**$0**	**$243,733,480**
PROJECT EXPENSE	**$22,492,938**	**$64,200,934**	**$0**	**$10,157,789**	**$96,851,661**	**$12,569,489**		**$109,421,151**
TOTAL CASH FLOW	**$175,929,893**	**$126,182,489**	**$21,426,636**	**$16,564,930**	**$340,103,948**	**$13,050,682**	**$0**	**$353,154,630**
								$0
DISCOUNTED TOTAL CASH FLOW	**$100,901,481**	**$86,681,176**	**$19,006,322**	**$11,772,487**	**$218,361,466**	**$8,719,310**		**$227,080,775**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$6,042,180**	**$2,677,699**	**$0**	**$251,326**	**$8,971,205**			**$8,971,205**
DCF / RSF	$282	$293		$392	**$319**			**$332**
DCF / SEAT	$57,686	$81,820		N/A	**$77,748**			**$80,853**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	OTHER ALTERNATIVES - LEASE ALL OF BNSF (if available/when) AND NEW 1000 FACILITY							
	LEASE BNSF 358K RSF	NEW 1000 FACILITY	INTERIM HOUSING	DATA CENTER @ NEW FACILITY	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	358,160	278,000	-	30,000	**666,160**			**666,160**
SEATS	1,749	1,001	-		**2,750**			**2,750**
FINANCIALS								
RENT EXPENSE	$76,067,538	$0	$0	$0	$76,067,538	$0	$0	$76,067,538
OPERATING EXPENSE	$77,369,417	$58,213,390	$21,426,636	$6,407,141	$163,416,583	$481,193	$1,263,794	$165,161,570
RENT & OPERATING EXPENSES	**$153,436,955**	**$58,213,390**	**$21,426,636**	**$6,407,141**	**$239,484,121**	**$481,193**	**$1,263,794**	**$241,229,109**
PROJECT EXPENSE	**$22,492,938**	**$60,297,317**	**$0**	**$10,157,789**	**$92,948,044**	**$12,569,489**	**$5,746,565**	**$111,264,099**
TOTAL CASH FLOW	**$175,929,893**	**$118,510,707**	**$21,426,636**	**$16,564,930**	**$332,432,166**	**$13,050,682**	**$7,010,360**	**$352,493,208** $0
DISCOUNTED TOTAL CASH FLOW	**$100,901,481**	**$79,973,854**	**$19,006,322**	**$11,772,487**	**$211,654,143**	**$8,719,310**	**$5,009,029**	**$225,382,482**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$6,042,180**	**$2,283,472**	**$0**	**$251,326**	**$8,576,978**			**$8,576,978**
DCF / RSF	$282	$288		$392	**$318**			**$338**
DCF / SEAT	$57,686	$79,906		N/A	**$76,965**			**$81,957**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	OTHER ALTERNATIVES - NEW FACILITY FOR 2,750 SEATS							
	NEW 2750 FACILITY		INTERIM HOUSING	DATA CENTER @ LSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	636,000		-	30,000	**666,000**			**666,000**
SEATS	2,750		-		**2,750**			**2,750**
FINANCIALS								
RENT EXPENSE	$0		$0	$0	$0	$0	$0	$0
OPERATING EXPENSE	$133,178,834		$23,778,340	$6,407,141	$163,364,314	$481,193	$1,263,794	$165,109,301
RENT & OPERATING EXPENSES	**$133,178,834**	**$0**	**$23,778,340**	**$6,407,141**	**$163,364,314**	**$481,193**	**$1,263,794**	**$165,109,301**
PROJECT EXPENSE	**$136,204,495**		**$0**	**$10,157,789**	**$146,362,285**	**$12,569,489**	**$5,746,565**	**$164,678,340**
TOTAL CASH FLOW	**$269,383,329**	**$0**	**$23,778,340**	**$16,564,930**	**$309,726,599**	**$13,050,682**	**$7,010,360**	**$329,787,641** $0
DISCOUNTED TOTAL CASH FLOW	**$181,462,328**		**$21,092,381**	**$11,772,487**	**$214,327,196**	**$8,719,310**	**$5,009,029**	**$228,055,534**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$5,353,598**		**$0**	**$251,326**	**$5,604,924**			**$5,604,924**
DCF / RSF	$285			$392	**$322**			**$342**
DCF / SEAT	$65,986			N/A	**$77,937**			**$82,929**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	OTHER ALTERNATIVES - RECONSTRUCT BOTH DSOB AND LSOB							
	RECONSTRUCT DSOB	RECONSTRUCT LSOB	INTERIM HOUSING	DATA CENTER @ DSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	472,700	325,995	-	30,000	**828,695**			**828,695**
SEATS	2,161	1,127	-		**3,288**			**3,288**
FINANCIALS								
RENT EXPENSE	$0	$0	$0	$0	$0			$0
OPERATING EXPENSE	$100,955,180	$68,263,575	$26,920,708	$6,407,141	$202,546,604			$202,546,604
RENT & OPERATING EXPENSES	**$100,955,180**	**$68,263,575**	**$26,920,708**	**$6,407,141**	**$202,546,604**	**$0**	**$0**	**$202,546,604**
PROJECT EXPENSE	**$92,907,547**	**$66,349,507**	**$0**	**$10,157,789**	**$169,414,843**			**$169,414,843**
TOTAL CASH FLOW	**$193,862,727**	**$134,613,082**	**$26,920,708**	**$16,564,930**	**$371,961,447**	**$0**	**$0**	**$371,961,447** $0
DISCOUNTED TOTAL CASH FLOW	**$130,642,965**	**$91,687,004**	**$23,879,793**	**$11,772,487**	**$257,982,249**			**$257,982,249**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$3,960,057**	**$2,677,699**	**$0**	**$251,326**	**$6,889,083**			**$6,889,083**
DCF / RSF	$276	$281		$392	**$311**			**$311**
DCF / SEAT	$60,450	$81,357		N/A	**$78,458**			**$78,458**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

STATUS QUO - DSOB AND LSOB w/ Implementation of DFM's 5 YR Capital Improvement Program	STATUS QUO DSOB	STATUS QUO LSOB	INTERIM HOUSING	DATA CENTER	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	502,700	325,995			**828,695**			**828,695**
SEATS	1,677	1,040			**2,717**			**2,717**
FINANCIALS								
RENT EXPENSE	$0	$0	$0	$0	$0			$0
OPERATING EXPENSE	$110,374,095	$78,158,022	$0	$0	$188,532,117			$188,532,117
RENT & OPERATING EXPENSES	**$110,374,095**	**$78,158,022**	**$0**	**$0**	**$188,532,117**	**$0**	**$0**	**$188,532,117**
PROJECT EXPENSE	**$45,655,836**	**$27,939,716**	**$0**	**$0**	**$73,595,552**			**$73,595,552**
TOTAL CASH FLOW	**$156,029,931**	**$106,097,738**	**$0**	**$0**	**$262,127,669**	**$0**	**$0**	**$262,127,669** $0
DISCOUNTED TOTAL CASH FLOW	**$100,029,817**	**$68,085,044**	**$0**	**$0**	**$168,114,860**			**$168,114,860**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$3,772,559**	**$2,671,422**	**$0**	**$0**	**$6,443,981**			**$6,443,981**
DCF / RSF	$199	$209			**$203**			**$203**
DCF / SEAT	$59,648	$65,466			**$61,875**			**$61,875**

FINANCIAL SUMMARY OF CURRENT MARKET ALTERNATIVES

		BURLINGTON NORTHERN SANTE FE	BNSF_358K_RSF (D)	BNSF_358K_RSF (L)
SCOPE	GROSS SF	142,468	358,160	358,160
	RENTAL SF	142,468	358,160	358,160
	USEABLE SF	128,976	300,854	300,854
	SEATS	581	1,749	1,355
RENT & OPERATING EXPENSES		$ 65,536,769	$ 153,436,955	$ 153,436,955
INTERIM SPACE		$ -	$ -	$ -
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
		$ -	$ -	$ -
OPERATING EXPENSES		$ -	$ -	$ -
		$ -	$ -	$ -
SITE ALTERNATIVE		$ 65,536,769	$ 153,436,955	$ 153,436,955
		$ -	$ -	$ -
RENT EXPENSE		$ 32,685,143	$ 76,067,538	$ 76,067,538
	$/RSF AVERAGE OVER 20 YRS	$ 9.84	$ 9.84	$ 9.84
OPERATING EXPENSES		$ 32,851,626	$ 77,369,417	$ 77,369,417
	HOUSEKEEPING	$ 5,360,148	$ 12,624,755	$ 12,624,755
	MAINTENANCE	$ 7,338,726	$ 17,284,900	$ 17,284,900
	SECURITY	$ 4,676,639	$ 11,014,887	$ 11,014,887
	UTILITIES	$ 7,086,907	$ 16,691,790	$ 16,691,790
	ADMINISTRATION	$ 7,122,881	$ 16,776,520	$ 16,776,520
	REPLACEMENT INSURANCE	$ 140,622	$ 331,208	$ 331,208
	REAL ESTATE TAXES	$ -	$ -	$ -
	REPLACEMENT RESERVES	$ -	$ -	$ -
	TENANT REPLACEMENT RESERVES	$ 1,125,704	$ 2,645,356	$ 2,645,356
	EXISTING DEBT SERVICE	$ -	$ -	$ -
	NEW DEBT SERVICE	$ -	$ -	$ -
	$/RSF AVERAGE OVER 20 YRS	$ 10.13	$ 10.13	$ 10.13
		$ -	$ -	$ -
PROJECT EXPENSES		$ 8,567,763	$ 22,492,938	$ 20,935,537
DFM		$ 7,449,471	$ 20,314,723	$ 19,091,262
	LAND COSTS	$ -	$ -	$ -
	DESIGN COSTS	$ 494,890	$ 1,298,493	$ 1,298,493
	CONSTRUCTION COST	$ 4,436,244	$ 11,496,377	$ 11,496,377
	MANAGEMENT & INSPECTION	$ 222,040	$ 583,058	$ 558,357
	FF&E	$ 1,756,624	$ 5,569,528	$ 4,370,767
	MOVING & RELOCATION	$ 539,673	$ 1,367,267	$ 1,367,267
	TI ALLOWANCE CREDIT	$ -	$ -	$ -
DISC		$ 1,118,293	$ 2,178,215	$ 1,844,275
	FF&E	$ 991,502	$ 1,772,692	$ 1,530,085
	MOVING & RELOCATION	$ 126,791	$ 405,524	$ 314,189
		$ -	$ -	$ -
		$ -	$ -	$ -
TOTAL ANNUAL COST		$ 74,104,533	$ 175,929,893	$ 174,372,492
		$ -	$ -	$ -
	OBSOLESCENCE FACTOR	$ -	$ -	$ -
	BUILDING REVERSION	$ -	$ -	$ -
	LAND REVERSION	$ -	$ -	$ -
		$ -	$ -	$ -
DISCOUNT FACTOR		$ -	$ -	$ -
		$ -	$ -	$ -
DISCOUNTED ANNUAL COST		$ 44,499,881	$ 100,901,481	$ 99,615,801
CUMULATIVE ANNUAL COST		$ 44,499,881	$ 100,901,481	$ 99,615,801
		$ -	$ -	$ -
	DISCOUNTED BUILDING REVERSION	$ -	$ -	$ -
	DISCOUNTED LAND REVERSION	$ -	$ -	$ -
		$ -	$ -	$ -
CUMULATIVE PRESENT VALUE		$ 44,499,881	$ 100,901,481	$ 99,615,801
DISCOUNTED CAH FLOW PER RSF		$ 312	$ 282	$ 278
DISCOUNTED CAH FLOW PER SEAT		$ 76,595	$ 57,686	$ 73,506

FINANCIAL SUMMARY OF CURRENT MARKET ALTERNATIVES

		BLUE CROSS BLUE SHIELD	SOUTHWESTERN BELL COMMUNICATIONS	DSOB_RECONSTRUCT
SCOPE	GROSS SF	330,487	131,679	546,812
	RENTAL SF	304,048	121,145	472,700
	USEABLE SF	240,644	91,070	371,720
	SEATS	1,070	410	2,161
RENT & OPERATING EXPENSES		**$ 103,794,929**	**$ 42,998,489**	**$ 100,955,180**
INTERIM SPACE		$ -	$ -	$ -
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
		$ -	$ -	$ -
OPERATING EXPENSES		$ -	$ -	$ -
		$ -	$ -	$ -
SITE ALTERNATIVE		$ 103,794,929	$ 42,998,489	$ 100,955,180
		$ -	$ -	$ -
RENT EXPENSE		$ 42,218,062	$ 15,717,345	$ -
$/RSF AVERAGE OVER 20 YRS		$ 6.94	$ 5.72	$ -
OPERATING EXPENSES		$ 61,576,867	$ 27,281,144	$ 100,955,180
HOUSEKEEPING		$ 10,048,598	$ 4,451,393	$ 15,934,877
MAINTENANCE		$ 13,757,812	$ 6,094,525	$ 21,816,879
SECURITY		$ 8,767,233	$ 3,883,766	$ 13,902,913
UTILITIES		$ 13,285,730	$ 5,885,399	$ 21,068,261
ADMINISTRATION		$ 13,353,170	$ 5,915,274	$ 21,175,206
REPLACEMENT INSURANCE		$ 263,623	$ 116,781	$ 409,851
REAL ESTATE TAXES		$ -	$ -	$ -
REPLACEMENT RESERVES		$ -	$ -	$ 6,647,191
TENANT REPLACEMENT RESERVES		$ 2,100,701	$ 934,005	$ -
EXISTING DEBT SERVICE		$ -	$ -	$ -
NEW DEBT SERVICE		$ -	$ -	$ -
$/RSF AVERAGE OVER 20 YRS		$ 10.13	$ 10.13	$ 10.68
		$ -	$ -	$ -
PROJECT EXPENSES		**$ 25,603,787**	**$ 18,170,737**	**$ 92,907,547**
DFM		$ 23,983,815	$ 17,177,867	$ 89,324,121
LAND COSTS		$ -	$ -	$ -
DESIGN COSTS		$ 1,588,401	$ 1,359,648	$ 5,630,942
CONSTRUCTION COST		$ 17,047,083	$ 17,466,198	$ 71,714,243
MANAGEMENT & INSPECTION		$ 683,983	$ 676,580	$ 2,537,881
FF&E		$ 3,537,938	$ 1,267,510	$ 6,712,227
MOVING & RELOCATION		$ 1,126,410	$ 407,932	$ 2,728,828
TI ALLOWANCE CREDIT		$ -	$ (4,000,000)	$ -
DISC		$ 1,619,972	$ 992,869	$ 3,583,426
FF&E		$ 1,369,250	$ 902,356	$ 1,960,755
MOVING & RELOCATION		$ 250,722	$ 90,513	$ 1,622,671
		$ -	$ -	$ -
		$ -	$ -	$ -
TOTAL ANNUAL COST		**$ 129,398,716**	**$ 61,169,226**	**$ 193,862,727**
		$ -	$ -	$ -
OBSOLESCENCE FACTOR		$ -	$ -	$ -
BUILDING REVERSION		$ -	$ -	$ -
LAND REVERSION		$ -	$ -	$ (2,379,974)
		$ -	$ -	$ -
DISCOUNT FACTOR		$ -	$ -	$ -
		$ -	$ -	$ -
DISCOUNTED ANNUAL COST		**$ 72,792,973**	**$ 40,125,155**	**$ 131,396,264**
CUMULATIVE ANNUAL COST		**$ 72,792,973**	**$ 40,125,155**	**$ 131,396,264**
		$ -	$ -	$ -
DISCOUNTED BUILDING REVERSION		$ -	$ -	$ -
DISCOUNTED LAND REVERSION		$ -	$ -	$ (753,298)
		$ -	$ -	$ -
CUMULATIVE PRESENT VALUE		**$ 72,792,973**	**$ 40,125,155**	**$ 130,642,965**
DISCOUNTED CAH FLOW PER RSF		**$ 239**	**$ 331**	**$ 276**
DISCOUNTED CAH FLOW PER SEAT		**$ 68,061**	**$ 97,813**	**$ 60,450**

FINANCIAL SUMMARY OF CURRENT MARKET ALTERNATIVES

		LSOB_RECONSTRUCT	LSOB_RECONSTRUCT_LESS_DATA	NEW_2750_FACILITY
SCOPE	GROSS SF	349,707	349,707	684,000
	RENTAL SF	325,995	295,995	636,000
	USEABLE SF	250,189	235,189	533,500
	SEATS	1,127	1,059	2,750
RENT & OPERATING EXPENSES		**$ 68,263,575**	**$ 61,981,555**	**$ 133,178,834**
INTERIM SPACE		$ -	$ -	$ -
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
		$ -	$ -	$ -
OPERATING EXPENSES		$ -	$ -	$ -
		$ -	$ -	$ -
SITE ALTERNATIVE		$ 68,263,575	$ 61,981,555	$ 133,178,834
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
$/RSF AVERAGE OVER 20 YRS		$ -	$ -	$ -
OPERATING EXPENSES		$ 68,263,575	$ 61,981,555	$ 133,178,834
HOUSEKEEPING		$ 10,773,924	$ 9,782,443	$ 21,019,388
MAINTENANCE		$ 14,750,875	$ 13,393,412	$ 28,778,223
SECURITY		$ 9,400,068	$ 8,535,017	$ 18,339,063
UTILITIES		$ 14,244,718	$ 12,933,834	$ 27,790,735
ADMINISTRATION		$ 14,317,026	$ 12,999,488	$ 27,931,804
REPLACEMENT INSURANCE		$ 282,652	$ 256,640	$ 551,439
REAL ESTATE TAXES		$ -	$ -	$ -
REPLACEMENT RESERVES		$ 4,494,313	$ 4,080,720	$ 8,768,181
TENANT REPLACEMENT RESERVES		$ -	$ -	$ -
EXISTING DEBT SERVICE		$ -	$ -	$ -
NEW DEBT SERVICE		$ -	$ -	$ -
$/RSF AVERAGE OVER 20 YRS		$ 10.47	$ 10.47	$ 10.47
		$ -	$ -	$ -
PROJECT EXPENSES		**$ 66,349,507**	**$ 64,200,934**	**$ 136,204,495**
DFM		$ 62,956,672	$ 60,893,833	$ 133,275,969
LAND COSTS		$ -	$ -	$ 11,690,671
DESIGN COSTS		$ 3,993,655	$ 3,850,099	$ 7,492,864
CONSTRUCTION COST		$ 51,541,949	$ 50,065,645	$ 97,108,679
MANAGEMENT & INSPECTION		$ 1,808,859	$ 1,751,363	$ 6,081,856
FF&E		$ 3,749,167	$ 3,510,564	$ 8,554,922
MOVING & RELOCATION		$ 1,863,041	$ 1,716,163	$ 2,346,977
TI ALLOWANCE CREDIT		$ -	$ -	$ -
DISC		$ 3,392,835	$ 3,307,101	$ 2,928,526
FF&E		$ 2,466,153	$ 2,425,891	$ 2,311,625
MOVING & RELOCATION		$ 926,682	$ 881,210	$ 616,901
		$ -	$ -	$ -
		$ -	$ -	$ -
TOTAL ANNUAL COST		**$ 134,613,082**	**$ 126,182,489**	**$ 269,383,329**
		$ -	$ -	$ -
OBSOLESCENCE FACTOR		$ -	$ -	$ -
BUILDING REVERSION		$ -	$ -	$ -
LAND REVERSION		$ (742,795)	$ (742,795)	$ (14,844,050)
		$ -	$ -	$ -
DISCOUNT FACTOR		$ -	$ -	$ -
		$ -	$ -	$ -
DISCOUNTED ANNUAL COST		**$ 91,922,110**	**$ 86,916,282**	**$ 186,160,697**
CUMULATIVE ANNUAL COST		**$ 91,922,110**	**$ 86,916,282**	**$ 186,160,697**
		$ -	$ -	$ -
DISCOUNTED BUILDING REVERSION		$ -	$ -	$ -
DISCOUNTED LAND REVERSION		$ (235,106)	$ (235,106)	$ (4,698,369)
		$ -	$ -	$ -
CUMULATIVE PRESENT VALUE		**$ 91,687,004**	**$ 86,681,176**	**$ 181,462,328**
DISCOUNTED CAH FLOW PER RSF		**$ 281**	**$ 293**	**$ 285**
DISCOUNTED CAH FLOW PER SEAT		**$ 81,357**	**$ 81,820**	**$ 65,986**

FINANCIAL SUMMARY OF CURRENT MARKET ALTERNATIVES

		NEW_1000_FACILITY	DSOB_DEMOLITION	LSOB_VACATE
SCOPE	GROSS SF	303,000	546,812	349,707
	RENTAL SF	278,000	502,700	325,995
	USEABLE SF	222,188	376,720	250,189
	SEATS	1,001	2,190	1,127
RENT & OPERATING EXPENSES		**$ 58,213,390**	**$ 481,193**	**$ 1,263,794**
INTERIM SPACE		$ -	$ -	$ -
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
		$ -	$ -	$ -
OPERATING EXPENSES		$ -	$ -	$ -
		$ -	$ -	$ -
SITE ALTERNATIVE		$ 58,213,390	$ 481,193	$ 1,263,794
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
$/RSF AVERAGE OVER 20 YRS		$ -	$ -	$ -
OPERATING EXPENSES		$ 58,213,390	$ 481,193	$ 1,263,794
HOUSEKEEPING		$ 9,187,720	$ 81,298	$ 213,520
MAINTENANCE		$ 12,579,160	$ 111,308	$ 292,336
SECURITY		$ 8,016,132	$ 70,931	$ 186,293
UTILITIES		$ 12,147,522	$ 107,488	$ 282,305
ADMINISTRATION		$ 12,209,185	$ 108,034	$ 283,738
REPLACEMENT INSURANCE		$ 241,038	$ 2,133	$ 5,602
REAL ESTATE TAXES		$ -	$ -	$ -
REPLACEMENT RESERVES		$ 3,832,633	$ -	$ -
TENANT REPLACEMENT RESERVES		$ -	$ -	$ -
EXISTING DEBT SERVICE		$ -	$ -	$ -
NEW DEBT SERVICE		$ -	$ -	$ -
$/RSF AVERAGE OVER 20 YRS		$ 10.47	$ 0.05	$ 0.19
		$ -	$ -	$ -
PROJECT EXPENSES		**$ 60,297,317**	**$ 12,569,489**	**$ 5,746,565**
DFM		$ 58,803,442	$ 12,475,211	$ 3,383,703
LAND COSTS		$ 5,178,762	$ -	$ -
DESIGN COSTS		$ 3,341,180	$ 716,390	$ 184,401
CONSTRUCTION COST		$ 43,423,030	$ 10,943,833	$ 2,793,956
MANAGEMENT & INSPECTION		$ 2,702,329	$ 331,681	$ 96,253
FF&E		$ 3,165,971	$ -	$ -
MOVING & RELOCATION		$ 992,171	$ 483,307	$ 309,093
TI ALLOWANCE CREDIT		$ -	$ -	$ -
DISC		$ 1,493,875	$ 94,279	$ 2,362,862
FF&E		$ 1,269,357	$ 88,386	$ 2,356,970
MOVING & RELOCATION		$ 224,517	$ 5,892	$ 5,892
		$ -	$ -	$ -
		$ -	$ -	$ -
TOTAL ANNUAL COST		**$ 118,510,707**	**$ 13,050,682**	**$ 7,010,360**
		$ -	$ -	$ -
OBSOLESCENCE FACTOR		$ -	$ -	$ -
BUILDING REVERSION		$ -	$ -	$ -
LAND REVERSION		$ (6,575,654)	$ -	$ -
		$ -	$ -	$ -
DISCOUNT FACTOR		$ -	$ -	$ -
		$ -	$ -	$ -
DISCOUNTED ANNUAL COST		**$ 82,055,149**	**$ 10,269,488**	**$ 5,492,843**
CUMULATIVE ANNUAL COST		**$ 82,055,149**	**$ 10,269,488**	**$ 5,492,843**
		$ -	$ -	$ -
DISCOUNTED BUILDING REVERSION		$ -	$ -	$ -
DISCOUNTED LAND REVERSION		$ (2,081,295)	$ (1,550,178)	$ (483,814)
		$ -	$ -	$ -
CUMULATIVE PRESENT VALUE		**$ 79,973,854**	**$ 8,719,310**	**$ 5,009,029**
DISCOUNTED CAH FLOW PER RSF		**$ 288**	**$ 17**	**$ 15**
DISCOUNTED CAH FLOW PER SEAT		**$ 79,906**	**$ 3,981**	**$ 4,445**

FINANCIAL SUMMARY OF CURRENT MARKET ALTERNATIVES

		LSOB_DEMO	BNSF DATA CENTER	BCBS DATA CENTER
SCOPE	GROSS SF	349,707	33,000	31,000
	RENTAL SF	325,995	30,000	27,368
	USEABLE SF	250,189	15,000	15,000
	SEATS	1,000	-	-
RENT & OPERATING EXPENSES		**$ 312,048**	**$ -**	**$ 9,342,707**
INTERIM SPACE		$ -	$ -	$ -
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
		$ -	$ -	$ -
OPERATING EXPENSES		$ -	$ -	$ -
		$ -	$ -	$ -
SITE ALTERNATIVE		$ 312,048	$ -	$ 9,342,707
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ 3,800,099
	$/RSF AVERAGE OVER 20 YRS	$ -	$ -	$ 6.94
OPERATING EXPENSES		$ 312,048	$ -	$ 5,542,608
	HOUSEKEEPING	$ 52,721	$ -	$ 904,486
	MAINTENANCE	$ 72,182	$ -	$ 1,238,357
	SECURITY	$ 45,998	$ -	$ 789,149
	UTILITIES	$ 69,705	$ -	$ 1,195,865
	ADMINISTRATION	$ 70,059	$ -	$ 1,201,935
	REPLACEMENT INSURANCE	$ 1,383	$ -	$ 23,729
	REAL ESTATE TAXES	$ -	$ -	$ -
	REPLACEMENT RESERVES	$ -	$ -	$ -
	TENANT REPLACEMENT RESERVES	$ -	$ -	$ 189,087
	EXISTING DEBT SERVICE	$ -	$ -	$ -
	NEW DEBT SERVICE	$ -	$ -	$ -
	$/RSF AVERAGE OVER 20 YRS	$ 0.05	$ -	$ 10.13
		$ -	$ -	$ -
PROJECT EXPENSES		**$ 11,722,151**	**$ 2,056,830**	**$ 7,787,483**
DFM		$ 9,359,289	$ 1,014,439	$ 6,673,974
	LAND COSTS	$ -	$ -	$ -
	DESIGN COSTS	$ 499,119	$ 89,556	$ 624,788
	CONSTRUCTION COST	$ 8,292,268	$ 814,144	$ 5,679,892
	MANAGEMENT & INSPECTION	$ 258,809	$ 44,905	$ 305,138
	FF&E	$ -	$ 32,918	$ 32,078
	MOVING & RELOCATION	$ 309,093	$ 32,918	$ 32,078
	TI ALLOWANCE CREDIT	$ -	$ -	$ -
DISC		$ 2,362,862	$ 1,042,391	$ 1,113,509
	FF&E	$ 2,356,970	$ 384,039	$ 410,240
	MOVING & RELOCATION	$ 5,892	$ 658,352	$ 703,269
		$ -	$ -	$ -
		$ -	$ -	$ -
TOTAL ANNUAL COST		**$ 12,034,199**	**$ 2,056,830**	**$ 17,130,190**
		$ -	$ -	$ -
	OBSOLESCENCE FACTOR	$ -	$ -	$ -
	BUILDING REVERSION	$ -	$ -	$ -
	LAND REVERSION	$ (742,795)	$ -	$ -
		$ -	$ -	$ -
DISCOUNT FACTOR		$ -	$ -	$ -
		$ -	$ -	$ -
DISCOUNTED ANNUAL COST		**$ 9,469,624**	**$ 1,645,081**	**$ 10,952,358**
CUMULATIVE ANNUAL COST		**$ 9,469,624**	**$ 1,645,081**	**$ 10,952,358**
		$ -	$ -	$ -
	DISCOUNTED BUILDING REVERSION	$ -	$ -	$ -
	DISCOUNTED LAND REVERSION	$ (483,814)	$ -	$ -
		$ -	$ -	$ -
CUMULATIVE PRESENT VALUE		**$ 8,985,811**	**$ 1,645,081**	**$ 10,952,358**
DISCOUNTED CAH FLOW PER RSF		**$ 28**	**$ 55**	**$ 400**
DISCOUNTED CAH FLOW PER SEAT		**$ 8,986**	**#DIV/0!**	**#DIV/0!**

FINANCIAL SUMMARY OF CURRENT MARKET ALTERNATIVES

		NEW DATA CENTER	DSOB STATUS QUO	LSOB STATUS QUO
SCOPE	GROSS SF	33,000	546,812	349,707
	RENTAL SF	30,000	502,700	325,995
	USEABLE SF	15,000	376,720	250,189
	SEATS	-	1,677	1,040
RENT & OPERATING EXPENSES		**$ 6,407,141**	**$ 110,374,095**	**$ 78,158,022**
INTERIM SPACE		$ -	$ -	$ -
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
		$ -	$ -	$ -
OPERATING EXPENSES		$ -	$ -	$ -
		$ -	$ -	$ -
SITE ALTERNATIVE		$ 6,407,141	$ 110,374,095	$ 78,158,022
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
$/RSF AVERAGE OVER 20 YRS		$ -	$ -	$ -
OPERATING EXPENSES		$ 6,407,141	$ 110,374,095	$ 78,158,022
HOUSEKEEPING		$ 1,011,310	$ 17,411,902	$ 12,329,703
MAINTENANCE		$ 1,384,613	$ 23,839,114	$ 16,880,936
SECURITY		$ 882,351	$ 15,191,592	$ 10,757,459
UTILITIES		$ 1,337,101	$ 23,021,105	$ 16,301,688
ADMINISTRATION		$ 1,343,889	$ 23,137,964	$ 16,384,438
REPLACEMENT INSURANCE		$ 26,011	$ 456,798	$ 323,467
REAL ESTATE TAXES		$ -	$ -	$ -
REPLACEMENT RESERVES		$ 421,865	$ 7,315,620	$ 5,180,331
TENANT REPLACEMENT RESERVES		$ -	$ -	$ -
EXISTING DEBT SERVICE		$ -	$ -	$ -
NEW DEBT SERVICE		$ -	$ -	$ -
$/RSF AVERAGE OVER 20 YRS		$ 10.68	$ 9.57	$ 10.45
		$ -	$ -	$ -
PROJECT EXPENSES		**$ 10,157,789**	**$ 45,655,836**	**$ 27,939,716**
DFM		$ 9,115,399	$ 45,655,836	$ 27,939,716
LAND COSTS		$ -	$ -	$ -
DESIGN COSTS		$ 855,446	$ -	$ -
CONSTRUCTION COST		$ 7,776,783	$ 45,655,836	$ 27,939,716
MANAGEMENT & INSPECTION		$ 417,334	$ -	$ -
FF&E		$ 32,918	$ -	$ -
MOVING & RELOCATION		$ 32,918	$ -	$ -
TI ALLOWANCE CREDIT		$ -	$ -	$ -
DISC		$ 1,042,391	$ -	$ -
FF&E		$ 384,039	$ -	$ -
MOVING & RELOCATION		$ 658,352	$ -	$ -
		$ -	$ -	$ -
		$ -	$ -	$ -
TOTAL ANNUAL COST		**$ 16,564,930**	**$ 155,828,931**	**$ 106,097,738**
		$ -	$ -	$ -
OBSOLESCENCE FACTOR		$ -	$ -	$ -
BUILDING REVERSION		$ -	$ -	$ -
LAND REVERSION		$ -	$ (2,379,974)	$ (742,795)
		$ -	$ -	$ -
DISCOUNT FACTOR		$ -	$ -	$ -
		$ -	$ -	$ -
DISCOUNTED ANNUAL COST		**$ 11,772,487**	**$ 100,783,115**	**$ 68,320,150**
CUMULATIVE ANNUAL COST		**$ 11,772,487**	**$ 100,783,115**	**$ 68,320,150**
		$ -	$ -	$ -
DISCOUNTED BUILDING REVERSION		$ -	$ -	$ -
DISCOUNTED LAND REVERSION		$ -	$ (753,298)	$ (235,106)
		$ -	$ -	$ -
CUMULATIVE PRESENT VALUE		**$ 11,772,487**	**$ 100,029,817**	**$ 68,085,044**
DISCOUNTED CAH FLOW PER RSF		**$ 392**	**$ 199**	**$ 209**
DISCOUNTED CAH FLOW PER SEAT		**#DIV/0!**	**$ 59,648**	**$ 65,466**

Heading	Order	R	Type	Owner	BNSF LEASE	BNSF LEASE (D)	BNSF LEASE (L)	BCBS LEASE NO DATA CENTER	SBC LEASE
A. General Data	2	Project Name	TEXT		0	0	0	0	0
	3	Location	TEXT		TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS
	4	Building Type	TEXT		OFFICE	OFFICE	OFFICE	OFFICE	OFFICE
	5	Prospectus Type	TEXT		0	0	0	0	0
	6	Prepared By:	TEXT		0	0	0	0	0
	7	Date Prepared	DATE		01/06/04	01/06/04	01/06/04	01/06/04	01/06/04
	8	Region	TEXT		0	0	0	0	0
	9	File Name	TEXT						
	10	No of Lease Alternatives	VALUE						
	11	No of Construction Alternatives	VALUE						
	12	No of R&A Alternatives	VALUE						
	13	No of Lease-Options Alternatives	VALUE						
	14	No of Least-Cost Financing Alternatives	VALUE						
	15	Populated Cases	VALUE						
A. General Data Sum									
B. Space	17	Usable Square Feet	SF		128,976	300,854	300,854	240,644	91,070
		RENTABLE SQUARE FEET			142,468	358,160	358,160	304,048	121,145
		USF/RSF			91%	84%	84%	79%	75%
		EXPENSE FACTOR BASED ON LANDON			100%	100%	100%	100%	100%
	18	Gross Square Feet	SF		142,468	358,160	358,160	330,487	131,679
	19	Year Analysis/Interim Housing Begins	YEAR						
	20	Interim Housing Cost per Year	EST						
		REPLACEMENT INSURANCE	$/RSF		$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03
		REAL ESTATE TAXES	$/RSF		$ -	$ -	$ -	$ -	$ -
	21	Taxes and Insur per RSF	$/RSF		$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03
	22	Compare to Surplus Project	YES/NO		NO	NO	NO	NO	NO
	23	Estimated Value of Surplus Bldg.	EST						
	24	Estimated Value of Surplus Land	EST						
	25	Year Surplus Disposition	YEAR						
B. Space Sum									
C. Economic Data	27	Replacement and Reserves per RSF	$/RSF		$ -	$ -	$ -	$ -	$ -
	28	Tenant Alterations per RSF	$/RSF						
		HOUSEKEEPING	$/RSF		$ 1.14	$ 1.14	$ 1.14	$ 1.14	$ 1.14
		MAINTENANCE	$/RSF		$ 1.57	$ 1.57	$ 1.57	$ 1.57	$ 1.57
		SECURITY	$/RSF		$ 1.00	$ 1.00	$ 1.00	$ 1.00	$ 1.00
		UTILITIES	$/RSF		$ 1.51	$ 1.51	$ 1.51	$ 1.51	$ 1.51
	29	Services & Utilities per RSF (LANDON ADJUSTED)	$/RSF		$ 5.22	$ 5.22	$ 5.22	$ 5.22	$ 5.22
	30	Property Management Cost for Leased Bldg. per RSF	$/RSF		$ -	$ -	$ -	$ -	$ -
	31	Property Management Cost for Owner Bldg. per RSF	$/RSF		$ 1.52	$ 1.52	$ 1.52	$ 1.52	$ 1.52
	32	Analysis Years	TERM		34	34	34	34	34
	33	Discount Rate (DR)	RATE		4.91%	4.91%	4.91%	4.91%	4.91%
	34	General Inflation Rate per Year	RATE		2.50%	2.50%	2.50%	2.50%	2.50%
	35	Real Estate Inflation Rate per Year	RATE		1.00%	1.00%	1.00%	1.00%	1.00%
	36	Capitalization Rate	RATE		0.00%	0.00%	0.00%	0.00%	0.00%
	37	Construction Inflation Rate	RATE		2.20%	2.20%	2.20%	2.20%	2.20%
	38	Base Year	YEAR		2004	2004	2004	2004	2004
C. Economic Data Sum									
D. Other Data		Estimated Construction Costs (ECC)	EST	MARK	$ 4,436,244	$ 11,496,377	$ 11,496,377	$ 17,047,083	$ 17,466,198
		Estimated Design & Review Cost (EDRC)	EST	MARK	$ 494,890	$ 1,298,493	$ 1,298,493	$ 1,588,401	$ 1,359,648
		Estimated Management & Inspection Cost (EMIC)	EST	MARK	$ 222,040	$ 583,058	$ 558,357	$ 683,983	$ 676,580
			EST						
			EST						
	40	Initial Space Alterations	EST	MARK	$ 5,153,173	$ 13,377,928	$ 13,353,227	$ 19,319,467	$ 19,502,426
	41	Amortize Initial Space Alterations	YES/NO		0	0	0	0	0
	42	Initial Space Alterations Interest Rate	RATE		0.00%	0.00%	0.00%	0.00%	0.00%
	43	Initial Space Alterations Term	TERM		-	-	-	-	-
	44	Portion of R&A Costs Capitalized (%)	FACTOR						
	45	Real Estate Obsolescence Factor	FACTOR		20.00%	20.00%	20.00%	20.00%	20.00%
	46	Ownership Form	TEXT						
	47	Tax Bracket (Owner)	VALUE						

Heading	Order	R	Type	Owner	BNSF LEASE	BNSF LEASE (D)	BNSF LEASE (L)	BCBS LEASE NO DATA CENTER	SBC LEASE
	48	Remaining Real Property Basis	EST						
	49	Remaining Real Property Depreciation Life	TERM						
	50	Remaining Real Property Economic Life	TERM						
	51	Furniture, Fixtures, & Equipment	EST	MARK	$ 1,756,624	$ 5,569,528	$ 4,370,767	$ 3,537,938	$ 1,267,510
	51	Furniture, Fixtures, & Equipment (DISC)	EST	MARK	$ 991,502	$ 1,772,692	$ 1,530,085	$ 1,369,250	$ 902,356
	52	Furniture, Fixtures, & Equipment Depreciable Life	TERM						
	53	Furniture, Fixtures, & Equipment Economic Life	TERM						
	54	Tax Credits	EST						
D. Other Data Sum									
E. Leasing Data	56	Year Lease Begins	YEAR		2005	2005	2005	2009	2005
	57	No of Years Leased	TERM		30	30	30	30	30
	58	Average Lease Term in Years	0/1		1	1	1	1	1
	59	Net, Net Rent per RSF	$/RSF		$ 8.50	$ 8.50	$ 8.50	$ 6.00	$ 4.95
		TI ALLOWANCE							$ 4,000,000.00
	60	Moving and Relocation Costs	EST	MARK	$ 539,673	$ 1,367,267	$ 1,367,267	$ 1,126,410	$ 407,932
	60	Moving and Relocation Costs (DISC)	EST	MARK	$ 126,791	$ 405,524	$ 314,189	$ 250,722	$ 90,513
	61	Tenant Paid Replacement Reserves per RSF	$/RSF		$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25
	62	Years of Irregular Leasing	TERM			0			
	63	Years of Irregular Interim Housing	TERM						
E. Leasing Data Sum									
F. Construction Data	65	Year of Design Award	YEAR	MARK					
	66	Year of Construction Award	YEAR	MARK					
	67	Year Project Opens	YEAR	MARK					
	68	No of Years Occupied	TERM						
	69	Estimated Construction Costs (ECC)	EST	MARK					
	70	Estimated Design & Review Cost (EDRC)	EST	MARK					
	71	Estimated Management & Inspection Cost (EMIC)	EST	MARK					
	72	Land Status	EST						
	73	Estimated Cost or Value of Land	EST						
	74	Moving and Relocation Costs	EST	MARK					
	74	Moving and Relocation Costs (DISC)							
	75	Year Outleasing Begins	YEAR						
	76	Useable Square Feet Outleased	SF						
	77	Full Service Outleasing Income per RSF	$/RSF						
	78	Outleasing Term in Years	TERM						
	79	Years of Irregular Interim Housing	TERM						
	80	Years of Irregular Outleasing Income	TERM						
F. Construction Data Sum									
G. R&A Data	82	Year of Design Award	YEAR	MARK					
	83	Year of Construction Award	YEAR	MARK					
	84	Year Project Opens	YEAR	MARK					
	85	No of Years Occupied	TERM						
	86	Estimated Construction Costs (ECC)	EST	MARK					
	87	Estimated Design & Review Cost (EDRC)	EST	MARK					
	88	Estimated Management & Inspection Cost (EMIC)	EST	MARK					
	89	Estimated Value of Existing Bldg. (prior to R&A)	EST						
	90	Estimated Value of Existing Land (prior to R&A)	EST						
	91	Appraisal Value after R&A	EST						
	92	Moving and Relocation Costs	EST	MARK					
	92	Moving and Relocation Costs (DISC)	EST	MARK					
	93	Year Outleasing Begins	YEAR						
	94	Useable Square Feet Outleased	SF						
	95	Full Service Outleasing Income per RSF	$/RSF						
	96	Outleasing Term in Years	TERM						
	97	Years of Irregular Interim Housing	TERM						
	98	Years of Irregular Outleasing Income	TERM						
G. R&A Data Sum									

Heading	Order	IR	Type	Owner	DSOB RECONSTRUCTION	LSOB RECONSTRUCTION	LSOB RECONSTRUCTION MINUS DATA CENTER	NEW 2750 SEAT FACILITY	NEW 1000 SEAT FACILITY
A. General Data	2	Project Name	TEXT		0	0	0	0	0
	3	Location	TEXT		TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS
	4	Building Type	TEXT		OFFICE	OFFICE	OFFICE	OFFICE	OFFICE
	5	Prospectus Type	TEXT		0	0	0	0	0
	6	Prepared By:	TEXT		0	0	0	0	0
	7	Date Prepared	DATE		01/06/04	01/06/04	01/06/04	01/06/04	01/06/04
	8	Region	TEXT		0	0	0	0	0
	9	File Name	TEXT						
	10	No of Lease Alternatives	VALUE						
	11	No of Construction Alternatives	VALUE						
	12	No of R&A Alternatives	VALUE						
	13	No of Lease-Options Alternatives	VALUE						
	14	No of Least-Cost Financing Alternatives	VALUE						
	15	Populated Cases	VALUE						
A. General Data Sum									
B. Space	17	Usable Square Feet	SF		371,720	250,189	235,189	533,500	222,188
		RENTABLE SQUARE FEET			472,700	325,995	295,995	636,000	278,000
		USF/RSF			79%	77%	79%	84%	80%
		EXPENSE FACTOR BASED ON LANDON			102%	100%	100%	100%	100%
	18	Gross Square Feet	SF		546,812	349,707	349,707	684,000	303,000
	19	Year Analysis/Interim Housing Begins	YEAR						
	20	Interim Housing Cost per Year	EST						
		REPLACEMENT INSURANCE	$/RSF		$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03
		REAL ESTATE TAXES	$/RSF		$ -	$ -	$ -	$ -	$ -
	21	Taxes and Insur per RSF	$/RSF		$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03
	22	Compare to Surplus Project	YES/NO		NO	NO	NO	NO	NO
	23	Estimated Value of Surplus Bldg.	EST						
	24	Estimated Value of Surplus Land	EST						
	25	Year Surplus Disposition	YEAR						
B. Space Sum									
C. Economic Data	27	Replacement and Reserves per RSF	$/RSF		$ 0.51	$ 0.50	$ 0.50	$ 0.50	$ 0.50
	28	Tenant Alterations per RSF	$/RSF		$ -	$ -	$ -	$ -	$ -
		HOUSEKEEPING	$/RSF		$ 1.17	$ 1.14	$ 1.14	$ 1.14	$ 1.14
		MAINTENANCE	$/RSF		$ 1.60	$ 1.57	$ 1.57	$ 1.57	$ 1.57
		SECURITY	$/RSF		$ 1.02	$ 1.00	$ 1.00	$ 1.00	$ 1.00
		UTILITIES	$/RSF		$ 1.54	$ 1.51	$ 1.51	$ 1.51	$ 1.51
	29	Services & Utilities per RSF (LANDON ADJUSTED)	$/RSF		$ 5.32	$ 5.22	$ 5.22	$ 5.22	$ 5.22
	30	Property Management Cost for Leased Bldg. per RSF	$/RSF		$ -	$ -	$ -	$ -	$ -
	31	Property Management Cost for Owner Bldg. per RSF	$/RSF		$ 1.55	$ 1.52	$ 1.52	$ 1.52	$ 1.52
	32	Analysis Years	TERM		34	34	34	34	34
	33	Discount Rate (DR)	RATE		4.91%	4.91%	4.91%	4.91%	4.91%
	34	General Inflation Rate per Year	RATE		2.50%	2.50%	2.50%	2.50%	2.50%
	35	Real Estate Inflation Rate per Year	RATE		1.00%	1.00%	1.00%	1.00%	1.00%
	36	Capitalization Rate	RATE		0.00%	0.00%	0.00%	0.00%	0.00%
	37	Construction Inflation Rate	RATE		2.20%	2.20%	2.20%	2.20%	2.20%
	38	Base Year	YEAR		2004	2004	2004	2004	2004
C. Economic Data Sum									
D. Other Data		Estimated Construction Costs (ECC)	EST	MARK					
		Estimated Design & Review Cost (EDRC)	EST	MARK					
		Estimated Management & Inspection Cost (EMIC)	EST	MARK					
			EST						
			EST						
	40	Initial Space Alterations	EST	MARK					
	41	Amortize Initial Space Alterations	YES/NO		0	0	0	0	0
	42	Initial Space Alterations Interest Rate	RATE		0.00%	0.00%	0.00%	0.00%	0.00%
	43	Initial Space Alterations Term	TERM		-	-	-	-	-
	44	Portion of R&A Costs Capitalized (%)	FACTOR		70.00%	70.00%	70.00%		
	45	Real Estate Obsolescence Factor	FACTOR		20.00%	20.00%	20.00%	20.00%	20.00%
	46	Ownership Form	TEXT						
	47	Tax Bracket (Owner)	VALUE						

Heading	Order	R	Type	Owner	DSOB RECONSTRUCTION	LSOB RECONSTRUCTION	LSOB RECONSTRUCTION MINUS DATA CENTER	NEW 2750 SEAT FACILITY	NEW 1000 SEAT FACILITY
	48	Remaining Real Property Basis	EST						
	49	Remaining Real Property Depreciation Life	TERM						
	50	Remaining Real Property Economic Life	TERM						
	51	Furniture, Fixtures, & Equipment	EST	MARK	$ 6,712,227	$ 3,749,167	$ 3,510,564	$ 8,554,922	$ 3,165,971
	51	Furniture, Fixtures, & Equipment (DISC)	EST	MARK	$ 1,960,755	$ 2,466,153	$ 2,425,891	$ 2,311,625	$ 1,269,357
	52	Furniture, Fixtures, & Equipment Depreciable Life	TERM						
	53	Furniture, Fixtures, & Equipment Economic Life	TERM						
	54	Tax Credits	EST						
D. Other Data Sum									
E. Leasing Data	56	Year Lease Begins	YEAR						
	57	No of Years Leased	TERM						
	58	Average Lease Term in Years	0/1						
	59	Net, Net Rent per RSF	$/RSF						
		TI ALLOWANCE							
	60	Moving and Relocation Costs	EST	MARK					
	60	Moving and Relocation Costs (DISC)	EST	MARK					
	61	Tenant Paid Replacement Reserves per RSF	$/RSF						
	62	Years of Irregular Leasing	TERM						
	63	Years of Irregular Interim Housing	TERM						
E. Leasing Data Sum									
F. Construction Data	65	Year of Design Award	YEAR	MARK				2004	2004
	66	Year of Construction Award	YEAR	MARK				2005	2005
	67	Year Project Opens	YEAR	MARK				2008	2008
	68	No of Years Occupied	TERM					30	30
	69	Estimated Construction Costs (ECC)	EST	MARK				$ 97,108,679	$ 43,423,030
	70	Estimated Design & Review Cost (EDRC)	EST	MARK				$ 7,492,864	$ 3,341,180
	71	Estimated Management & Inspection Cost (EMIC)	EST	MARK				$ 6,081,856	$ 2,702,329
	72	Land Status	EST					$ -	$ -
	73	Estimated Cost or Value of Land	EST					$ 11,690,671	$ 5,178,762
	74	Moving and Relocation Costs	EST	MARK				$ 2,346,977	$ 992,171
	74	Moving and Relocation Costs (DISC)						$ 616,901	$ 224,517
	75	Year Outleasing Begins	YEAR					0	0
	76	Useable Square Feet Outleased	SF					-	-
	77	Full Service Outleasing Income per RSF	$/RSF					$ -	$ -
	78	Outleasing Term in Years	TERM					-	-
	79	Years of Irregular Interim Housing	TERM					-	-
	80	Years of Irregular Outleasing Income	TERM					-	-
F. Construction Data Sum									
G. R&A Data	82	Year of Design Award	YEAR	MARK	2004	2004	2004		
	83	Year of Construction Award	YEAR	MARK	2005	2005	2005		
	84	Year Project Opens	YEAR	MARK	2008	2008	2008		
	85	No of Years Occupied	TERM		30	30	30		
	86	Estimated Construction Costs (ECC)	EST	MARK	$ 71,714,243	$ 51,541,949	$ 50,065,645		
	87	Estimated Design & Review Cost (EDRC)	EST	MARK	$ 5,630,942	$ 3,993,655	$ 3,850,099		
	88	Estimated Management & Inspection Cost (EMIC)	EST	MARK	$ 2,537,881	$ 1,808,859	$ 1,751,363		
	89	Estimated Value of Existing Bldg. (prior to R&A)	EST						
	90	Estimated Value of Existing Land (prior to R&A)	EST		$ -	$ -	$ -		
	91	Appraisal Value after R&A	EST						
	92	Moving and Relocation Costs	EST	MARK	$ 2,728,828	$ 1,863,041	$ 1,716,163		
	92	Moving and Relocation Costs (DISC)	EST	MARK	$ 1,622,671	$ 926,682	$ 881,210		
	93	Year Outleasing Begins	YEAR		0	0	0		
	94	Useable Square Feet Outleased	SF		-	-	-		
	95	Full Service Outleasing Income per RSF	$/RSF		$ -	$ -	$ -		
	96	Outleasing Term in Years	TERM		-	-	-		
	97	Years of Irregular Interim Housing	TERM		-	-	-		
	98	Years of Irregular Outleasing Income	TERM		-	-	-		
G. R&A Data Sum									

Heading	Order	R	Type	Owner	RAZE DSOB	VACATE LSOB	RAZE LSOB	BNSF COMPUTER CENTER	BCBS COMPUTER CENTER	NEW DISC COMPUTER CENTER
A. General Data	2	Project Name	TEXT		0	0	0	0	0	0
	3	Location	TEXT		TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS
	4	Building Type	TEXT		OFFICE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE
	5	Prospectus Type	TEXT		0	0	0	0	0	0
	6	Prepared By:	TEXT		0	0	0	0	0	0
	7	Date Prepared	DATE		01/06/04	01/06/04	01/06/04	01/06/04	01/06/04	01/06/04
	8	Region	TEXT		0	0	0	0	0	0
	9	File Name	TEXT							
	10	No of Lease Alternatives	VALUE							
	11	No of Construction Alternatives	VALUE							
	12	No of R&A Alternatives	VALUE							
	13	No of Lease-Options Alternatives	VALUE							
	14	No of Least-Cost Financing Alternatives	VALUE							
	15	Populated Cases	VALUE							
A. General Data Sum										
B. Space	17	Usable Square Feet	SF		376,720	250,189	250,189	15,000	15,000	15,000
		RENTABLE SQUARE FEET			502,700	325,995	325,995	30,000	27,368	30,000
		USF/RSF			75%	77%	77%	50%	55%	50%
		EXPENSE FACTOR BASED ON LANDON			100%	100%	100%	0%	0%	0%
	18	Gross Square Feet	SF		546,812	349,707	349,707	33,000	31,000	33,000
	19	Year Analysis/Interim Housing Begins	YEAR							
	20	Interim Housing Cost per Year	EST							
		REPLACEMENT INSURANCE	$/RSF		$ 0.03	$ 0.03	$ 0.03	$ -	$ 0.03	$ 0.03
		REAL ESTATE TAXES	$/RSF		$ -	$ -	$ -	$ -	$ -	$ -
	21	Taxes and Insur per RSF	$/RSF		$ 0.03	$ 0.03	$ 0.03	$ -	$ 0.03	$ 0.03
	22	Compare to Surplus Project	YES/NO		NO	NO	NO	NO	NO	NO
	23	Estimated Value of Surplus Bldg.	EST							
	24	Estimated Value of Surplus Land	EST							
	25	Year Surplus Disposition	YEAR							
B. Space Sum										
C. Economic Data	27	Replacement and Reserves per RSF	$/RSF		$ -	$ -	$ -	$ -	$ -	$ 0.51
	28	Tenant Alterations per RSF	$/RSF					$ -	$ -	$ -
		HOUSEKEEPING	$/RSF		$ 1.14	$ 1.14	$ 1.14	$ -	$ 1.14	$ 1.17
		MAINTENANCE	$/RSF		$ 1.57	$ 1.57	$ 1.57	$ -	$ 1.57	$ 1.60
		SECURITY	$/RSF		$ 1.00	$ 1.00	$ 1.00	$ -	$ 1.00	$ 1.02
		UTILITIES	$/RSF		$ 1.51	$ 1.51	$ 1.51	$ -	$ 1.51	$ 1.54
	29	Services & Utilities per RSF (LANDON ADJUSTED)	$/RSF		$ 5.22	$ 5.22	$ 5.22	$ -	$ 5.22	$ 5.32
	30	Property Management Cost for Leased Bldg. per RSF	$/RSF		$ -	$ -	$ -	$ -	$ -	$ -
	31	Property Management Cost for Owner Bldg. per RSF	$/RSF		$ 1.52	$ 1.52	$ 1.52	$ -	$ 1.52	$ 1.55
	32	Analysis Years	TERM		34	34	34	34	34	34
	33	Discount Rate (DR)	RATE		4.91%	4.91%	4.91%	4.91%	4.91%	4.91%
	34	General Inflation Rate per Year	RATE		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
	35	Real Estate Inflation Rate per Year	RATE		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
	36	Capitalization Rate	RATE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	37	Construction Inflation Rate	RATE		2.20%	2.20%	2.20%	2.20%	2.20%	2.20%
	38	Base Year	YEAR		2004	2004	2004	2004	2004	2004
C. Economic Data Sum										
D. Other Data		Estimated Construction Costs (ECC)	EST	MARK				$ 814,144	$ 5,679,892	
		Estimated Design & Review Cost (EDRC)	EST	MARK				$ 89,556	$ 624,788	
		Estimated Management & Inspection Cost (EMIC)	EST	MARK				$ 44,905	$ 305,138	
			EST							
	40	Initial Space Alterations	EST	MARK						
	41	Amortize Initial Space Alterations	YES/NO		0	0	0	0	0	0
	42	Initial Space Alterations Interest Rate	RATE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	43	Initial Space Alterations Term	TERM		-	-	-	-	-	-
	44	Portion of R&A Costs Capitalized (%)	FACTOR					70.00%	70.00%	70.00%
	45	Real Estate Obsolescence Factor	FACTOR		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
	46	Ownership Form	TEXT							
	47	Tax Bracket (Owner)	VALUE							

Heading	Order	R	Type	Owner	RAZE DSOB	VACATE LSOB	RAZE LSOB	BNSF COMPUTER CENTER	BCBS COMPUTER CENTER	NEW DISC COMPUTER CENTER
	48	Remaining Real Property Basis	EST							
	49	Remaining Real Property Depreciation Life	TERM							
	50	Remaining Real Property Economic Life	TERM							
	51	Furniture, Fixtures, & Equipment	EST	MARK	$ -	$ -	$ -	$ 32,918	$ 32,078	$ 32,918
	51	Furniture, Fixtures, & Equipment (DISC)	EST	MARK	$ 88,386	$ 2,356,970	$ 2,356,970	$ 384,039	$ 410,240	$ 384,039
	52	Furniture, Fixtures, & Equipment Depreciable Life	TERM							
	53	Furniture, Fixtures, & Equipment Economic Life	TERM							
	54	Tax Credits	EST							
D. Other Data Sum										
E. Leasing Data	56	Year Lease Begins	YEAR					2005	2005	
	57	No of Years Leased	TERM					30	30	
	58	Average Lease Term in Years	0/1					1	1	
	59	Net, Net Rent per RSF	$/RSF					$ -	$ 6.00	
		TI ALLOWANCE								
	60	Moving and Relocation Costs	EST	MARK				$ 32,918	$ 32,078	
	60	Moving and Relocation Costs (DISC)	EST	MARK				$ 658,352	$ 703,269	
	61	Tenant Paid Replacement Reserves per RSF	$/RSF					$ -	$ 0.25	
	62	Years of Irregular Leasing	TERM							
	63	Years of Irregular Interim Housing	TERM							
E. Leasing Data Sum										
F. Construction Data	65	Year of Design Award	YEAR	MARK						2004
	66	Year of Construction Award	YEAR	MARK						2005
	67	Year Project Opens	YEAR	MARK						2008
	68	No of Years Occupied	TERM							30
	69	Estimated Construction Costs (ECC)	EST	MARK						$ 7,776,783
	70	Estimated Design & Review Cost (EDRC)	EST	MARK						$ 855,446
	71	Estimated Management & Inspection Cost (EMIC)	EST	MARK						$ 417,334
	72	Land Status	EST							$ -
	73	Estimated Cost or Value of Land	EST							$ -
	74	Moving and Relocation Costs	EST	MARK						$ 32,918
	74	Moving and Relocation Costs (DISC)								$ 658,352
	75	Year Outleasing Begins	YEAR							0
	76	Useable Square Feet Outleased	SF							-
	77	Full Service Outleasing Income per RSF	$/RSF							$ -
	78	Outleasing Term in Years	TERM							-
	79	Years of Irregular Interim Housing	TERM							-
	80	Years of Irregular Outleasing Income	TERM							-
F. Construction Data Sum										
G. R&A Data	82	Year of Design Award	YEAR	MARK	2004	2004	2004			
	83	Year of Construction Award	YEAR	MARK	2005	2005	2005			
	84	Year Project Opens	YEAR	MARK	2008	2008	2008			
	85	No of Years Occupied	TERM		30	30	30			
	86	Estimated Construction Costs (ECC)	EST	MARK	$ 10,943,833	$ 2,793,956	$ 8,292,268			
	87	Estimated Design & Review Cost (EDRC)	EST	MARK	$ 716,390	$ 184,401	$ 499,119			
	88	Estimated Management & Inspection Cost (EMIC)	EST	MARK	$ 331,681	$ 96,253	$ 258,809			
	89	Estimated Value of Existing Bldg. (prior to R&A)	EST							
	90	Estimated Value of Existing Land (prior to R&A)	EST		$ -	$ -	$ -			
	91	Appraisal Value after R&A	EST							
	92	Moving and Relocation Costs	EST	MARK	$ 483,307	$ 309,093	$ 309,093			
	92	Moving and Relocation Costs (DISC)	EST	MARK	$ 5,892	$ 5,892	$ 5,892			
	93	Year Outleasing Begins	YEAR		0	0	0			
	94	Useable Square Feet Outleased	SF		-	-	-			
	95	Full Service Outleasing Income per RSF	$/RSF		$ -	$ -	$ -			
	96	Outleasing Term in Years	TERM		-	-	-			
	97	Years of Irregular Interim Housing	TERM		-	-	-			
	98	Years of Irregular Outleasing Income	TERM		-	-	-			
G. R&A Data Sum										

Landon and Docking State Office Buildings Reconstruction
Topeka, Kansas
January 5, 2004

PROJECT CLARIFICATIONS

1. This estimate is based on general parameters for Class B office space with tenant improvements as provided by Glaze Real Estate.

2. This estimate is based on 2004 construction pricing.

3. The following items are not included:

   a. Architect, engineer or consultant's fees
   b. Sales or use tax
   c. Artwork, furnishings or business equipment
   d. Landscape office partitions or hookup
   e. Telephone system switch and handsets
   f. Performance bond
   g. Special Inspection service
   h. Financing costs
   i. Drawing reproduction
   j. Quality control testing (soil, asphalt, concrete, steel, windows, etc.)
   k. Abatement of hazardous materials other than asbestos and lead based paint, if any
   l. Development fees or special assessments
   m. Utility company charges for distribution system extensions
   n. Off site improvements
   o. Soil borings and investigation expense
   p. Soil stabilization
   q. Rock excavation
   r. Window treatments or drapery pockets other than mini-blinds
   s. Exterior building signage
   t. Building directories
   u. Mechanical room painting
   v. Labor to unload or install Owner furnished equipment

4. The following allowances are included:

   a. Acrovyn
   b. Repair of existing flooring conditions
   c. Kitchen equipment
   d. Elevator cab finish premium

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Landon and Docking State Office Buildings Reconstruction
Topeka, Kansas
January 5, 2004

Project Description - Sitework

1. General Requirements
   a. Supervision and administration
   b. Temporary security (guard service, temporary lighting, temporary fence, alarm system, etc.)
   c. Quality control program, reviews and inspections (QC testing expense is not included)
   d. Safety program, reviews and inspections
   e. Temporary facilities (job trailers, temp fence, temp stairs, guardrails, etc)
   f. Layout and surveys
   g. Equipment rental and warehouse deliveries
   h. Construction and final cleanup
   i. Temporary utilities (telephone, electricity, gas, etc.)
   j. Permits and insurance (building permits, builders risk, general liability, etc.)
   k. Performance and payment bond is not included

2. Asphalt Paving
   a. Street patching as required, 11" thick

3. Concrete Work
   a. City standard curb & gutter (CG-1)
   b. Standard city sidewalks and slabs 4" thick
   c. 8" thick reinforced concrete dock paving, 2,500 SF
   d. Miscellaneous site concrete

4. Fencing
   a. Permanent fencing is not anticipated or included

5. Precast Pavers
   a. Precast or decorative paving treatments are not anticipated or included

6. Signage and Striping
   a. Monument sign allowance of $20,000

7. Site Specialties
   a. Allowance for benches, trash receptacles, planters, etc.
   b. Two flagpoles, 35' tall

8. Landscaping and Irrigation
   a. Sodding around immediate building area
   b. Seeding remainder of disturbed site

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1. General Requirements
   a. Supervision and administration
   b. Temporary security (guard service, temporary lighting, temporary fence, alarm system, etc.)
   c. Quality control program, reviews and inspections (QC testing expense is not included)
   d. Safety program, reviews and inspections
   e. Temporary facilities (job trailers, temp fence, temp stairs, guardrails, etc.)
   f. Layout and surveys
   g. Equipment rental and warehouse deliveries
   h. Construction and final cleanup
   i. Temporary utilities (telephone, electricity, gas, etc.)
   j. Permits and insurance (building permits, builders risk, general liability, etc.)
   k. Performance and payment bond is not included

2. Demolition and Protection
   a. Demolition as required for new work
   b. Demolition of partitions as required
   c. Cutting and patching of openings for new doors and windows
   d. Patching of slab where necessary
   e. Removal of slab on grade to install plumbing and electrical underground piping
   f. Removal of interior ceiling, floor, and wall finishes
   g. Demolition of mechanical and electrical distribution systems
   h. Temporary dust partitions
   i. Temporary weather protection
   j. Dumpsters for disposal of demolition debris
   k. Removal of asbestos containing materials
   k. Removal of lead based paint materials
   l. Removal or handling of other hazardous materials is not included

3. Building Structure
   a. Cast in place concrete stairs and steel railings
   b. Expansion joint covers
   c. Steel pan stairs and railings with concrete fill
   d. Support steel for building skin and curtainwall
   e. Other miscellaneous steel

4. Building Skin
   a. Install new curtainwall at Docking
   b. Clean and seal existing cast stone at Docking
   c. Install new punch windows at Landon subject to historical society review, or install interior storm windows
   d. Repair or replace terra cotta fascade at Landon

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5. Masonry
   a. Interior load bearing 8" concrete block partitions
   b. Interior non-load bearing 6" concrete block partitions
   c. Concrete block masonry cells are reinforced and grouted at 48" on center

6. Rough Carpentry
   a. Roof blocking at parapets and expansion joints as required; CCA treated
   b. Fire treated interior blocking where required

7. Finish Carpentry and Millwork
   a. Corian vanity counters with integral bowls and aprons at toilets
   b. Wood base at executive or upgrade areas
   c. Upper and lower plastic laminate cabinets at break rooms
   d. Custom wood or plastic laminate reception counters, if any
   e. Custom wood or plastic laminate security stations, if any
   f. Executive area millwork allowance
   g. Miscellaneous storage shelving
   h. Miscellaneous standing and running trim

8. Membrane Roofing
   a. New roofing at both buildings
   b. Roofing system will be UL class A; FM class 1, and will meet NBS performance specification #55
   c. Roof will be constructed with slopes to drains in order that tapered insulation will not be required
   d. Insulation crickets are included

9. Sheet Metal
   a. Sheet metal parapet coping, trim, flashing, and counterflashing
   b. Air intake louvers at mechanical penthouse
   c. Vertical insulated metal wall panels (H. H. Robertson 2PS or equal) at penthouse
   d. Metal wall panels for rooftop equipment screens
   e. Miscellaneous sheet metal items
   f. All sheet metal will be pre-finished in factory standard colors, with the finish guaranteed for 20 years

10. Caulking and Sealing
   a. Caulking and sealing of exterior building cladding
   b. Dampproofing at elevator pits if necessary
   c. Miscellaneous interior caulking
   d. Caulking of exterior slab control joints is not included

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11. Doors, Frames and Hardware
    a. Plain sliced oak veneer solid core wood doors seven feet tall with matching hardwood edges
    b. Wood doors will be fire rated where required
    c. Prehung doors and frames at all unit interior doors (Masonite Colonist or equal)
    d. Hollow metal doors at service areas, fire rated where required
    e. Standard welded hollow metal frames, fire rated where required
    f. Door latches and locks will be standard commercial grade cylinder style with lever handles
    g. Closers with push-pulls and kickplates at public toilets
    h. Hardware at stair and exit doors includes exit devices, closers, and weather seals as required
    i. Hardware at service area doors includes locksets, closers, kickplates, and other hardware as required
12. Glass and Glazing Systems
    a. Entrance storefront eight feet high with tinted low e insulated glass, and standard aluminum framing
    b. 3'x7' aluminum entrance doors with manufacturers standard hardware
    c. Aluminum revolving doors 6 feet in diameter with manufacturers standard hardware in Landon
    d. Manufacturer's standard curtainwall system with mullion patterns as shown
    e. Continous curtainwall in Docking
    f. Punched windows as shown in Landon, subject to historical society review
    g. Aluminum framing will consist of stock (not custom) extrusions in manufacturer's standard colors
    h. Aluminum window sills are not included; build out with tenant finish
    i. Glass systems will be low e glass, one inch thick thermal units with a 10 year guarantee against failure
    j. Toilet room mirrors 48" high x vanity length
    k. Final glass cleaning

13. Drywall Systems
    a. 6", 18 gauge structural studs, R19 FSK insulation, gypsum sheathing and vapor barrier at perimeter walls
    b. 2 ½" metal studs or furring channels and insulation full height at perimeter walls
    c. Shaftwall assemblies or rated drywall partitions at elevator, duct and stair shafts as required
    d. Rated metal stud and drywall partitions at lobbies, toilets, and service areas
    e. Interior metal stud and drywall partitions with sound insulation as required
    f. Metal stud and drywall furring at interior columns
    g. Drywall ceiling bulkheads at toilet light louvers
    h. Plaster soffits
    i. Safing insulation at slab perimeters

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14. Ceramic and Quarry Tile
    a. 2x2 unglazed porcelain ceramic floor tile in toilets
    b. 2x2 unglazed porcelain ceramic wall tile full height in toilets
    c. Stone floors (3cm thick) at main entrance lobby
    d. Stone tile flooring is included for % of finished areas
    e. Stone walls at main entrance lobby in Docking to be repaired
    f. Miscellaneous stone and tile accents in high finish areas
    g. Quarry tile at kitchen and serving areas
    h. 4 1/4"x4 1/4" matt glazed ceramic wall tile at kitchen and serving areas

15. Acoustical Ceilings
    a. 2' x 2' acoustical lay-in ceilings with standard grid and 5/8" mineral fiber tile
    b. Acrylic louvers at vanities in toilets

16. Resilient Flooring and Carpet
    a. VCT tile flooring 1/8" thick in manufacturer's standard range of colors
    b. 4" high vinyl base in standard colors
    c. Carpet tile allowance of $28.00/SY includes carpet material, sales tax, delivery, and installation

17. Painting and Wall Coverings
    a. Paint or finish all doors and frames
    b. Clear floor sealer in service areas
    c. Paint stairwell walls and railings two coats
    d. Latex block filler and two coats paint on block walls where exposed in finished areas
    e. Two coats latex paint on all exposed drywall partitions and ceilings in finished areas
    f. Co-polymer paint or vinyl wall coverings on core wall areas
    g. Fabric wall coverings on core wall areas
    h. Vinyl wall covering or co-polymer paint above wainscot in toilets
    i. Dry fog paint exposed structure
    j. Exterior painting as required
    k. Painting of mechanical and electrical equipment and materials is not included

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18. Specialties
    a. Marker boards and tack boards at conference rooms
    b. Presentation units at conference rooms
    c. 6" high access flooring at computer room
    d. Baked enamel floor mounted metal toilet partitions and urinal screens
    e. Standard toilet accessories with ADA compliant grab bars at handicap accessible toilet stalls
    f. Door identification and miscellaneous signs as required
    g. Fire extinguishers and cabinets as required
    h. Telephone enclosures
    i. Acrovyn wall protection, railings, bumpers, and corner guards
    j. Miscellaneous specialties

19. Equipment and Furnishings
    a. Horizontal aluminum mini blinds 1" wide
    b. Demountable partitions at non-core areas
    c. Manual hydraulic dock levelers, 25,000# capacity
    d. Dock seals and bumpers
    e. Projection screens
    f. Food service equipment allowance of $300,000 in Docking
    g. Food service equipment allowance of $300,000 in Landon
    h. Break room appliances including refrigerator, microwave, icemaker, and dishwasher
    i. Entrance mats and frames

20. Main Lobby Finishes
    a. Allowance for main floor entrance lobbies
    b. Main lobby finishes include construction of drywall partitions, ornamental railing, floor, wall, and ceiling finishes, custom diffusers, ornamental and decorative lighting
    c. Furnishing and installation of lobby doors, frames, and hardware
    d. Custom linear diffusers and light fixtures
    e. Typical floor lobby finishes are not included; build out with tenant finish

21. Elevators
    a. New passenger and freight elevators in Landon
    b. New passenger and freight elevators in Docking

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22. HVAC Systems
    a. Existing central heating plant in Docking to be used
    b. New chilled water plant including chilled water pumps, cooling tower and primary and secondary piping to support Landon
    c. New chilled water plant including chilled water pumps, cooling tower and primary and secondary piping to support Docking
    d. New steam to hot water converter with primary and secondary piping/pumping in Landon
    e. New steam to hot water converter with primary and secondary piping/pumping in Docking
    f. Primary and secondary piping/pumping with variable frequency drives
    g. New air distribution system with VAVs for interior zones
    h. New air distribution system with fan powered VAV hot water heat for perimeter zones
    i. New AHUs with economizer cycles
    j. New building automation system tied into existing command center
    k. New control systems
    l. Toilet exhaust system
    m. Elevator and stairwell pressurization system
    n. Kitchen make-up air and exhaust system

23. Plumbing
    a. Toilet plumbing fixtures
    b. Toilet fixtures supplied at 100% of 2000 IBC
    c. Motion sensor operated valves and faucets are included
    d. Handicap accessible water coolers
    e. One janitors sink on each floor
    f. Internal roof drain piping and insulation
    g. Steam to domestic hot water system with circulating pumps

24. Fire Protection
    a. Basement sprinklers in accordance with code requirements
    b. Fire protection standpipes per NFPA pamphlet 13
    c. Sprinklers for general office areas will be light hazard in accordance with NFPA pamphlet 13
    d. Sprinklers for storage areas will be ordinary hazard, group 1 in accordance with NFPA pamphlet 13
    e. Rooftop manifold with in accordance with NFPA requirements
    f. CO_2 fire suppression system at UPS and telephone equipment room
    g. Fire pump is included
    h. See sitework for fire water mains, fire hydrants, meter pit, etc.

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25. Electrical
    a. New dual source electrical service equipment
    b. New electrical distribution at 480 volt
    c. Panels/transformers on each floor for 277 volt lighting and 120 volt convenience and workstation/office power
    d. Power and lighting panel sizes based on two watts/SF for lighting and four watts/SF for power
    e. Stair, toilet, lobby and common area electrical complete including power and lighting
    f. Parabolic light fixtures @ 74 SF/EA in Docking and Landon TF
    g. One outlet/146 SF in Docking TF
    h. One outlet/138 SF in Landon TF
    i. One telephone/data outlet/ 56 SF in Docking and Landon TF
    j. 539EA tenant switches in Docking TF
    k. 366EA tenant switches in Landon TF
    l. Paging/Intercom System in Docking and Landon TF
    m. Emergency and exit lighting as required by code
    n. Emergency generators for life safety systems are included
    o. Exterior building lighting is included
    p. See sitework for parking and walk lighting, power and telephone conduits, etc.

26. Special Systems
    a. New ADA compliant fire alarm system
    b. Building automation connected back to main BAS control system in Docking
    c. Security system perimeter card access
    d. CCTV cameras at exterior doors
    e. Interior card access for limited access areas
    f. Lightning protection system

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Landon and Docking State Office Buildings Reconstruction
Topeka, Kansas
January 5, 2004

Tenant Finish Matrix

Item	*Description*	*Shell Cost*	*Tenant Cost*
1.	General Requirements		
	Supervision, permits, insurance, cleanup, etc.	✓	✓
2.	Excavation		
	Machine and hand excavation, finish grading, etc.	✓	
3.	Building Structure		
	Concrete slab on grade	✓	
	Steel or concrete floor and roof structure	✓	
	Required exit stairs and railings	✓	
	Rooftop HVAC penthouse curb and roof framing	✓	
	Rooftop HVAC equipment screen supports	✓	
	Miscellaneous Steel	✓	
4.	Building Skin		
	Architectural precast panels	✓	
	Brick Veneer	✓	
	Brick and block composite walls at stairs	✓	
	Brick accents	✓	
5.	Interior Masonry		
	Concrete block partitions at rooftop HVAC penthouse	✓	
	Other concrete block partitions *if any*		✓
6.	Rough Carpentry		
	Roofing and expansion joint blocking	✓	
	Blocking at toilets	✓	
	Blocking for blinds and drapes		✓
	Blocking for wood walls and ceilings		✓
	Blocking for cabinets		✓
	Blocking for tenant applied specialties		✓
7.	Finish Carpentry and Millwork		
	Wood or Corian window sills *if any*		✓
	Casework and cabinets		✓
	Corian or plastic laminate vanity tops at toilets	✓	
8.	Membrane Roofing		
	Built up roofing and insulation (R20)	✓	

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Item	*Description*	*Shell Cost*	*Tenant Cost*
9.	Sheet Metal		
	Sheet metal flashings, etc.	✓	
	Sheet metal sunscreen	✓	
	Metal wall panels at HVAC equipment screen	✓	
10.	Caulking and Sealing		
	Exterior caulking and sealing	✓	
	Interior caulking *if any*		✓
11.	Doors, Frames and Hardware		
	Wood exit stair and toilet room doors	✓	
	Wood doors in tenant partitions		✓
	Doors, frames and finish hardware within core	✓	
	Metal frames and finish hardware tenant partitions		✓
12.	Glass and Glazing Systems		
	Exterior glass systems	✓	
	Vestibule storefront	✓	
	Interior glazing		✓
13.	Drywall Systems (Taped and Sanded)		
	HVAC shaft walls and exit stair walls	✓	
	Toilet partitions and ceilings	✓	
	Telephone and janitor closet walls	✓	
	Perimeter metal studs and insulation	✓	
	Perimeter drywall		✓
	Drywall column covers		✓
	Core perimeter corridor walls and ceilings		✓
	Drywall ceilings, if any		✓
	Tenant partitions, bulkheads, ceilings		✓
	Drywall fireproofing *if required*	✓	
	Cementitious spray fireproofing *if required*	✓	
14.	Ceramic Tile		
	Toilet floors and full height walls	✓	
	Other tile		✓
15.	Acoustical Ceilings		
	Acoustic ceiling grid		✓
	Acoustic ceiling tile		✓

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Item Description	*Shell Cost*	*Tenant Cost*
16. Resilient Flooring and Carpet		
Rubber treads and risers at exit stairs		✓
Resilient flooring		✓
Carpet		✓
Carpet tiles		✓
17. Painting and Wall Coverings		
Paint Stairwells and Stairs	✓	
Finish doors and frames - exit stairs, toilets, janitor	✓	
Vinyl wall coverings		✓
Fabric wall coverings		✓
Painting tenant partitions		✓
18. Specialties		
Toilet partitions and accessories	✓	
Fire extinguishers and cabinets	✓	
Door identification signs	✓	✓
Building directories		✓
Other specialties		✓
19. Main Lobby finishes		
Main lobby finishes allowance	✓	
Typical floor lobby finishes		✓
20. Elevators		
All passenger and freight elevators	✓	
Passenger elevator cab upgrades	✓	
21. HVAC		
Metal trunk duct	✓	
Main lobby diffusers	✓	
Tunk ductwork and insulation	✓	
Perimeter electric FPVAV boxes (50% of requirements)	✓	
Basic temperature controls	✓	
Remainder electric FPVAV and interior VAV boxes		✓
HVAC branch ductwork and diffusers		✓
Linear or special diffusers (except main lobby)		✓
Thermostats		✓
Special ventilation *if any*		✓

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Landon and Docking State Office Buildings Reconstruction
Topeka, Kansas
January 5, 2004

Tenant Finish Matrix

Item Description	*Shell Cost*	*Tenant Cost*
22. Plumbing		
Plumbing - toilets	✓	
Plumbing - janitor sinks	✓	
Plumbing - hook-up vending machines or ice makers		✓
Plumbing - sinks, miscellaneous areas		✓
23. Fire Protection		
Basic sprinklers (light hazard)	✓	
Add or relocate heads		✓
Special fire protection or sprinkler controls (if any)		✓
24. Electrical		
Lighting and power panels	✓	
Main lobby lighting	✓	
Code required emergency and exit lighting	✓	
Telephone or data wiring		✓
Light fixture wiring system		✓
Furnish and install light fixtures (tenant areas)		✓
Convenience power outlets		✓
Data outlets and cabling		✓
Special power requirements		✓
25. Special Systems		
New ADA compliant fire alarm system	✓	
Security system perimeter card access	✓	
CCTV cameras at exterior doors	✓	
Interior card access for limited access areas	✓	
Lightning protection system	✓	
Building automation system	✓	✓
Security system		✓
Paging/Music System		✓

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KEY ASSUMPTIONS - CONSTRUCTION

I. PROGRAM LEVEL

1 AREA INFORMATION

- Area information for DSOB and LSOB was provided by DFM. The area information for the other sites was provided by the current owners.
- Reference the "Space Requirement Development" for specific utilization metrics applied.
-

II. LAND COST / ASSUMPTIONS

- For the New Facility alternative, land cost was based on $ 8.00 per SF of Land.

III. DESIGN & REVIEW

1 ARCHITECTURAL/ ENGINEERING FEE

- A 6% fee on the "construction costs" was applied to cover the professional services for the design and construction administration of the project.
- An additional 10% of the professional services was applied to cover reimbursable expenses including but not limited to travel, printing, etc.

2 PROGRAMMING/FURNITURE PLAN FEE

- A $ 1.00 per NSF was applied to cover the expenses for programming the alternative and the space to meet each of the state's organization need.
- An additional $0.30 was applied to cover the cost for the furniture design to determine the furniture components needed and identify any supplemental components required to meet the program.

3 ENVIRONMENTAL CONSULTANT FEE

- A 10% fee on the "environmental remediation costs" was applied to cover the professional services for determining the scope and testing/administration of the remediation.
- An additional 10% of the professional services was applied to cover reimbursable expenses including but not limited to travel, printing, etc.

KEY ASSUMPTIONS - CONSTRUCTION

4 PEER REVIEW

- No costs for a "peer review" by an independent A/E were included.

5 FEASIBILITY STUDIES

- No costs for potential "feasibility studies" were included. During the course of this assignment, the following items were identified but are considered outside the scope at this time.
    a. Analysis of a central chilled water plant for the State "campus"
    b. Analysis of providing hard wall vs. de-mountable wall construction for office areas
    c. Analysis of providing a "SMED" raise floor environment for the office area to facilitate initial and future cabling
    d. Analysis of utilizing new vs. existing furniture

IV. HARD COSTS

1 CONSTRUCTION COSTS

- In general, all alternatives were viewed under the premise of a "Class B Office Environment" modified for the State's specific requirements in DSOB and LSOB locations.
- Reconstruction DSOB and LSOB
    1. Applied the State's view on removing all improvements and infrastructure back to the building shell. Even if an exhaustive audit was performed on these buildings, the team believes a similar recommendation would be reached and/or the costs to rework would be similar.
    2. Reconstruct the building base infrastructure and improvements to meet today's code and State requirements. Reference following attachment from JE Dunn Construction for the detailed assumptions for the reconstruction.
    3. For DSOB specifically, replace the "curtain glazing/wall" with a more current system to improve appearance and thermal rating. Clean and seal existing masonry
    4. For LSOB specifically, replace the glazing with new architectural / thermal glazing subject to approval of the Building Historical Society and repair/replace/clean the existing terra cotta façade as needed.

KEY ASSUMPTIONS - CONSTRUCTION

- Lease BNSF – The majority of improvements will be approximately 10 plus years old by the time the State would occupy this facility. This estimate assumes the cost prepare the space to meet the State's program/user specific requirements. Estimated 25% rework of the space for new offices, conference rooms, etc. plus providing new carpet and updating the finishes for the entire space. In addition, electrical costs have been estimated to provide power to accommodate a new space plan.
- Lease BCBS - The majority of improvements will be approximately 10 plus years old by the time the State would occupy this facility. This estimate assumes the cost prepare the space to meet the State's program/user specific requirements. Estimated 25% rework of the space for new offices, conference rooms, etc. plus providing new carpet and updating the finishes for the entire space. In addition, electrical costs have been estimated to provide power to accommodate a new space plan. Furthermore, additional costs were estimated to update the base building infrastructure such as mechanical in Bldg A, addition of fire protection, update of the fire alarm system, plus converting 1 floor of the Data Center to office space.
- Lease SBC / Reconstruction – This facility falls into the same category as LSOB. The facility's base infrastructure has not been updated as well as the presence of asbestos. For estimating purposes, the same unit costs as LSOB were applied for a total reconstruction/update of the facility with one adjustment. The building façade is in good condition and glazing was upgraded to dual pane in the late 1970's.

2 PHASING PREMIUM

- For DSOB and LSOB only, a 5% premium was applied to the estimate for the added costs in working in an occupied building over two phases.

3 ESTIMATING CONTINGENCY

- A 5% estimating contingency was applied to all estimates to cover estimating/scope variances.

4 ENVIRONMENTAL REMEDIATION

- For DSOB and LSOB, the costs for remediation of the asbestos and lead based paint were based on the conclusion identified in the State provided studies. For SBC, the estimate is based on $/SF cost for Landon.

KEY ASSUMPTIONS - CONSTRUCTION

V. MANAGEMENT & INSPECTION COSTS

1 OWNER'S (DFM) SUPERVISION

- As directed by DFM, a 1% "architectural fee" was applied to the project costs in order to capture their administrative cost to manage/ oversee the project. .
- An additional 10% of the professional services was applied to cover reimbursable expenses including but not limited to travel, printing, etc.

2 OWNER'S REP / PROJECT MANAGEMENT FEE

- A 1% "owner's representative fee" was applied to the project costs to cover the costs for project leadership and to represent the owner in the day-to-day management of the project.
- An additional 5% fee of the professional services was applied to cover reimbursable expenses.

3 DEVELOPER FEE

- For the New Facility alternative, a 2% developer fee was applied to the "Construction Costs" for the site/project development.

4 CONSTRUCTION MANAGEMENT FEE

- Estimate is based on typical "General Contractor" arrangement/premise. If desired, a "construction management fee" can be identified on this line and with a corresponding adjustment to the "Construction Costs.

5 PERMITTING

- Per DFM, for State owned properties, the State is the authority having jurisdiction, thus there would be no permit fees for DSOB, LSOB and a New Facility. For the leased alternatives, a nominal permit fee allowance was applied.

6 COMMISSIONING AGENT / ENGINEER

- A 1% fee applied to the "Construction Cost" to cover the site/systems integration testing and commissioning. The service was requested by DFM and supported by the team to insure the facility and its numerous systems function as designed and procured. A commission agent was contacted and provided this 1% fee estimate based on GSA, DOE, and DOD guidelines and their experiences.

KEY ASSUMPTIONS - CONSTRUCTION

VI. FIXTURES, FURNISHING & EQUIPMENT

1 FIXTURES

- Interior Signage was based on $0.20/NSF. Workstation/office signage was estimated at $15 per seat.

2 FURNISHINGS

- As reviewed with DFM, the estimates are based on the reuse of the existing furniture system owned by the State. An allowance per unit was applied @ 50% of new furnishing to account for supplemental components/chair to assist in adapting the furniture to the new facility furniture layout/requirements.

3 EQUIPMENT

- Cafeteria and Kitchen equipment is included in the "Construction Costs"
- A $ 30,000 allowance was included to provide fitness center equipment when applied.

VII. MOVING & RELOCATION EXPENSES

1 STAFF / PERSONNEL BOX MOVES

- A $ 1.00 /NSF was applied to cover the staff/personnel box moves. For DSOB and LSOB, we assumed three moves would be required to accommodate the reconstruction effort.

2 FURNITURE RELOCATION/LABOR

- A $ 2.75 /USF was applied to cover the cost to de-install ship, store, and install the existing furniture at the new/reconstructed location. This figure is in line with experiences and was used in the earlier study as well.

3 DECOMMISSIONING EXPENSES

- N/A

KEY ASSUMPTIONS - CONSTRUCTION

VIII. DISC - FIXTURES, FURNISHING & EQUIPMENT

1 VOICE / DATA NETWORK

- The DISC organization was consulted and provided costs estimates for the alternatives to provide voice and data to the desktop.
- For LSOB Vacate alternative, DISC provided a high-level estimate of $ 2.0 M to cover the State's costs and Southwestern Bell services to break the State's "campus" dependency on the Landon location as the main hub for voice and data services. For the reconstruction, DISC indicate these cost would be at 50% .

2 DISC DATA CENTER

- Estimates were provided by DISC.

IX. DISC - MOVING & RELOCATION EXPENSES

1 VOICE/DATA RELOCATION

- The DISC organization was consulted and provided costs estimates for the alternatives to provide voice and data to the desktop

2 DISC DATA CENTER

- Estimates were provided by DISC.
-

KEY ASSUMPTIONS - DEMOLITION

I. PROGRAM LEVEL

1 AREA INFORMATION

- Area information for DSOB and LSOB was provided by DFM. The area information for the other sites was provided by the current owners.

II. LAND COST / ASSUMPTIONS

- N/A

III. DESIGN & REVIEW

1 ARCHITECTURAL/ ENGINEERING FEE

- A 5% fee on the "construction costs" was applied to cover the professional services for the design and construction administration of the project.
- An additional 10% of the professional services was applied to cover reimbursable expenses including but not limited to travel, printing, etc.

2 PROGRAMMING/FURNITURE PLAN FEE

- N/A

3 ENVIRONMENTAL CONSULTANT FEE

- A 10% fee on the "environmental remediation costs" was applied to cover the professional services for determining the scope and testing/administration of the remediation.
- An additional 10% of the professional services was applied to cover reimbursable expenses including but not limited to travel, printing, etc.

4 PEER REVIEW

- No costs for a "peer review" by an independent A/E were included.

5 FEASIBILITY STUDIES

a. N/ A

KEY ASSUMPTIONS - DEMOLITION

IV. HARD COSTS

1 DEMOLITION COSTS

- For DSOB the following was considered.
  1. Demolition of the interior space
  2. Demolition of the building structure
  3. Construction of a new entrance with new electrical service to maintain the central plant operations.
  4. Relocation of the BAS and Security Command Centers.
  5. Relocation of the Utility Tunnel
  6. Relocation of communication
- For LSOB – Vacate – the following scope was considered.
  1. No Demolition
  2. Provide supplemental chilled water system for Memorial
  3. Provide new emergency generator support for Memorial and Curtis.
  4. Remove Diesel Fuel Tanks.

2 PHASING PREMIUM

- For DSOB and LSOB only, a 5% premium was applied to the estimate for the added costs in working in an occupied building over two phases.

3 ESTIMATING CONTINGENCY

- A 5% estimating contingency was applied to all estimates to cover estimating/scope variances.

4 ENVIRONMENTAL REMEDIATION

- For DSOB the costs for remediation of the asbestos and lead based paint were based on the conclusion identified in the State provided studies.
- For LSOB, no remediation costs were estimated. The facility will be marketed "as-is" condition to potential "adaptive reuse" developers.

KEY ASSUMPTIONS - DEMOLITION

V. MANAGEMENT & INSPECTION COSTS

1 OWNER'S (DFM) SUPERVISION

- As directed by DFM, a 1% "architectural fee" was applied to the project costs in order to capture their administrative cost to manage/ oversee the project. .
- An additional 10% of the professional services was applied to cover reimbursable expenses including but not limited to travel, printing, etc.

2 OWNER'S REP / PROJECT MANAGEMENT FEE

- A 1% "owner's representative fee" was applied to the project costs to cover the costs for project leadership and to represent the owner in the day-to-day management of the project.
- An additional 5% fee of the professional services was applied to cover reimbursable expenses.

3 DEVELOPER FEE

- N/A.

4 CONSTRUCTION MANAGEMENT FEE

- Estimate is based on typical "General Contractor" arrangement/premise. If desired, a "construction management fee" can be identified on this line and with a corresponding adjustment to the "Construction Costs.

5 PERMITTING

- Per DFM, for State owned properties, the State is the authority having jurisdiction, thus there would be no permit fees for DSOB, LSOB and a New Facility.

6 COMMISSIONING AGENT / ENGINEER

- A 1% fee applied to the "Construction Cost" to cover the site/systems integration testing and commissioning.

VI. FIXTURES, FURNISHING & EQUIPMENT

1 FIXTURES

- N/A

2 FURNISHINGS

- N/A

3 EQUIPMENT

- N/A

KEY ASSUMPTIONS - DEMOLITION

VII. MOVING & RELOCATION EXPENSES

1 STAFF / PERSONNEL BOX MOVES

- N/A – relocation of staff is covered under the facility budget accepting the staff.

2 FURNITURE RELOCATION/LABOR

- N/A – relocation of furniture is covered under the facility budget accepting the furniture.

3 DECOMMISSIONING EXPENSES

- A $ 0.75/NSF was applied to the DSOB Demolition and LSOB Vacate scenarios to cover the costs of removing all personal property.

-

VIII. DISC - FIXTURES, FURNISHING & EQUIPMENT

1 VOICE / DATA NETWORK

- For LSOB Vacate alternative, DISC provided a high-level estimate of $ 2.0 M to cover the State's costs and Southwestern Bell services to break the State's "campus" dependency on the Landon location as the main hub for voice and data services.

2 DISC DATA CENTER

- Estimates were provided by DISC.

-

IX. DISC - MOVING & RELOCATION EXPENSES

1 VOICE/DATA RELOCATION

- The DISC organization was consulted and provided costs estimates decommission the space.

2 DISC DATA CENTER

- Estimates were provided by DISC.

-

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

			0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE		2.5%										
REAL ESTATE INFLATION RATE		1.0%										
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE			-	-	-	-	-	3,960,057	4,058,254	4,158,888	4,262,020	4,367,712
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	3,960,057	4,058,254	4,158,888	4,262,020	4,367,712
DOCKING STATE OFFICE BUILDING			OPERATING COST FOR SPACE UNDER CONSTRUCTION IS COVERED UNDER INTERIM SPACE CALC.									
MONTHS/YEAR								12	12	12	12	12
RSF	472,700		0	-	-	-	-	472,700	472,700	472,700	472,700	472,700
USF	371,720			-	-	-	-	371,720	371,720	371,720	371,720	371,720
RENT PER RSF	$ -	1.0%		-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.41			-	-	-	-	3,960,057	4,058,254	4,158,888	4,262,020	4,367,712
HOUSEKEEPING	$ 1.17	2.5%		-	-	-	-	623,805	639,400	655,365	671,769	688,564
MAINTENANCE	$ 1.60	2.5%		-	-	-	-	854,068	875,420	897,305	919,738	942,731
SECURITY	$ 1.02	2.5%		-	-	-	-	544,259	557,868	571,812	586,108	600,760
UTILITIES	$ 1.54	2.5%		-	-	-	-	824,762	845,381	866,515	888,178	910,383
ADMINISTRATION	$ 1.55	2.5%		-	-	-	-	828,949	849,672	870,914	892,687	915,004
REPLACEMENT INSURANCE	$ 0.03	2.5%		-	-	-	-	18,044	16,446	16,857	17,278	17,710
REAL ESTATE TAXES	$ -	2.5%		-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.51	2.2%		-	-	-	-	268,170	274,070	280,100	286,262	292,560
TENANT REPLACEMENT RESERVES	$ -	2.2%		-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -	0.0%		-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%		-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				-	-	-	-	8.38	8.59	8.80	9.02	9.24
PROJECT EXPENSES			-	9,024,479	22,824,456	32,322,162	28,736,450	-	-	-	-	-
DFM			-	8,618,811	22,824,456	30,733,283	27,147,571	-	-	-	-	-
LAND COSTS												
DESIGN COSTS		2.2%	-	3,716,422	675,713	619,404	619,404	-	-	-	-	-
CONSTRUCTION COST		2.2%	-	3,585,712	21,514,273	25,099,985	21,514,273	-	-	-	-	-
MANAGEMENT & INSPECTION		2.2%	-	634,470	634,470	634,470	634,470	-	-	-	-	-
FF&E		2.2%	-	-	-	3,356,114	3,356,114	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	682,207	-	1,023,310	1,023,310	-	-	-	-	-
DISC			-	405,668	-	1,588,879	1,588,879	-	-	-	-	-
FF&E		2.2%	-	-	-	980,377	980,377	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	405,668	-	608,502	608,502	-	-	-	-	-
TOTAL ANNUAL COST				9,024,479	22,624,456	32,322,162	28,736,450	3,960,057	4,058,254	4,158,888	4,262,020	4,367,712
OBSOLESCENCE FACTOR	99.99333%	20%					-	-	-	-	-	-
BUILDING REVERSION	-	0.993%										
LAND REVERSION	1,874,387	1.000%					(1,950,494)	(1,969,999)	(1,989,699)	(2,009,596)	(2,029,692)	(2,049,989)
DISCOUNT FACTOR		4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST			-	8,602,115	20,737,990	27,993,019	23,722,779	3,116,141	3,043,953	2,973,439	2,904,560	2,837,279
CUMULATIVE ANNUAL COST			-	8,602,115	29,340,105	57,333,124	81,055,904	84,172,044	87,215,997	90,189,436	93,093,997	95,931,276
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	(1,610,190)	(1,550,178)	(1,492,403)	(1,436,781)	(1,383,232)	(1,331,679)
CUMULATIVE PRESENT VALUE			-	8,602,115	29,340,105	57,333,124	79,445,713	82,621,868	85,723,594	88,752,655	91,710,765	94,599,597

DOCKING STATE OFFICE BUILDING
RECONSTRUCTION

GENERAL INFLATION RATE		2.5%										
REAL ESTATE INFLATION RATE		1.0%		10	11	12	13	14	15	16	17	18	19
CONSTRUCTION INFLATION RATE		2.2%		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				4,476,027	4,587,031	4,700,790	4,817,373	4,936,850	5,059,292	5,184,775	5,313,372	5,445,161	5,580,223
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
DOCKING STATE OFFICE BUILDING				4,476,027	4,587,031	4,700,790	4,817,373	4,936,850	5,059,292	5,184,775	5,313,372	5,445,161	5,580,223
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF	472,700		0	472,700	472,700	472,700	472,700	472,700	472,700	472,700	472,700	472,700	472,700
USF	371,720			371,720	371,720	371,720	371,720	371,720	371,720	371,720	371,720	371,720	371,720
RENT PER RSF	$ -	1.0%		-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.41			4,476,027	4,567,031	4,700,790	4,817,373	4,936,850	5,059,292	5,184,775	5,313,372	5,445,161	5,580,223
HOUSEKEEPING	$ 1.17	2.5%		705,778	723,422	741,508	760,045	779,047	798,523	818,486	838,948	859,922	881,420
MAINTENANCE	$ 1.60	2.5%		966,300	990,457	1,015,219	1,040,599	1,066,614	1,093,279	1,120,611	1,148,627	1,177,342	1,206,776
SECURITY	$ 1.02	2.5%		615,779	631,174	646,953	663,127	679,705	696,698	714,115	731,968	750,267	769,024
UTILITIES	$ 1.54	2.5%		933,142	956,471	980,383	1,004,892	1,030,015	1,055,765	1,082,159	1,109,213	1,136,943	1,165,367
ADMINISTRATION	$ 1.55	2.5%		937,679	961,326	985,359	1,009,993	1,035,243	1,061,124	1,087,652	1,114,844	1,142,715	1,171,283
REPLACEMENT INSURANCE	$ 0.03	2.5%		18,153	18,607	19,072	19,549	20,037	20,538	21,052	21,578	22,118	22,670
REAL ESTATE TAXES	$ -	2.5%		-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.51	2.2%		298,996	305,574	312,297	319,167	326,189	333,365	340,699	348,194	355,855	363,683
TENANT REPLACEMENT RESERVES	$ -	2.2%		-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -	0.0%		-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%		-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				9.47	9.70	9.94	10.19	10.44	10.70	10.97	11.24	11.52	11.80
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS		2.2%		-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST		2.2%		-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION		2.2%		-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				4,476,027	4,587,031	4,700,790	4,817,373	4,936,850	5,059,292	5,184,775	5,313,372	5,445,161	5,580,223
OBSOLESCENCE FACTOR	99.99333%	20%											
BUILDING REVERSION	-	0.993%		-	-	-	-	-	-	-	-	-	-
LAND REVERSION	1,874,387	1.000%		(2,070,489)	(2,091,194)	(2,112,106)	(2,133,227)	(2,154,559)	(2,176,105)	(2,197,666)	(2,219,845)	(2,242,043)	(2,264,463)
DISCOUNT FACTOR		4.910%		0.619200	0.590220	0.562597	0.536266	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST				2,771,557	2,707,359	2,644,650	2,583,394	2,523,559	2,465,111	2,408,018	2,352,248	2,297,771	2,244,557
CUMULATIVE ANNUAL COST				98,702,833	101,410,192	104,054,842	106,638,237	109,161,796	111,626,907	114,034,924	116,387,173	118,684,944	120,929,501
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(1,282,047)	(1,234,265)	(1,188,264)	(1,143,978)	(1,101,342)	(1,060,295)	(1,020,777)	(982,733)	(946,106)	(910,845)
CUMULATIVE PRESENT VALUE				97,420,765	100,175,927	102,866,576	105,494,259	108,060,454	110,568,612	113,014,147	115,404,440	117,738,637	120,018,656

DOCKING STATE OFFICE BUILDING
RECONSTRUCTION

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				5,718,637	5,860,488	6,005,861	6,154,843	6,307,524	6,463,995	6,624,352	6,788,690	6,957,109	7,129,710
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
DOCKING STATE OFFICE BUILDING				5,718,637	5,860,488	6,005,861	6,154,843	6,307,524	6,463,995	6,624,352	6,788,690	6,957,109	7,129,710
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		472,700	0	472,700	472,700	472,700	472,700	472,700	472,700	472,700	472,700	472,700	472,700
USF		371,720		371,720	371,720	371,720	371,720	371,720	371,720	371,720	371,720	371,720	371,720
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.41		5,718,637	5,860,488	6,005,861	6,154,843	6,307,524	6,463,995	6,624,352	6,788,690	6,957,109	7,129,710
HOUSEKEEPING	$	1.17	2.5%	903,455	926,042	949,193	972,922	997,245	1,022,177	1,047,731	1,073,924	1,100,772	1,128,292
MAINTENANCE	$	1.60	2.5%	1,236,945	1,267,869	1,299,566	1,332,055	1,365,356	1,399,490	1,434,477	1,470,339	1,507,098	1,544,775
SECURITY	$	1.02	2.5%	788,250	807,956	828,155	848,859	870,080	891,832	914,128	936,981	960,405	984,416
UTILITIES	$	1.54	2.5%	1,194,501	1,224,364	1,254,973	1,286,347	1,318,506	1,351,468	1,385,255	1,419,887	1,455,384	1,491,768
ADMINISTRATION	$	1.55	2.5%	1,200,565	1,230,579	1,261,343	1,292,877	1,325,199	1,358,329	1,392,287	1,427,094	1,462,771	1,499,341
REPLACEMENT INSURANCE	$	0.03	2.5%	23,237	23,818	24,414	25,024	25,650	26,291	26,948	27,822	28,312	29,020
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.51	2.2%	371,884	379,861	388,218	396,759	405,488	414,409	423,526	432,843	442,366	452,098
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				12.10	12.40	12.71	13.02	13.34	13.67	14.01	14.36	14.72	15.08
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				5,718,637	5,860,488	6,005,861	6,154,843	6,307,524	6,463,995	6,624,352	6,788,690	6,957,109	7,129,710
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		1,874,387	1.000%	(2,287,108)	(2,309,979)	(2,333,079)	(2,356,410)	(2,379,974)	(2,403,774)	(2,427,811)	(2,452,089)	(2,476,610)	(2,501,376)
DISCOUNT FACTOR			4.910%	0.383409	0.365465	0.348360	0.332058	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				2,192,577	2,141,801	2,092,203	2,043,754	1,998,428	1,950,199	1,905,041	1,860,930	1,817,841	1,775,751
CUMULATIVE ANNUAL COST				123,122,078	125,263,879	127,356,082	129,399,836	131,396,264	133,346,462	135,251,503	137,112,433	138,930,275	140,706,026
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(876,898)	(844,216)	(812,752)	(782,460)	(753,298)	(725,223)	(698,194)	(672,172)	(647,120)	(623,002)
CUMULATIVE PRESENT VALUE				122,245,180	124,419,664	126,543,330	128,617,375	130,842,965	132,621,240	134,553,310	138,440,261	138,283,155	140,083,024

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%		30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS	
CONSTRUCTION INFLATION RATE			2.2%		2034	2035	2036	2037	2038				
OPERATING EXPENSE					7,306,596	7,487,875	7,673,655	7,864,049	8,059,170	$ 173,310,360		$ 100,955,180	
INTERIM SPACE @ SEE SEPARATE WORKSHEET					-	-	-	-	-	$ -		$ -	
										$ -		$ -	
DOCKING STATE OFFICE BUILDING					7,306,596	7,487,875	7,673,655	7,864,049	8,059,170	$ 173,310,380		$ 100,955,180	
MONTHS/YEAR					12	12	12	12	12				
RSF	472,700			0	472,700	472,700	472,700	472,700	472,700				
USF	371,720				371,720	371,720	371,720	371,720	371,720				
										$ -		$ -	
RENT PER RSF	$ -		1.0%		-	-	-	-	-	$ -		$ -	
					-	-	-	-	-	$ -		$ -	
OPERATING EXPENSES PER RSF	$ 7.41				7,306,596	7,487,875	7,673,655	7,864,049	8,059,170	$ 173,310,380		$ 100,955,180	
HOUSEKEEPING	$ 1.17		2.5%		1,156,499	1,185,412	1,215,047	1,245,423	1,276,559	$ 27,386,713		$ 15,934,877	
MAINTENANCE	$ 1.60		2.5%		1,583,395	1,622,980	1,663,554	1,705,143	1,747,771	$ 37,495,902		$ 21,816,879	
SECURITY	$ 1.02		2.5%		1,009,026	1,034,252	1,060,108	1,086,611	1,113,776	$ 23,894,447		$ 13,902,913	
UTILITIES	$ 1.54		2.5%		1,529,062	1,567,289	1,606,471	1,646,633	1,687,799	$ 36,209,278		$ 21,068,261	
ADMINISTRATION	$ 1.55		2.5%		1,536,824	1,575,245	1,614,626	1,654,992	1,696,366	$ 36,393,081		$ 21,175,206	
REPLACEMENT INSURANCE	$ 0.03		2.5%		29,746	30,489	31,251	32,033	32,834	$ 704,397		$ 409,851	
REAL ESTATE TAXES	$ -		2.5%		-	-	-	-	-	$ -		$ -	
REPLACEMENT RESERVES	$ 0.51		2.2%		462,044	472,209	482,598	493,215	504,065	$ 11,226,563		$ 6,647,191	
TENANT REPLACEMENT RESERVES	$ -		2.2%		-	-	-	-	-	$ -		$ -	
EXISTING DEBT SERVICE	$ -		0.0%		-	-	-	-	-	$ -		$ -	
NEW DEBT SERVICE	$ -		0.0%		-	-	-	-	-	$ -		$ -	
OPERATING EXPENSE PER RSF					15.46	15.84	16.23	16.64	17.05	12.22		10.68	
										$ -		$ -	
PROJECT EXPENSES					-	-	-	-	-	$ 92,907,547		$ 92,907,547	
DFM					-	-	-	-	-	$ 89,324,121		$ 89,324,121	
LAND COSTS										$ -		$ -	
DESIGN COSTS			2.2%		-	-	-	-	-	$ 5,630,942		$ 5,630,942	
CONSTRUCTION COST			2.2%		-	-	-	-	-	$ 71,714,243		$ 71,714,243	
MANAGEMENT & INSPECTION			2.2%		-	-	-	-	-	$ 2,537,881		$ 2,537,881	
FF&E			2.2%		-	-	-	-	-	$ 6,712,227		$ 6,712,227	
MOVING & RELOCATION			2.2%		-	-	-	-	-	$ 2,728,828		$ 2,728,828	
										$ -		$ -	
DISC					-	-	-	-	-	$ 3,583,426		$ 3,583,426	
FF&E			2.2%		-	-	-	-	-	$ 1,960,755		$ 1,960,755	
MOVING & RELOCATION			2.2%		-	-	-	-	-	$ 1,622,671		$ 1,622,671	
										$ -		$ -	
										$ -		$ -	
TOTAL ANNUAL COST					7,306,596	7,487,875	7,673,655	7,864,049	8,059,170	$ 266,217,927		$ 193,862,727	
												$ -	
OBSOLESCENCE FACTOR	99.99333%		20%									$ -	
BUILDING REVERSION	-		0.993%		-	-	-	-	-	$ -		$ -	
LAND REVERSION	1,874,387		1.000%		(2,526,390)	(2,551,654)	(2,577,171)	(2,602,942)	(2,628,972)	$ (2,628,972)		$ (2,379,974)	
												$ -	
DISCOUNT FACTOR			**4.910%**		**0.237407**	**0.226296**	**0.215705**	**0.205609**	**0.195986**			$ -	
DISCOUNTED ANNUAL COST					**1,734,637**	**1,694,475**	**1,655,243**	**1,616,921**	**1,579,487**	$ 146,986,789		$ 131,396,264	
CUMULATIVE ANNUAL COST					**142,440,662**	**144,135,137**	**145,790,380**	**147,407,302**	**146,986,789**	$ 148,966,789		$ 131,396,264	
												$ -	
DISCOUNTED BUILDING REVERSION					-	-	-	-	-	$ -		$ -	
DISCOUNTED LAND REVERSION					(599,783)	(577,429)	(555,908)	(535,189)	(515,243)	$ (515,243)		$ (753,298)	
												$ -	
CUMULATIVE PRESENT VALUE					**141,640,880**	**143,557,706**	**145,234,473**	**146,872,113**	**148,471,547**	$ 148,471,547		$ 130,642,965	

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**546,812**	
Net Square Footage	**472,700**	
Useable Square Footage	**371,720**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	4,151,805	4,435,068
PROGRAMMING/FURNITURE PLAN FEE	614,510	656,436
ENVIRONMENTAL CONSULTANT FEE	253,971	271,298
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 5,020,285	$ 5,362,802
$/GSF	$ 9.18	$ 9.81
%/PROJECT	6%	6%
HARD COSTS		
CONSTRUCTION COSTS	62,906,131	67,197,996
ENVIRONMENTAL REMEDIATION	2,308,823	2,466,346
OPEN	-	-
HARD COSTS SUBTOTAL	$ 65,214,954	$ 69,664,342
$/GSF	$ 119.26	$ 127.40
%/PROJECT	75%	75%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	801,140	855,799
OWNER'S REP / PROJECT MANAGEMENT FEE	832,456	889,251
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	629,061	671,980
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 2,262,657	$ 2,417,030
$/GSF	$ 4.14	$ 4.42
%/PROJECT	3%	3%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	148,569	158,705
FURNISHINGS	5,805,740	6,201,845
EQUIPMENT	30,000	32,047
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 5,984,309	$ 6,392,597
$/GSF	$ 10.94	$ 11.69
%/PROJECT	7%	7%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	1,418,100	1,514,852
FURNITURE RELOCATION/LABOR	1,014,796	1,084,032
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 2,432,896	$ 2,598,884
$/GSF	$ 4.45	$ 4.75
%/PROJECT	3%	3%
DFM COSTS TOTAL	$ 80,915,101	$ 86,435,654
$/GSF	$ 147.98	$ 158.07
%/PROJECT	93%	93%

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**546,812**	
Net Square Footage	**472,700**	
Useable Square Footage	**371,720**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	1,748,118	1,867,386
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,748,118	$ **1,867,386**
$/GSF	$ 3.20	$ **3.42**
%/PROJECT	2%	**2%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	1,446,698	1,545,401
DISC DATA CENTER	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,446,698	$ **1,545,401**
$/GSF	$ 2.65	$ **2.83**
%/PROJECT	2%	**2%**
DISC COSTS TOTAL	$ 3,194,815	$ **3,412,786**
$/GSF	$ 5.84	$ **6.24**
%/PROJECT	4%	**4%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	251,014	268,140
CONSTRUCTION CONTINGENCY	2.5%	1,572,653	1,679,950
ENVIRONMENTAL REMEDIATION CONTINGENCY	15.0%	346,323	369,952
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	113,133	120,851
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	299,215	319,630
MOVING & RELOCATION CONTINGENCY	5.0%	121,645	129,944
DISC CONTINGENCY	5.0%	159,741	170,639
CONTINGENCY		$ 2,863,725	$ **3,059,107**
$/GSF		$ 5.24	$ **5.59**
%/PROJECT		3%	**3%**

TOTAL PROJECT COSTS	$ 86,973,641	$ 92,907,547
$/GSF	$ 159.06	$ 169.91
$/SEAT	$ 40,244	$ 42,990

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**546,812**
Net Square Footage	**472,700**
Useable Square Footage	**371,720**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF	
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720	
EXCLUDING DATA CENTER FINISH		30,000	5,000	**Bldg USF plus reclaim 10,000 SF of Common**
EST. SEATS SUPPORTED	2,161	2,161	2,161	
?SF/SEAT	253	219	172	
USF/NSF		74%		
NSF/GSF	92%			

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	432
SYSTEM FURNISHING	1,729

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	1,093,624	$ -	/LAND SF	$ -
LAND ACREAGE	25.11	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	472,700
Useable Square Footage	371,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720
EST. SEATS SUPPORTED	2,161	2,161	2,161
?SF/SEAT	253	219	172
USF/NSF	0	74%	
NSF/GSF	92%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 4,151,805**
TOTAL CONSTRUCTION COSTS	$	62,906,131				
PROFESSIONAL SERVICES	$	62,906,131	6.0%	$	3,774,368	
REIMBURSABLE/PRINTING	$	3,774,368	10.0%	$	377,437	
PROGRAMMING/FURNITURE PLAN FEE						**$ 614,510**
		NSF	$/NSF		TOTAL	
PROGRAMMING		472,700	1.00	$	472,700	
FURNITURE DESIGN/PLAN		472,700	0.30	$	141,810	
ENVIRONMENTAL CONSULTANT FEE						**$ 253,971**
TOTAL REMEDIATION COSTS	$	2,308,823				
PROFESSIONAL SERVICES	$	2,308,823	10.0%	$	230,882	
REIMBURSABLE/TESTING	$	230,882	10.0%	$	23,088	
PEER REVIEW						$ -
TOTAL A/E FEE	$	3,774,368				
PROFESSIONAL SERVICES	$	3,774,368	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						$ -
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	62,906,131				
PROFESSIONAL SERVICES	$	62,906,131	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 5,020,285**
$/GSF						**$ 9.18**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	472,700
Useable Square Footage	371,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720
EST. SEATS SUPPORTED	2,161	2,161	2,161
?SF/SEAT	253	219	172
USF/NSF	0	74%	
NSF/GSF	92%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 801,140**
TOTAL HARD, FFE + OTHER	$	80,113,961				
PROFESSIONAL SERVICES	$	80,113,961	1.00%	$	801,140	
REIMBURSABLE	$	801,140	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 832,456**
TOTAL HARD, FFE + OTHER	$	79,281,505				
PROFESSIONAL SERVICES	$	79,281,505	1.00%	$	792,815	
REIMBURSABLE	$	792,815	5.00%	$	39,641	
DEVELOPER FEE						**$ -**
TOTAL LAND, HARD & DESIGN COSTS	$	67,926,417				
PROFESSIONAL SERVICES	$	67,926,417	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	65,214,954				
PROFESSIONAL SERVICES	$	65,214,954	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**
THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.						
COMMISSIONING AGENT / ENGINEER						**$ 629,061**
TOTAL CONSTRUCTION COSTS	$	62,906,131		$	-	
PROFESSIONAL SERVICES	$	62,906,131	1.00%	$	629,061	
REIMBURSABLE/PRINTING	$	629,061	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	62,906,131				
PROFESSIONAL SERVICES	$	62,906,131	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 2,262,657**
$/GSF						**$ 4.14**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**546,812**
Net Square Footage	**472,700**
Useable Square Footage	**371,720**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720
EST. SEATS SUPPORTED	2,161	2,161	2,161
?SF/SEAT	253	219	172
USF/NSF	0	74%	
NSF/GSF	92%		

HARD COSTS

CONSTRUCTION COSTS **$ 62,906,131**

SITE/PARKING **$ 550,000**

	QTY		UNIT	
LAND SF	1,093,624	$	0.50	/LAND SF
LAND ACREAGE	25.11	$	21,907	/ACRES
PARKING	1,890.80	$	291	/SPACE

OFFICE BUILDING PROGRAM **$ 56,507,716**

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	546,812	64.86	$ 35,467,967	
	546,812	-	$ -	
$ 44.51	NSF	$/NSF	TOTAL	
TI - OFFICE	454,950	35.42	$ 16,113,019	
DATA CENTER	30,000	SEPARATE ESTIMATE		
TI - DATA/SWITCH	2,750	200.00	$ 550,000	See Note Below
KITCHEN AND DINING	5,000	127.11	$ 635,534	
FITNESS CENTER	5,000	75.00	$ 375,000	
CONFERENCE CENTER	5,000	64.92	$ 324,581	
DEMOUNTABLE PARTITIONS ADDER	454,950	6.69	$ 3,041,615	

PHASING PREMIUM 5.0% **$ 2,852,886**

ESTIMATING CONTINGENCY 5.0% **$ 2,995,530**

ENVIRONMENTAL REMEDIATION **$ 2,308,823** **$ 2,308,823**

	GSF	$/GSF	TOTAL
REMEDIATION	546,812	3.84	$ 2,098,930

PHASING PREMIUM 5.0% $ 104,947

ESTIMATING CONTINGENCY 5.0% $ 104,947

OPEN **$ -**

	GSF	$/GSF	TOTAL
OPEN	546,812	-	$ -

HARD COSTS SUBTOTAL **$ 65,214,954**
$/GSF **$ 119.26**

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003. NOTE JE DUNN'S ESTIMATE USED 8% FOR PHASING PREMIUM BASED ON OPERATING WITHIN AN OCCUPIED FACILITIY PLUS ESCALATION IN COSTS FOR A 2 PHASE APPROACH. SINCE THIS MODEL ESCALATES TO MID-POINT OF CONSTRUCTION, PHASING PREMIUM WAS REDUCED.

TI DATA/SWITCH FOR A 2,750 SF FOR MAIN (1,000SF) & PER FLR (125 SF) DATA/PHONE ROOMS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**546,812**
Net Square Footage	**472,700**
Useable Square Footage	**371,720**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720
EST. SEATS SUPPORTED	2,161	2,161	2,161
?SF/SEAT	253	219	172
USF/NSF	0	74%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			432
SYSTEM FURNISHING			1,729

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 148,569

ARTWORK — $ -

SIGNAGE — $ 148,569

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	472,700		IN CONSTRUCTION
GENERAL INTERIOR	472,700	0.2	$ 94,540
OFFICE/WORKSTATION	2,161	25	$ 54,029

OPEN — $ -

FURNISHINGS — $ 5,805,740

SYSTEMS FURNISHING - — $ 3,890,093

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	1,729	2,250	$ 3,890,093
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 1,620,872

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	432	3,750	$ 1,620,872

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	472,700
Useable Square Footage	371,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720
EST. SEATS SUPPORTED	2,161	2,161	2,161
?SF/SEAT	253	219	172
USF/NSF	0	74%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			432
SYSTEM FURNISHING			1,729

CONFERENCE ROOM FURNITURE — $ 137,969

TOTAL SQUARE FOOTAGE 472,700 GSF
GSF/CONFERENCE RM. FACTOR 10,000
CONFERENCE ROOMS 47 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST	
NEW CONFERENCE ROOMS				
LARGE 10 -14	25%	12	9,100	$ 107,539
MEDIUM 6 - 8	50%	24	5,700	$ 134,720
SMALL 4	25%	12	2,850	$ 33,680

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS $ 137,969

DINING/BREAKROOM FURNITURE — $ 48,747

TOTAL SQUARE FOOTAGE 472,700 GSF
GSF/BREAK ROOM 20,000
QTY OF BREAK ROOMS 24 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	4,125	$ -
SUPPLEMENT EXISTING	100%	24	2,063	$ 48,747

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - — $ 108,058

EST. SEATS SUPPORTED 2,161
SEATS PER FILE CABINET 5 FACTOR
FILE/STORAGE 432 CABINETS

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	500	$ -
SUPPLEMENT EXISTING	100%	432	250	$ 108,058

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

OPEN — $ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**546,812**
Net Square Footage	**472,700**
Useable Square Footage	**371,720**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720
EST. SEATS SUPPORTED	2,161	2,161	2,161
?SF/SEAT	253	219	172
USF/NSF	0	74%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			432
SYSTEM FURNISHING			1,729

EQUIPMENT	QTY	UNIT/COST	TOTAL		
EQUIPMENT				**$**	**30,000**
CAFETERIA / FOOD SERVICE				$	-
CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS					
AUDIO / VISUAL				$	-
MAIL SERVICE				$	-
PHOTOCOPIERS				$	-
FITNESS EQUIPMENT				$	30,000
BASIC FITNESS CENTER ($15,000-$30,000)	1	$ 30,000	$ 30,000		
This package would include enough cardio, strength, stretching, and entertainment equipment for employees to workout comfortably and not be crowded.					
MODERATE FITNESS CENTER ($30,000-$75,000)		$ 75,000	$ -		
This package has all the tools needed to make the company want to show off its facility to potential employees or potential clients.					
COMPREHENSIVE FITNESS CENTER ($75,000-$150,000)		$ 150,000	$ -		
This is the fully-staffed fitness center. It would completely replace the need for your clients to look anywhere else when trying to meet their fitness needs.					
OTHER				$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL				$	5,984,309
$/GSF				$	10.94

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	472,700
Useable Square Footage	371,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720
EST. SEATS SUPPORTED	2,161	2,161	2,161
?SF/SEAT	253	219	172
USF/NSF	0	74%	
NSF/GSF	92%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 1,418,100

		QTY	UNIT/COST	TOTAL
TIMES 3 FOR RESTACK	NSF	1,418,100	$ 1.00	1,418,100
TIMES 3 FOR RESTACK	SEAT	6,483	$ 219	

FURNITURE RELOCATION — $ 1,014,796

	QTY	UNIT/COST	TOTAL
USF	371,720	$ 2.73	1,014,796
SEAT	2,161	$ 470	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	546,812	$ -	-
SEAT	2,161	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	472,700	$ -	$ -
SEAT	2,161	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 2,432,896
$/GSF	$ 4.45

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	472,700
Useable Square Footage	371,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720
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USF/NSF	0	74%	
NSF/GSF	92%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 1,748,118

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	2,701	425	$ 1,148,118

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$	1,748,118
$/GSF	$	3.20

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**546,812**
Net Square Footage	**472,700**
Useable Square Footage	**371,720**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	472,700	371,720
EST. SEATS SUPPORTED	2,161	2,161	2,161
?SF/SEAT	253	219	172
USF/NSF	0	74%	
NSF/GSF	92%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 1,446,698

VOICE / DATA NETWORK

SEAT BASIS	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	300%	6,483	200	$ 1,296,698

TIMES 3 FOR RESTACK TO FACILITATE PROJECT

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	150,000.00	$ 150,000

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	-	$ -

DISC MOVING & RELOCATION	**$**	**1,446,698**
$/GSF	**$**	**2.65**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004.

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Total Project Summary Worksheet

Description		*Cost*	*Cost/SF*
Total Construction Cost	568,685 SF	$61,622,428	$108.36

The following items are those normally provided by the owner during the course of the project. These costs are not included in the construction estimate.

Site Acquisition Cost	----------
Utility Relocation Cost	----------
Hazardous Materials Abatement (if any)	----------
Street Improvements (if required)	----------
Special Assessments or Development Fees	----------
Site Survey	----------
Soil Borings and Report	----------
Architect and Engineer's Fees	----------
Drawing Reproduction Costs	----------
Testing and Inspections	----------
Furnishings	----------
Artwork	----------
Telephone System	----------
Data Cabling	Included
Moving Expenses	----------
Financing Costs	----------
Legal Fees	----------
Other Items	----------
Contingency	----------
Total Project Cost	

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Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Reconstruction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Sitework Improvement Allowance		550,000	
Asbestos Abatement	546,812 SF	2,098,930	3.84
14 Story Office Building Reconstructio	546,812 GSF	35,467,967	64.86
Tenant Finish	415,925 SF	19,270,416	46.33
Kitchen and Dining	5,000 SF	635,534	127.11
Fitness Center	5,000 SF	375,000	75.00
Conference Center Space	5,000 SF	324,581	64.92
Contingency	5%	2,900,000	
Total Construction Cost	**546,812 GSF**	**$61,622,428**	

Alternate

- Provide Stand Alone 30,000 GSF Data Center (2n) with 17,500 SF Access Floor
  $6,745,302
- Reconstruct in Two Phases with 50% of building occupied (add 14 months)
  Add $4,660,000
- Provide Smed Access Floor
  Add $3,050,000
- Provide Conventional Drywall Partitions in lieu of Demountable partitions
  Deduct $3,060,000

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Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

14 Story Office Building Reconstruction
546,812 SF

	Description	Cost	Cost/SF
1	General Requirements	2,660,098	4.86
2	Demolition and Protection	2,701,934	4.94
3	Excavation	0	0.00
4	Building Structure	1,606,653	2.94
5	Precast	211,787	0.39
6	Interior Masonry	315,183	0.58
7	Rough Carpentry	115,741	0.21
8	Finish Carpentry and Millwork	56,848	0.10
9	Membrane Roofing	797,630	1.46
10	Sheet Metal and Louvers	379,887	0.69
11	Caulking and Dampproofing	157,093	0.29
12	Doors, Frames and Hardware	243,656	0.45
13	Glass and Glazing Systems	5,281,560	9.66
14	Plaster and Drywall Systems	1,209,253	2.21
15	Ceramic Tile	147,652	0.27
16	Acoustical Ceilings	1,665	0.00
17	Flooring	9,732	0.02
18	Painting	110,514	0.20
19	Specialties	107,780	0.20
20	Equipment and Furnishings	13,800	0.03
21	Main Lobby Finishes	780,000	1.43
22	Elevators	1,845,000	3.37
23	HVAC Systems	8,904,376	16.28
24	Plumbing	1,621,222	2.96
25	Fire Protection	602,585	1.10
26	Electrical	4,222,165	7.72
	Subtotal	34,103,814	62.37
	Fee	1,364,153	2.49
	Total	**$35,467,967**	**$64.86**

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
2	Demolition and Protection						
	Remove The Following:						
2100	Interior Partitions and Finishes	SF	568,685	3.56	2,024,519	75% Total Gut	
2100	Elevators	EA	7	20,000	140,000		
2100	Temporary Partitions	SF	568,685	0.25	142,171		
2100	Temporary Protection	LS	1	2,500	2,500		
2100	Demolition Cleanup	SF	568,685	0.31	176,292		
2100	Equipment & Dumpsters	%	10%		216,452		
	Total				2,701,934	**$4.75**	
3	Excavation						
	Total				0	**$0.00**	
4	Building Structure						
3310	Dock Leveler Pits	EA	1	825.00	825		
3310	Slab on Grade Repair	SF	72,179	0.25	18,045	5% Repair	
3320	Structural Slab Repair	SF	568,685	1.25	710,856	5% Repair	
5500	4 EA Exit Stairs, 4.00' Wide	VF	636	0.00	0		
5500	3 EA Bsmt Stairs, 9.78' Wide	VF	36	0.00	0		
5500	Stair Railings	LF	1,268	135.00	171,180	No Open Sides	
5500	Wall Railings	LF	2,368	35.00	82,880	Sq Tube, Mesh Panel	
5500	Rooftop Equip Screen Supports	SF	3,148	15.00	47,220		
5800	Expansion Joint Covers	LF	6,074	30.00	182,220		
5500	Dock Stair & Railing	EA	1	2,500	2,500		
5500	Other Miscellaneous Steel	SF	568,685	0.45	255,908		
3320	Housekeeping Pads, Etc	SF	5,468	7.50	41,010		
3320	Pan Stair Fill	SF	11,497	7.15	82,204		
3320	Penthouse & Misc Curbs	LF	787	15.00	11,805		
	Total				1,606,653	**$2.83**	
5	Precast						
3400	Clean Precast First Floor	SF	6,287	3.50	22,005		
3400	Clean Precast Accent 1st Floor	SF	865	3.50	3,028		
3400	Clean Precast Typical Floors	SF	46,205	3.50	161,718		
3400	Precast Accent Typ Flrs	SF	7,153	3.50	25,036		
	Total				211,787	**$0.37**	
6	Interior Masonry						
4200	8" Conc Block Partitions @ PH	SF	21,763	11.92	259,415		
4200	Concrete Block Core Walls	SF	84,497	0.66	55,768	5% Repair	
	Total				315,183	**$0.55**	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
7	Rough Carpentry						
6100	Roof Blocking	BF	5,411	5.48	29,652	1.5 BF/LF Parapet	
6100	Plywood at Parapet	SF	5,083	4.63	23,534		
6100	Interior Blocking	SF	568,685	0.11	62,555		
	Total				115,741		
						$0.20	
8	Finish Carpentry and Millwork						
6200	Corian (Top Only) Vanities	LF	222	154.00	34,188		
6200	Closet Shelving	LF	450	8.80	3,960		
6200	Misc. Items	LS	1	18,700	18,700		
	Total				56,848		
						$0.10	
9	Membrane Roofing						
7500	4 Ply Coal Tar with Gravel Roof, R	SF	117,269	6.65	779,839		
7500	Parapet Flashing	SF	5,083	3.50	17,791		
	Total				797,630		
							$1.40
10	Sheet Metal and Louvers						
7600	Sheet Metal Flashings	LF	3,607	9.50	34,267		
7400	HVAC Louvers	SF	2,200	36.00	79,200		
7400	Metal Wall Panels at PH	SF	10,392	18.00	187,056		
7400	Wall Panels at CT Screen	SF	3,148	18.00	56,664		
7600	Misc Items	LS	1	22,700	22,700		
	Total				379,887		
						$0.67	
11	Caulking and Dampproofing						
7900	Seal Exterior Skin	SF	60,510	0.55	33,281		
7900	Building Skin & Window Caulking	SF	172,942	0.65	112,412		
7900	Misc Caulking	LS	1	11,400	11,400		
	Total				157,093		
						$0.28	
12	Doors, Frames and Hardware						
8100	Hollow Metal Frames	EA	191	188.05	35,918		
8100	Hollow Metal Doors	EA	23	305.75	7,032		
8200	Solid Core Oak Doors, 7'	EA	109	273.41	29,802		
8200	Stair Exit Doors 3.00' Wide	EA	59	1078.45	63,629	Incl Dr, Fr, Hdwe Prem	
8700	Finish Hardware, Mortise Locks	EA	191	547.20	104,515		
8300	Dock Door, 9'x10'	EA	1	2,760	2,760		
	Total				243,656		
						$0.43	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
13	Glass and Glazing Systems						
8400	Entrance Vestibule Storefront	SF	600	42.50	25,500		
8400	Demo Curtainwall	SF	99,840	7.50	748,800		
8400	Curtainwall	SF	99,840	44.50	4,442,880		
8400	Entrance Doors	EA	20	1,600	32,000		
8400	HC Door Operators	EA	2	2,750	5,500		
8400	Mirrors	SF	888	9.00	7,992		
8400	Misc Interior Glazing	SF	568,685	0.005	2,843		
8400	Cleaning	SF	200,568	0.08	16,045		
	Total				5,281,560		
						$9.29	
14	Plaster and Drywall Systems						
9200	Exterior Wall Furring	SF	107,218	2.40	257,323		
9200	Struct Stud Walls at Penthouse	SF	12,592	7.45	93,810		
9200	DWC & Drywall at CMU Cores	SF	56,331	2.55	143,644		
9200	One Hour Walls, Incl Fire Caulk	LF	3,113	58.60	182,422		
9200	Drywall Ceilings	SF	8,035	4.25	34,149	1.96% of Area	
9200	Drywall Bulkheads	LF	222	30.00	6,660		
9200	Drywall Fireproofing @ Roof	SF	117,269	3.00	351,807		
9200	Fireproofing @ Penthouse	SF	21,873	3.00	65,619		
7800	Safing Insulation	LF	12,838	5.75	73,819		
	Total				1,209,253		
						$2.13	
15	Ceramic Tile						
9300	2x2 Porcelain Tile Floors	SF	8,035	6.50	52,228	1.96% of Area	
9300	Ceramic Tile Walls	SF	15,904	6.00	95,424	31.93% of Area	
	Total				147,652		
						$0.26	
16	Acoustical Ceilings						
9500	Acrylic Louvers @ Vanities	SF	222	7.50	1,665		
	Total				1,665		
						$0.00	
17	Flooring						
9600	Resilient Flooring	SF	4,500	1.75	7,875	0.00% of Area	
9600	Resilient Base	LF	1,061	1.75	1,857	100% of Base	
	Total				9,732		
						$0.02	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
18	Painting						
9900	Stair & Service Room Walls	SF	48,053	0.75	36,040	96.47% of Wall Area	
9900	Finish Doors & Frames	EA	191	57.75	11,030		
9900	Paint Concrete Block Partitions	SF	56,331	0.65	36,615		
9900	Drywall Ceilings	SF	8,257	0.50	4,129		
9900	Misc. Items	LS	1	22,700	22,700		
	Total				110,514		
						$0.19	
19	Specialties						
10160	Toilet Partitions	EA	112	325	36,400		
10400	Door Signs	EA	191	40.00	7,640		
10520	Fire Extinguishers & Cabts.	EA	109	150	16,350		
10800	Toilet Accessories Public Toilets	EA	30	823	24,690		
10199	Misc. Items	LS	1	22,700	22,700		
	Total				107,780		
						$0.19	
20	Equipment and Furnishings						
11160	Dock Levelers	EA	1	3,000	3,000		
11160	Dock Shelter	EA	1	1,200	1,200		
12400	Entrance Mats	SF	480	20.00	9,600		
	Total				13,800		
						$0.02	
22	Elevators						
14000	Gearless Traction Elevators, 15 St	EA	6	255,000	1,530,000		
14000	Cab Finish Premium	EA	6	10,000	60,000		
14000	Service Elevator, 15 Stops	EA	1	255,000	255,000		
	Total				1,845,000		
						$3.24	
23	HVAC Systems		1,823				
15500	Mechanical (see attached)	LS	1	11,127,825	11,127,825		
15500	Less Tenant Finish	LS	-1	2,223,449	-2,223,449		
	Total				8,904,376		
						$15.66	
24	Plumbing						
15400	Plumbing (see attached)	LS	1	1,738,222	1,738,222		
15400	Less Tenant Finish	LS	-1	117,000	-117,000		
	Total				1,621,222		
						$2.85	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
25	Fire Protection						
15300	Fire Protection (see attached)	LS	1	895218.00	895,218		
15300	Less Tenant Finish	LS	-1	292633.00	-292,633		
	Total				602,585	**$1.06**	
26	Electrical	AMP	5,130				
	Special Systems						
16000	Electrical (see attached)	LS	1	9,712,517	9,712,517		
16000	Less Tenant Finish	LS	-1	5,490,352	-5,490,352		
	Total				4,222,165	**$7.42**	

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Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Asbestos Abatement
546,812 SF

	Description	Unit	Quantity	Unit Price	Cost	Cost/SF
1	General Requirements				157,420	0.29
2	Asbestos Abatement	SF	546,812	2.25	1,230,327	2.25
3	Floor Tile Abatement	SF	390,939	1.55	605,955	1.11
4	Carpet Removal	SF	24,500	1.00	24,500	0.04
	Subtotal				2,018,202	3.69
	Fee				80,728	0.15
	Total				**$2,098,930**	$3.84

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Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Tenant Finish
80% Open Office
415,925 SF

	Description	Cost	Cost/SF
1	General Requirements	1,445,281	3.47
2	Misc and Ornamental Metal	74,867	0.18
3	Rough Carpentry	162,211	0.39
4	Finish Carpentry and Millwork	538,335	1.29
5	Doors, Frames and Hardware	482,964	1.16
6	Glass and Glazing	62,479	0.15
7	Drywall Systems	446,528	1.07
8	Stone and Tile	91,504	0.22
9	Acoustical Ceilings	991,548	2.38
10	Resilient Flooring and Carpet	1,578,285	3.79
11	Painting and Wall Coverings	185,507	0.45
12	Specialties	4,468,615	10.74
13	Equipment and Furnishings	221,165	0.53
14	Mechanical	2,190,699	5.27
15	Fire Protection	282,833	0.68
16	Electrical	5,306,425	12.76
	Subtotal	18,529,246	44.55
	Fee	741,170	1.78
	Total	**$19,270,416**	**$46.33**

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	415,925	0.18	74,867		
	Total				74,867		
						$0.18	
3	Rough Carpentry						
6100	Misc Blocking	SF	415,925	0.39	162,211		
	Total				162,211		
						$0.39	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	504	8.63	4,350	5% of Area	
6200	Corian Window Sills	LF	8,127	13.80	112,153	75% Windows	
6200	Break Room Cabinets, Upper & Lower	LF	252	290.00	73,080		
6200	Misc. Millwork	SF	395,129	0.58	229,175		
6200	Executive Area Millwork	SF	20,796	5.75	119,577		
	Total				538,335		
						$1.29	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	478	295.03	141,024	870 SF/EA	
8100	Hollow Metal Door Frames	EA	478	196.59	93,970		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	144	261.46	37,650	12 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	239	520.00	124,280	50%	
8700	Finish Hardware W/ Latchset	EA	239	360.00	86,040	50%	
	Total				482,964		
						$1.16	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	3,888	15.00	58,320		
8400	Misc Glazing	LS	1	4,159	4,159		
	Total				62,479		
						$0.15	
7	Drywall Systems						
9200	Partitions to Structure	LF	1,054	66.40	69,986		
9200	Drywall Perimeter	SF	97,524	1.25	121,905		
9200	Drywall Columns	SF	29,577	2.75	81,337		
9200	Drywall Ceilings/Soffits	SF	20,796	5.00	103,980	5% of Clg Area	
9200	Drywall Bulkheads	LF	1,733	40.00	69,320		
	Total				446,528		
						$1.07	
8	Stone and Tile						
9300	Misc Stone & Tile	SF	415,925	0.22	91,504		
	Total				91,504		
						$0.22	

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
9	Acoustical Ceilings						
9500	2x2 Narrow Grid Acoustic Ceiling	SF	20,796	3.25	67,587	5% of Clg Area	
9500	2x2 Acoustic Ceiling	SF	374,333	2.35	879,683	90% of Clg Area	
9500	Sound Insulation	SF	20,796	0.60	12,478		
9700	Acoustic Wall Panels	SF	1,590	20.00	31,800	50% of ExecArea	
		Total			991,548		
						$2.38	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	9,572	1.75	16,751	95% of Area	
9600	Misc Resilient Flooring	SF	20,796	1.50	31,194	5% of Area	
9600	Upgrade Carpet W/Borders	SY	2,380	35.00	83,300	5% of Area	
9600	Carpet Tile	SY	45,220	32.00	1,447,040	90% of Area	
		Total			1,578,285		
						$3.79	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	478	55.00	26,290		
9900	Painted Walls	SF	73,037	0.40	29,215	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	65,733	1.25	82,166	45% of Wall Area	
9900	Textile Wall Covering	SF	7,304	3.75	27,390	5% of Wall Area	
9900	Painted Ceilings	SF	20,796	0.56	11,646		
9900	Misc. Items	LS	1	8,800	8,800		
		Total			185,507		
						$0.45	
12	Specialties						
10600	Demountable Partitions	LF	21,432	200.00	4,286,400	5.2 LF/100 SF	
10100	Audio/Visual Units	EA	21	1500.00	31,500		
10270	6" Access Flooring @ Computer	SF	8,319	9.50	79,031		
11130	Projection Screens	EA	21	1,968	41,328		
10400	Door Signage	EA	478	20.00	9,560		
10199	Misc Specialties	SF	415,925	0.05	20,796		
		Total			4,468,615		
						$10.74	
13	Equipment and Furnishings						
11450	Ice Makers	EA	21	500.00	10,500		
11450	Refrigerators	EA	21	750.00	15,750		
11450	Microwave Ovens	EA	21	400.00	8,400		
11000	Mini Blinds	SF	73,143	2.55	186,515		
		Total			221,165		
						$0.53	

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
14	Mechanical						
15500	Complete HVAC Ductwork	SF	415,925	3.35	1,393,349		
15500	FPVAV Boxes	EA	120	1,650.00	198,000	Incl Controls	
15500	Interior VAV Boxes	EA	253	1,450.00	366,850	Incl Controls	
15500	Liebert PBX/Computer Rm Units	TN	57.5	2,400	138,000		
15400	Break Room Plumbing	EA	21	4,500	94,500		
		Total			2,190,699		
						$5.27	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	415,925	0.52	216,281		
15300	Pre-Action System @ Computer	SF	8,319	8.00	66,552		
		Total			282,833		
						$0.68	
16	Electrical						
16000	Power Distribution	SF	415,925	0.50	207,963		
16000	Hookup Fan Powered Boxes	EA	373	420.00	156,660		
16000	Parabolic Light Fixtures	SF	415,925	3.03	1,260,253	74 SF/EA	
16000	Indirect Lighting Premium	SF	316,103	1.75	553,180	80% of Area	
16000	Executive Area Lighting Premium	SF	20,796	6.75	140,373		
16000	Wall Outlets	EA	1,250	118.92	148,650	299 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	143	388.92	55,616	5%	
16000	Workstations, 8 Wire Wall	EA	662	520.85	344,803	483 SF/EA	
16000	Workstations, 8 Wire Floor	EA	200	686.85	137,370	50%	
16000	Dedicated Circuits	EA	24	407.30	9,775		
16000	Tenant Switches	EA	520	98.92	51,438		
16000	Motion Sensor Switches	EA	333	150.00	49,950		
16000	Telephone/Data Outlets	EA	2,362	413.80	977,396	162 SF/EA	
16000	Telephone/Data Floor Outlets	EA	200	945.98	189,196	5%	
16000	Fire Alarm	SF	415,925	0.10	41,593		
16000	Security System	SF	546,812	0.92	503,067		
16000	Paging	SF	546,812	0.44	240,597		
16000	Temporary	SF	546,812	0.07	38,277		
16000	Demolition	SF	546,812	0.01	5,468		
16000	Cable Tray	LF	8,000	24.35	194,800		
		Total			5,306,425		
						$12.76	

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Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Kitchen and Dining
5,000 SF

	Description	*Cost*	*Cost/SF*
1	General Requirements	47,665	9.53
2	Misc and Ornamental Metal	900	0.18
3	Rough Carpentry	1,400	0.28
4	Finish Carpentry and Millwork	6,005	1.20
5	Doors, Frames and Hardware	6,636	1.33
6	Glass and Glazing	1,670	0.33
7	Drywall Systems	16,048	3.21
8	Stone and Tile	24,404	4.88
9	Acoustical Ceilings	7,125	1.43
10	Resilient Flooring and Carpet	6,765	1.35
11	Painting and Wall Coverings	6,836	1.37
12	Specialties	1,320	0.26
13	Equipment and Furnishings	305,164	61.03
14	Mechanical	115,400	23.08
15	Fire Protection	2,650	0.53
16	Electrical	61,102	12.22
	Subtotal	611,090	122.22
	Fee	24,444	4.89
	Total	**$635,534**	**$127.11**

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2-2-2016
Att.8.--241

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	5,000	0.18	900		
	Total				900	**$0.18**	
3	Rough Carpentry						
6100	Misc Blocking	SF	5,000	0.28	1,400		
	Total				1,400	**$0.28**	
4	Finish Carpentry and Millwork						
6200	Corian Window Sills	LF	225	13.80	3,105	75% Windows	
6200	Misc. Millwork	SF	5,000	0.58	2,900		
	Total				6,005	**$1.20**	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	6	295.03	1,770	833 SF/EA	
8100	Hollow Metal Door Frames	EA	6	196.59	1,180		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	4	261.46	1,046	4 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	3	520.00	1,560	50%	
8700	Finish Hardware W/ Latchset	EA	3	360.00	1,080	50%	
	Total				6,636	**$1.33**	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	108	15.00	1,620		
8400	Misc Glazing	LS	1	50	50		
	Total				1,670	**$0.33**	
7	Drywall Systems						
9200	Partitions to Structure	LF	85	66.40	5,644	1.7 LF/100 SF	
9200	Partitions to Ceiling	LF	100	39.60	3,960	2.0 LF/100 SF	
9200	Drywall Perimeter	SF	2,700	1.25	3,375		
9200	Drywall Columns	SF	356	2.75	979		
9200	Drywall Ceilings/Soffits	SF	250	5.00	1,250	5% of Clg Area	
9200	Drywall Bulkheads	LF	21	40.00	840		
	Total				16,048	**$3.21**	

JCSBC
2-2-2016
Att.8.--242

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
8	Stone and Tile						
9300	Quarry Tile at Kitchen	SF	2,400	6.50	15,600	48% of Area	
9300	Stone Flooring	SF	250	28.00	7,000	5.0% of Area	
9300	Stone Base	SF	32	22.00	704	5% of Area	
9300	Misc Stone & Tile	SF	5,000	0.22	1,100		
		Total			24,404		
						$4.88	
9	Acoustical Ceilings						
9500	2x4 Acoustic Ceiling, Second Look	SF	4,750	1.50	7,125	95% of Clg Area	
		Total			7,125		
						$1.43	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	602	1.15	692	95% of Area	
9600	Misc Resilient Flooring	SF	250	1.25	313	5% of Area	
9600	Carpet	SY	240	24.00	5,760	42% of Area	
		Total			6,765		
						$1.35	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	6	55.00	330		
9900	Painted Walls	SF	3,193	0.40	1,277	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	2,874	1.25	3,593	45% of Wall Area	
9900	Textile Wall Covering	SF	319	3.75	1,196	5% of Wall Area	
9900	Painted Ceilings	SF	250	0.56	140		
9900	Misc. Items	LS	1	300	300		
		Total			6,836		
						$1.37	
12	Specialties						
10270	6" Access Flooring @ Computer	SF	100	9.50	950		
10400	Door Signage	EA	6	20.00	120		
10199	Misc Specialties	SF	5,000	0.05	250		
		Total			1,320		
						$0.26	
13	Equipment and Furnishings						
11400	Kitchen Equipment	EA	600	500.00	300,000		
11000	Mini Blinds	SF	2,025	2.55	5,164		
		Total			305,164		
						$61.03	

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
14	Mechanical						
15500	Complete HVAC Ductwork	SF	5,000	3.22	16,100		
15500	FPVAV Boxes	EA	3	1,650.00	4,950	Incl Controls	
15500	Interior VAV Boxes	EA	3	1,450.00	4,350	Incl Controls	
15500	Kitchen Make Up Air & Exhaust	LS	1	30,000	30,000		
15500	Liebert PBX/Computer Rm Units	TN	2.5	2,400	6,000		
15400	Kitchen Equipment Hookup	LS	1	22,500	22,500		
15400	Kitchen Plumbing	SF	2,400	10	24,000		
15400	Kitchen Grease Trap	LS	1	7,500	7,500		
		Total			115,400		
						$23.08	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	5,000	0.37	1,850		
15300	Pre-Action System @ Computer	SF	100	8.00	800		
		Total			2,650		
						$0.53	
16	Electrical						
16000	Power Distribution	SF	5,000	0.50	2,500		
16000	Hookup Liebert Units	TN	3	150.00	450		
16000	Hookup Fan Powered Boxes	EA	3	600.00	1,800		
16000	Parabolic Light Fixtures	SF	5,000	2.77	13,850	74 SF/EA	
16000	Indirect Lighting Premium	SF	4,000	1.75	7,000	80% of Area	
16000	Wall Outlets	EA	38	115.00	4,370	125 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	2	385.00	770	5%	
16000	Workstations, 8 Wire Wall	EA	6	404.25	2,426	385 SF/EA	
16000	Workstations, 8 Wire Floor	EA	7	609.40	4,266	50%	
16000	Dedicated Circuits	EA	2	350.00	700		
16000	Tenant Switches	EA	6	95.00	570		
16000	Motion Sensor Switches	EA	4	150.00	600		
16000	Telephone/Data Outlets	EA	86	50.00	4,300	56 SF/EA	
16000	Telephone/Data Floor Outlets	EA	4	250.00	1,000	5%	
16000	Paging/Music System	SF	5,000	0.20	1,000		
16000	Special Systems Conduit	SF	5,000	0.10	500		
16000	Kitchen Equipment Hookup	LS	1	15,000	15,000		
		Total			61,102		
						$12.22	

JCSBC
2-2-2016
Att.8.--244

Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Conference Center Space
5,000 SF

	Description	*Cost*	*Cost/SF*
1	General Requirements	24,344	4.87
2	Misc and Ornamental Metal	900	0.18
3	Rough Carpentry	2,800	0.56
4	Finish Carpentry and Millwork	40,105	8.02
5	Doors, Frames and Hardware	14,088	2.82
6	Glass and Glazing	1,670	0.33
7	Drywall Systems	27,353	5.47
8	Stone and Tile	7,500	1.50
9	Acoustical Ceilings	31,168	6.23
10	Resilient Flooring and Carpet	30,888	6.18
11	Painting and Wall Coverings	10,302	2.06
12	Specialties	1,480	0.30
13	Equipment and Furnishings	5,164	1.03
14	Mechanical	34,450	6.89
15	Fire Protection	4,500	0.90
16	Electrical	75,385	15.08
	Subtotal	312,097	62.42
	Fee	12,484	2.50
	Total	**$324,581**	**$64.92**

JCSBC
2-2-2016
Att.8.--245

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	5,000	0.18	900		
	Total				900	**$0.18**	
3	Rough Carpentry						
6100	Misc Blocking	SF	5,000	0.56	2,800		
	Total				2,800	**$0.56**	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	956	8.63	8,250	100% of Area	
6200	Corian Window Sills	LF	225	13.80	3,105	75% Windows	
6200	Executive Area Millwork	SF	5,000	5.75	28,750		
	Total				40,105	**$8.02**	
5	Doors, Frames and Hardware						7.00' Tall
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	14	295.03	4,130	357 SF/EA	
8100	Hollow Metal Door Frames	EA	14	196.59	2,752		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	4	261.46	1,046	4 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	7	520.00	3,640	50%	
8700	Finish Hardware W/ Latchset	EA	7	360.00	2,520	50%	
	Total				14,088	**$2.82**	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	108	15.00	1,620		
8400	Misc Glazing	LS	1	50	50		
	Total				1,670	**$0.33**	
7	Drywall Systems						
9200	Partitions to Structure	LF	270	66.40	17,928	5.4 LF/100 SF	
9200	Partitions to Ceiling	LF	100	39.60	3,960	2.0 LF/100 SF	
9200	Drywall Perimeter	SF	2,700	1.25	3,375		
9200	Drywall Ceilings/Soffits	SF	250	5.00	1,250	5% of Clg Area	
9200	Drywall Bulkheads	LF	21	40.00	840		
	Total				27,353	**$5.47**	
8	Stone and Tile						
9300	Misc Stone & Tile	SF	5,000	1.50	7,500		
	Total				7,500	**$1.50**	

JCSBC
2-2-2016
Att.8.--246

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
9	Acoustical Ceilings						
9500	2x2 Narrow Grid Acoustic Ceiling	SF	4,750	2.65	12,588	95% of Clg Area	
9500	Sound Insulation	SF	5,000	0.60	3,000		
9700	Acoustic Wall Panels	SF	779	20.00	15,580	50% of ExecArea	
	Total				31,168		
						$6.23	
10	Resilient Flooring and Carpet						
9600	Upgrade Carpet W/Borders	SY	572	30.00	17,160	100% of Area	
9600	Carpet	SY	572	24.00	13,728	0% of Area	
	Total				30,888		
						$6.18	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	14	55.00	770		
9900	Painted Walls	SF	4,680	0.40	1,872	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	4,212	1.25	5,265	45% of Wall Area	
9900	Textile Wall Covering	SF	468	3.75	1,755	5% of Wall Area	
9900	Painted Ceilings	SF	250	0.56	140		
9900	Misc. Items	LS	1	500	500		
	Total				10,302		
						$2.06	
12	Specialties						
10270	6" Access Flooring @ Computer	SF	100	9.50	950		
10400	Door Signage	EA	14	20.00	280		
10199	Misc Specialties	SF	5,000	0.05	250		
	Total				1,480		
						$0.30	
13	Equipment and Furnishings						
11000	Mini Blinds	SF	2,025	2.55	5,164		
	Total				5,164		
						$1.03	
14	Mechanical						
15500	Complete HVAC Ductwork	SF	5,000	3.83	19,150		
15500	FPVAV Boxes	EA	3	1,650.00	4,950	Incl Controls	
15500	Interior VAV Boxes	EA	3	1,450.00	4,350	Incl Controls	
15500	Liebert PBX/Computer Rm Units	TN	2.5	2,400	6,000		
	Total				34,450		
						$6.89	

JCSBC
2-2-2016
Att.8.--247

Item	*Description*	*Unit*	*Quantity*	*U. Price*	*Amount*	*Cost/SF*	*Note*
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	5,000	0.74	3,700		
15300	Pre-Action System @ Computer	SF	100	8.00	800		
	Total				4,500		
						$0.90	
16	Electrical						
16000	Power Distribution	SF	5,000	0.50	2,500		
16000	Hookup Liebert Units	TN	3	150.00	450		
16000	Hookup Fan Powered Boxes	EA	3	600.00	1,800		
16000	Parabolic Light Fixtures	SF	5,000	4.27	21,350	48 SF/EA	
16000	Executive Area Lighting Premium	SF	5,000	6.75	33,750		
16000	Wall Outlets	EA	78	115.00	8,970	61 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	4	385.00	1,540	5%	
16000	Dedicated Circuits	EA	2	350.00	700		
16000	Tenant Switches	EA	15	95.00	1,425		
16000	Telephone/Data Outlets	EA	23	50.00	1,150	208 SF/EA	
16000	Telephone/Data Floor Outlets	EA	1	250.00	250	5%	
16000	Paging/Music System	SF	5,000	0.20	1,000		
16000	Special Systems Conduit	SF	5,000	0.10	500		
	Total				75,385		
						$15.08	

Mechanical Budget

12/18/2003

LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Mechanical - HVAC

Name	Quantity Unit	Unit Cost	Total	$/SF
Demolition	546812 SF	$0.70	$380,540.19	$0.70
Chillers	1850 TON	$400.79	$741,465.22	$1.36
Cooling Towers	5500 GP	$27.09	$148,970.90	$0.27
Pumps	740 HP	$247.24	$182,958.52	$0.33
Air Handling Units	546812 CFM	$2.47	$1,351,944.80	$2.47
Exhaust Systems	109363 CFM	$0.56	$61,141.11	$0.11
Fan Coil Units	32 EA	$1,143.18	$36,581.69	$0.07
Elect. Unit Heaters	10 EA	$801.48	$8,014.77	$0.01
Kitchen Make-Up Unit	20 TON	$1,960.58	$39,211.53	$0.07
Boilers	600 HP	$223.63	$134,175.78	$0.25
Heating Pumps	370 HP	$223.63	$82,741.73	$0.15
Terminal Unit - Hydronic	550 EA	$1,031.36	$567,250.49	$1.04
Variable Speed Drives	1730 HP	$167.72	$290,155.13	$0.53
Commissioning	1 EA	$148,970.90	$148,970.90	$0.27
Air Separators < 8in.	1 EA	$1,814.06	$1,814.06	$0.00
Air Separators > 10in.	1 EA	$3,180.86	$3,180.86	$0.01
Expantion Tanks	2 EA	$2,149.50	$4,298.99	$0.01
Vibration Isolation	20 EA	$1,031.36	$20,627.29	$0.04
Spring Hangers	120 EA	$63.62	$7,634.07	$0.01
PVF - chilled water	546812 SF	$1.90	$1,039,637.70	$1.90
PVF - hot water	546812 SF	$1.52	$831,710.17	$1.52
HVAC Miscellaneous	546812 SF	$0.06	$31,255.16	$0.06
Sheet Metal	546812 SF	$5.59	$3,057,038.71	$5.59
Temperature Controls	546812 SF	$1.96	$1,069,963.55	$1.96
Test and Balance	546812 SF	$0.28	$152,851.94	$0.28
HVAC Insulation	546812 SF	$1.34	$733,689.29	$1.34
		Total	$11,127,824.56	$20.35

Mechanical - Plumbing

Name	Quantity Unit	Unit Cost	Total	$/SF
Fixtures	471 EA	$525.31	$247,419.09	$0.45
Drains/Carriers	438 EA	$313.18	$137,174.81	$0.25
Water Heaters	2 EA	$6,510.24	$13,020.48	$0.02
Circ Pumps	2 EA	$1,002.86	$2,005.71	$0.00
Booster System	1 EA	$15,055.07	$15,055.07	$0.03
Sump Pumps	3 EA	$1,002.86	$3,008.57	$0.01
Plumbing Rough	594 FU	$1,296.05	$769,854.15	$1.41
Plumbing Misc.	594 FU	$45.86	$27,239.78	$0.05
Grease Interceptor	1 EA	$8,113.92	$8,113.92	$0.01
OFE Kitchen Equip	120 EA	$864.03	$103,684.06	$0.19
Roof Drain	13 EA	$1,866.89	$24,269.58	$0.04
Roof Drain Piping	13 EA	$4,427.90	$57,562.65	$0.11
Gas Piping	546812 SF	$0.19	$102,083.82	$0.19
Plumbing Insulation	546812 SF	$0.42	$227,730.11	$0.42
		Total	$1,738,221.80	$3.18

LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Mechanical - Fire Protection

Name	Quantity Unit	Unit Cost		Total	$/SF
New Service	1 LS	$15,000.00		$15,000.00	$0.03
NFPA 13 Sprinkler System	546812 SF	$1.50		$820,218.00	$1.50
Fire Pump	1 LS	$60,000.00		$60,000.00	$0.11
			Total	$895,218.00	$1.64
			Total	**$13,761,264.36**	**$25.17**

Electrical Budget

12/18/2003

LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Electrical - Power and Lighting Distribution

Name	Quantity Unit	Unit Cost	Total	$/SF
4000A Double-Ended Unit Substation	3 EA	$391,105.77	$1,173,317.31	$2.15
TVSS Unit	3 EA	$5,524.63	$16,573.90	$0.03
120/208V 100A 42Ckt. Pwr. Panel	13 EA	$784.73	$10,201.48	$0.02
120/208V 400A 42Ckt. Pwr. Panel	62 EA	$1,685.45	$104,498.03	$0.19
480/277V 225A 42Ckt. Ltg. Panel	31 EA	$2,092.30	$64,861.31	$0.12
480/277V 1000A 42Ckt. Dist. Panel	1 EA	$15,526.08	$15,526.08	$0.03
480/277V 400A 42Ckt. Dist. Panel	4 EA	$3,521.58	$14,086.32	$0.03
Feeders Conduit & Wire	2000 LF	$30.65	$61,294.87	$0.11
30KVA Dry Type Transformer	13 EA	$1,750.58	$22,757.48	$0.04
112.5KVA (K-4) Dry Type Transformer	31 EA	$6,025.92	$186,803.38	$0.34
Motor Control Center	2 EA	$17,603.28	$35,206.55	$0.06
480/277V 1200A Swbd W/ Metering & (10) C/B	2 EA	$18,030.72	$36,061.43	$0.07
480/277V 800A 42Ckt. Dist. Panel	2 EA	$4,788.35	$9,576.69	$0.02
60A NEMA1 F Disc. Switch	20 EA	$355.81	$7,116.22	$0.01
1200A 3 Phase 4W Busway	1355 LF	$164.76	$223,249.44	$0.41
400A 3 Phase 4W Busway	755 EA	$103.45	$78,106.68	$0.14
1000A 3 Phase 4W Busway	710 LF	$133.82	$95,009.70	$0.17
100A 3P Fusible Bus Plug	13 EA	$653.91	$8,500.79	$0.02
200A 3P Fusible Bus Plug	31 EA	$1,118.50	$34,673.53	$0.06
400A 3P Fusible Bus Plug	31 EA	$2,241.23	$69,478.18	$0.13
480/277V 100A 42Ckt. Ltg. Panel	13 EA	$1,800.76	$23,409.91	$0.04
15kV Switchgear	1 EA	$302,262.68	$302,262.68	$0.55
15kV Switchgear Controls	1 EA	$100,041.83	$100,041.83	$0.18
15kV Feeder Wire & Term.	300 LF	$12.62	$3,785.40	$0.01
4 Inch GRC Empty Conduit	100 LF	$33.89	$3,388.85	$0.01
		Total	$2,699,788.04	$4.94

Electrical - Electric Heat

Name	Quantity Unit	Unit Cost	Total	$/SF
Unit Heater (Hook-Up)	10 EA	$253.24	$2,532.37	$0.00
Cabinet Unit Heater (Hook-Up)	15 EA	$253.24	$3,798.55	$0.01
		Total	$6,330.91	$0.01

Electrical - HVAC

Name	Quantity Unit	Unit Cost	Total	$/SF
HVAC Unit Hookup	2190 TN	$52.68	$115,373.35	$0.21
FPVAV Hookup	530 EA	$419.45	$222,306.74	$0.41
FCU Hookup	28 EA	$174.23	$4,876.53	$0.01
Exhaust System (Hook-Up)	109362 CFM	$0.11	$11,677.90	$0.02
		Total	$354,236.52	$0.65

Electrical - Plumbing

Name	Quantity Unit	Unit Cost	Total	$/SF
Fire Pump Hookup	150 HP	$56.92	$8,538.19	$0.02
		Total	$8,538.19	$0.02

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LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Electrical - Lighting

Name	Quantity Unit	Unit Cost		Total	$/SF
Ltg. @ Core Areas	54681 SF	$5.76		$315,055.50	$0.58
20A MC Cable	64900 LF	$2.79		$180,905.58	$0.33
Light Fixtures	6220 EA	$240.67		$1,496,977.68	$2.74
Light Switches	2190 EA	$124.87		$273,457.28	$0.50
Motion Detectors	220 EA	$170.09		$37,418.97	$0.07
Lutron Graphic Eye (5 Zone)	22 EA	$4,226.33		$92,979.33	$0.17
			Total	$2,396,794.34	$4.38

Electrical - Receptacle Power

Name	Quantity Unit	Unit Cost		Total	$/SF
Wall Outlets	2500 EA	$118.92		$297,300.81	$0.54
Dedicated Circuits	70 EA	$407.30		$28,511.24	$0.05
Kitchen Equipment Power	1 EA	$13,696.78		$13,696.78	$0.03
Furniture Feeds Floor (8 Wire)	200 EA	$686.85		$137,370.05	$0.25
Furniture Feeds Wall (8 Wire)	662 EA	$520.83		$344,789.34	$0.63
			Total	$821,668.22	$1.50

Electrical - Emergency Generator

Name	Quantity Unit	Unit Cost		Total	$/SF
1000KW Generator	1 EA	$200,894.97		$200,894.97	$0.37
800A Transfer Switch	2 EA	$14,461.85		$28,923.71	$0.05
			Total	$229,818.68	$0.42

Electrical - Elevator

Name	Quantity Unit	Unit Cost		Total	$/SF
Elevator Hookup	7 EA	$3,392.14		$23,744.96	$0.04
			Total	$23,744.96	$0.04

Electrical - Fire Alarm

Name	Quantity Unit	Unit Cost		Total	$/SF
Fire Alarm Misc. Conduit Only	410110 SF	$0.11		$46,305.91	$0.08
Fire Alarm	546812 SF	$0.76		$414,374.39	$0.76
			Total	$460,680.31	$0.84

Electrical - Tele/Data

Name	Quantity Unit	Unit Cost		Total	$/SF
Tele/Data Outlets (Conduit Only)	1500 EA	$106.44		$159,664.23	$0.29
Tele/Data Floor Outlets (Conduit Only)	200 EA	$506.60		$101,319.90	$0.19
Tele/Data Cabling (Furniture Feed)	862 EA	$439.38		$378,747.57	$0.69
Cable Tray	9750 LF	$24.35		$237,368.11	$0.43
Fiber Optic Backbone	950 LF	$134.56		$127,827.83	$0.23
Tele/Data Cabling	900 EA	$345.70		$311,131.78	$0.57
			Total	$1,316,059.42	$2.41

Electrical - Security

Name	Quantity Unit	Unit Cost		Total	$/SF
Security System Misc. Conduit Only	546812 SF	$0.09		$48,786.82	$0.09
Card Access	85 EA	$2,798.63		$237,883.56	$0.44
CCTV Cameras (Interior)	25 EA	$6,231.55		$155,788.66	$0.28
CCTV Cameras (Exterior)	8 EA	$7,887.46		$63,099.71	$0.12
			Total	$505,558.75	$0.92

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LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Electrical - Special Systems

Name	Quantity Unit	Unit Cost		Total	$/SF
Paging/Intercom System	546812 SF	$0.44		$242,068.34	$0.44
Lightning Protection	31304 SF	$3.23		$101,119.37	$0.18
			Total	$343,187.71	$0.63

Electrical - Miscellaneous

Name	Quantity Unit	Unit Cost		Total	$/SF
Demolition	546812 SF	$0.63		$342,772.94	$0.63
Temporary	546812 SF	$0.30		$164,148.94	$0.30
Commissioning (Contractor Costs)	546812 SF	$0.07		$39,188.61	$0.07
			Total	$546,110.49	$1.00
			Total	**$9,712,516.54**	**$17.76**

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LANDON STATE OFFICE BUILDING
RECONSTRUCTION

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	-	-	-	2,677,699	2,744,098	2,812,145	2,881,880	2,953,346
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	2,677,699	2,744,098	2,812,145	2,881,880	2,953,346
LANDON STATE OFFICE BUILDING				OPERATING COST FOR SPACE UNDER CONSTRUCTION IS COVERED UNDER INTERIM SPACE CALC.									
MONTHS/YEAR									12	12	12	12	12
RSF		325,995			-	-	-	-	325,995	325,995	325,995	325,995	325,995
USF		250,189			-	-	-	-	250,189	250,189	250,189	250,189	250,189
RENT PER RSF	$	-	1.0%		-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27			-	-	-	-	2,677,699	2,744,098	2,812,145	2,881,880	2,953,346
HOUSEKEEPING	$	1.14	2.5%		-	-	-	-	421,768	432,312	443,120	454,198	465,553
MAINTENANCE	$	1.57	2.5%		-	-	-	-	577,454	591,891	606,688	621,855	637,402
SECURITY	$	1.00	2.5%		-	-	-	-	387,986	377,185	386,615	396,280	406,187
UTILITIES	$	1.51	2.5%		-	-	-	-	557,640	571,581	585,870	600,517	615,530
ADMINISTRATION	$	1.52	2.5%		-	-	-	-	560,470	574,482	588,844	603,565	618,655
REPLACEMENT INSURANCE	$	0.03	2.5%		-	-	-	-	11,065	11,342	11,625	11,916	12,214
REAL ESTATE TAXES	$	-	2.5%		-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%		-	-	-	-	181,316	185,305	189,382	193,548	197,806
TENANT REPLACEMENT RESERVES	$	-	2.2%		-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%		-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%		-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					-	-	-	-	8.21	8.42	8.63	8.84	9.06
PROJECT EXPENSES				-	6,362,555	16,394,038	23,085,005	20,507,908	-	-	-	-	-
DFM			2.2%	-	6,130,885	16,394,038	21,504,423	18,927,326	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	2,635,812	479,239	439,302	439,302	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	2,577,097	15,462,585	18,039,682	15,462,585	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	452,215	452,215	452,215	452,215	-	-	-	-	-
FF&E			2.2%	-	-	-	1,874,583	1,874,583	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	465,760	-	698,641	698,641	-	-	-	-	-
DISC				-	231,671	-	1,580,582	1,580,582	-	-	-	-	-
FF&E			2.2%	-	-	-	1,233,076	1,233,076	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	231,671	-	347,506	347,506	-	-	-	-	-
TOTAL ANNUAL COST					6,362,555	16,394,038	23,085,005	20,507,908	2,677,699	2,744,098	2,812,145	2,881,880	2,953,346
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%						-	-	-	-	-
LAND REVERSION		585,000	1.000%						(608,753)	(614,841)	(620,989)	(627,199)	(633,471)	(639,806)
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	6,064,775	14,895,400	19,993,062	16,929,877	2,107,082	2,058,251	2,010,571	1,963,997	1,918,503
CUMULATIVE ANNUAL COST				-	6,064,775	20,960,175	40,953,237	57,883,114	59,990,177	62,048,428	64,058,999	66,022,996	67,941,498
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	(502,544)	(483,814)	(465,762)	(448,422)	(431,710)	(415,620)
CUMULATIVE PRESENT VALUE				-	6,064,775	20,960,175	40,953,237	57,380,571	59,506,363	61,562,645	63,610,576	65,591,286	67,525,878

LANDON STATE OFFICE BUILDING RECONSTRUCTION

				10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				3,026,587	3,101,645	3,178,566	3,257,397	3,338,184	3,420,977	3,505,826	3,592,780	3,681,893	3,773,219
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING				3,026,587	3,101,645	3,178,566	3,257,397	3,338,184	3,420,977	3,505,826	3,592,780	3,681,893	3,773,219
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		325,995		325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995
USF		250,189		250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27		3,026,587	3,101,645	3,178,566	3,257,397	3,338,184	3,420,977	3,505,826	3,592,780	3,681,893	3,773,219
HOUSEKEEPING	$	1.14	2.5%	477,192	489,122	501,350	513,884	526,731	539,899	553,396	567,231	581,412	595,947
MAINTENANCE	$	1.57	2.5%	653,337	669,670	686,412	703,572	721,161	739,190	757,670	776,612	796,027	815,928
SECURITY	$	1.00	2.5%	416,342	426,751	437,419	446,355	459,564	471,053	482,829	494,900	507,272	519,954
UTILITIES	$	1.51	2.5%	630,918	646,691	662,858	679,430	696,416	713,826	731,672	749,964	768,713	787,930
ADMINISTRATION	$	1.52	2.5%	634,121	649,974	666,223	682,879	699,951	717,450	735,386	753,770	772,615	791,930
REPLACEMENT INSURANCE	$	0.03	2.5%	12,519	12,832	13,153	13,482	13,819	14,164	14,518	14,881	15,253	15,635
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%	202,158	206,605	211,151	215,796	220,543	225,395	230,354	235,422	240,601	245,894
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				9.28	9.51	9.75	9.99	10.24	10.49	10.75	11.02	11.29	11.57
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM			2.2%	-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				3,026,587	3,101,645	3,178,566	3,257,397	3,338,184	3,420,977	3,505,826	3,592,780	3,681,893	3,773,219
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		585,000	1.000%	(646,204)	(652,666)	(659,193)	(665,785)	(672,442)	(679,167)	(685,959)	(692,818)	(699,746)	(706,744)
DISCOUNT FACTOR			4.910%	0.619200	0.590220	0.562597	0.536286	0.511168	0.487244	0.464440	0.442703	0.421964	0.402234
DISCOUNTED ANNUAL COST				1,874,063	1,830,654	1,788,252	1,746,832	1,708,373	1,666,851	1,628,246	1,590,536	1,553,700	1,517,718
CUMULATIVE ANNUAL COST				69,815,561	71,648,216	73,434,467	75,181,299	76,867,672	78,554,523	80,182,770	81,773,306	83,327,006	84,844,724
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(400,130)	(385,217)	(370,860)	(357,038)	(343,731)	(330,920)	(318,587)	(306,713)	(295,282)	(284,277)
CUMULATIVE PRESENT VALUE				69,415,432	71,260,999	73,063,607	74,824,261	76,543,941	78,223,803	79,864,183	81,466,593	83,031,724	84,560,448

LANDON STATE OFFICE BUILDING RECONSTRUCTION

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				3,866,812	3,962,728	4,061,026	4,161,764	4,265,003	4,370,806	4,479,235	4,590,357	4,704,238	4,820,947
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING				3,866,812	3,962,728	4,061,026	4,161,764	4,265,003	4,370,806	4,479,235	4,590,357	4,704,238	4,820,947
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		325,995		325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995
USF		250,189		250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27		3,866,812	3,962,728	4,061,026	4,161,764	4,265,003	4,370,806	4,479,235	4,590,357	4,704,238	4,820,947
HOUSEKEEPING	$	1.14	2.5%	610,846	626,117	641,770	657,814	674,260	691,116	708,394	726,104	744,257	762,863
MAINTENANCE	$	1.57	2.5%	838,328	857,234	878,665	900,632	923,148	946,226	969,882	994,129	1,018,982	1,044,457
SECURITY	$	1.00	2.5%	532,953	546,277	559,934	573,932	588,280	602,987	618,062	633,514	649,351	665,585
UTILITIES	$	1.51	2.5%	807,629	827,819	848,515	869,728	891,471	913,758	936,602	960,017	984,017	1,008,618
ADMINISTRATION	$	1.52	2.5%	811,728	832,022	852,822	874,143	895,996	918,396	941,356	964,890	989,012	1,013,737
REPLACEMENT INSURANCE	$	0.03	2.5%	16,025	16,426	16,837	17,258	17,689	18,131	18,585	19,049	19,525	20,014
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%	251,304	256,833	262,483	268,258	274,159	280,191	286,355	292,655	299,093	305,673
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.86	12.16	12.46	12.77	13.08	13.41	13.74	14.08	14.43	14.79
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM			2.2%	-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				3,866,812	3,962,728	4,061,026	4,161,764	4,265,003	4,370,806	4,479,235	4,590,357	4,704,238	4,820,947
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		585,000	1.000%	(713,811)	(720,949)	(728,159)	(735,440)	(742,795)	(750,223)	(757,725)	(765,302)	(772,955)	(780,685)
DISCOUNT FACTOR			4.910%	0.383409	0.365465	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				1,482,570	1,448,237	1,414,700	1,381,940	1,349,939	1,316,680	1,288,145	1,258,318	1,229,183	1,200,722
CUMULATIVE ANNUAL COST				86,327,295	67,775,532	89,190,231	90,572,171	91,922,110	93,240,789	94,528,935	95,787,253	97,016,438	96,217,158
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(273,682)	(263,481)	(253,662)	(244,208)	(235,106)	(226,344)	(217,908)	(209,786)	(201,968)	(194,440)
CUMULATIVE PRESENT VALUE				86,053,613	87,512,050	88,936,570	90,327,963	91,687,004	93,014,446	94,311,027	95,577,467	98,814,468	98,022,718

LANDON STATE OFFICE BUILDING RECONSTRUCTION

GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%	30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS			4 YEAR PROJECT 20 YEAR OPERATIONS	
CONSTRUCTION INFLATION RATE			2.2%	2034	2035	2036	2037	2038					
OPERATING EXPENSE				4,940,554	5,063,130	5,188,751	5,317,491	5,449,427	$ 117,188,512			$ 68,263,575	
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	$ -			$ -	
									$ -			$ -	
LANDON STATE OFFICE BUILDING				4,940,554	5,063,130	5,188,751	5,317,491	5,449,427	$ 117,188,512			$ 68,263,575	
MONTHS/YEAR				12	12	12	12	12					
RSF		325,995		325,995	325,995	325,995	325,995	325,995					
USF		250,189		250,189	250,189	250,189	250,189	250,189					
									$ -			$ -	
RENT PER RSF	$	-	1.0%	-	-	-	-	-	$ -			$ -	
				-	-	-	-	-	$ -			$ -	
OPERATING EXPENSES PER RSF	$	7.27		4,940,554	5,063,130	5,188,751	5,317,491	5,449,427	$ 117,188,512			$ 68,263,575	
HOUSEKEEPING	$	1.14	2.5%	781,935	801,483	821,520	842,058	863,110	$ 18,516,763			$ 10,773,924	
MAINTENANCE	$	1.57	2.5%	1,070,568	1,097,332	1,124,766	1,152,885	1,181,707	$ 25,351,810			$ 14,750,875	
SECURITY	$	1.00	2.5%	682,225	699,280	716,762	734,682	753,049	$ 16,155,565			$ 9,400,068	
UTILITIES	$	1.51	2.5%	1,033,833	1,059,679	1,086,171	1,113,325	1,141,158	$ 24,481,895			$ 14,244,718	
ADMINISTRATION	$	1.52	2.5%	1,039,081	1,065,058	1,091,684	1,118,976	1,146,951	$ 24,606,168			$ 14,317,026	
REPLACEMENT INSURANCE	$	0.03	2.5%	20,514	21,027	21,552	22,091	22,644	$ 485,784			$ 282,652	
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	$ -			$ -	
REPLACEMENT RESERVES	$	0.50	2.2%	312,398	319,271	326,295	333,473	340,810	$ 7,590,528			$ 4,494,313	
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	$ -			$ -	
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -			$ -	
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -			$ -	
OPERATING EXPENSE PER RSF				15.16	15.53	15.92	18.31	16.72	11.98			10.47	
									$ -			$ -	
PROJECT EXPENSES				-	-	-	-	-	$ 86,349,507			$ 68,349,507	
DFM			2.2%	-	-	-	-	-	$ 62,956,672			$ 62,956,672	
LAND COSTS									$ -			$ -	
DESIGN COSTS			2.2%	-	-	-	-	-	$ 3,993,655			$ 3,993,655	
CONSTRUCTION COST			2.2%	-	-	-	-	-	$ 51,541,949			$ 51,541,949	
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	$ 1,808,859			$ 1,808,859	
FF&E			2.2%	-	-	-	-	-	$ 3,749,167			$ 3,749,167	
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 1,863,041			$ 1,863,041	
									$ -			$ -	
DISC				-	-	-	-	-	$ 3,392,835			$ 3,392,835	
FF&E			2.2%	-	-	-	-	-	$ 2,466,153			$ 2,466,153	
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 926,682			$ 928,682	
									$ -			$ -	
									$ -			$ -	
TOTAL ANNUAL COST				4,940,554	5,063,130	5,188,751	5,317,491	5,449,427	$ 183,538,019			$ 134,813,062	
												$ -	
OBSOLESCENCE FACTOR	99.99333%	20%										$ -	
BUILDING REVERSION	-	0.993%		-	-	-	-	-	$ -			$ -	
LAND REVERSION	585,000	1.000%		(788,492)	(796,377)	(804,340)	(812,384)	(820,506)	$ (820,508)			$ (742,795)	
												$ -	
DISCOUNT FACTOR		4.910%		0.237407	0.226296	0.215705	0.205609	0.195986				$ -	
DISCOUNTED ANNUAL COST				1,172,922	1,145,765	1,119,238	1,093,325	1,068,013	$ 103,818,422			$ 91,922,110	
CUMULATIVE ANNUAL COST				99,390,080	100,535,845	101,655,083	102,748,408	103,818,422	$ 103,818,422			$ 91,922,110	
												$ -	
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	$ -			$ -	
DISCOUNTED LAND REVERSION				(187,193)	(180,217)	(173,500)	(167,034)	(160,808)	$ (160,808)			$ (235,106)	
												$ -	
CUMULATIVE PRESENT VALUE				99,202,887	100,355,828	101,481,583	102,581,375	103,655,614	$ 103,855,814			$ 91,687,004	

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**349,707**	
Net Square Footage	**325,995**	
Useable Square Footage	**250,189**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	3,036,170	3,243,317
PROGRAMMING/FURNITURE PLAN FEE	423,794	452,707
ENVIRONMENTAL CONSULTANT FEE	100,593	107,456
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 3,560,557	$ 3,803,481
$/GSF	$ 10.18	$ 10.88
%/PROJECT	6%	6%
HARD COSTS		
CONSTRUCTION COSTS	46,002,575	49,141,169
ENVIRONMENTAL REMEDIATION	914,484	976,876
OPEN	-	-
HARD COSTS SUBTOTAL	$ 46,917,059	$ 50,118,045
$/GSF	$ 134.16	$ 143.31
%/PROJECT	76%	76%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	565,286	603,854
OWNER'S REP / PROJECT MANAGEMENT FEE	587,383	627,458
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	460,026	491,412
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 1,612,695	$ 1,722,723
$/GSF	$ 4.61	$ 4.93
%/PROJECT	3%	3%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	93,373	99,744
FURNISHINGS	3,249,209	3,470,891
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 3,342,582	$ 3,570,635
$/GSF	$ 9.56	$ 10.21
%/PROJECT	5%	5%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	977,985	1,044,709
FURNITURE RELOCATION/LABOR	683,016	729,616
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,661,001	$ 1,774,325
$/GSF	$ 4.75	$ 5.07
%/PROJECT	3%	3%
DFM COSTS TOTAL	$ 57,093,894	$ 60,989,209
$/GSF	$ 163.26	$ 174.40
%/PROJECT	92%	92%

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**349,707**	
Net Square Footage	**325,995**	
Useable Square Footage	**250,189**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	2,198,707	2,348,717
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 2,198,707	$ **2,348,717**
$/GSF	$ 6.29	$ **6.72**
%/PROJECT	4%	**4%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	826,186	882,554
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 826,186	$ **882,554**
$/GSF	$ 2.36	$ **2.52**
%/PROJECT	1%	**1%**
DISC COSTS TOTAL	$ 3,024,893	$ **3,231,271**
$/GSF	$ 8.65	$ **9.24**
%/PROJECT	5%	**5%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	178,028	190,174
CONSTRUCTION CONTINGENCY	2.5%	1,150,064	1,228,529
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	182,897	195,375
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	80,635	86,136
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	167,129	178,532
MOVING & RELOCATION CONTINGENCY	5.0%	83,050	88,716
DISC CONTINGENCY	5.0%	151,245	161,564
CONTINGENCY		$ 1,993,048	$ **2,129,026**
$/GSF		$ 5.70	$ **6.09**
%/PROJECT		3%	**3%**

TOTAL PROJECT COSTS	$ 62,111,834	$ 66,349,507
$/GSF	$ 177.61	$ 189.73
$/SEAT	$ 55,114	$ 58,874

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF		77%	
NSF/GSF	93%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	225
SYSTEM FURNISHING	902

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	699,414	$ -	/LAND SF	$ -
LAND ACREAGE	16.06	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**349,707**
Net Square Footage	**325,995**
Useable Square Footage	**250,189**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 3,036,170**
TOTAL CONSTRUCTION COSTS	$	46,002,575				
PROFESSIONAL SERVICES	$	46,002,575	6.0%	$	2,760,154	
REIMBURSABLE/PRINTING	$	2,760,154	10.0%	$	276,015	
PROGRAMMING/FURNITURE PLAN FEE						**$ 423,794**
		NSF	$/NSF		TOTAL	
PROGRAMMING		325,995	1.00	$	325,995	
FURNITURE DESIGN/PLAN		325,995	0.30	$	97,799	
ENVIRONMENTAL CONSULTANT FEE						**$ 100,593**
TOTAL REMEDIATION COSTS	$	914,484				
PROFESSIONAL SERVICES	$	914,484	10.0%	$	91,448	
REIMBURSABLE/TESTING	$	91,448	10.0%	$	9,145	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	2,760,154				
PROFESSIONAL SERVICES	$	2,760,154	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	46,002,575				
PROFESSIONAL SERVICES	$	46,002,575	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 3,560,557**
$/GSF						**$ 10.18**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						$ 565,286
TOTAL HARD, FFE + OTHER	$	56,528,608				
PROFESSIONAL SERVICES	$	56,528,608	1.00%	$	565,286	
REIMBURSABLE	$	565,286	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						$ 587,383
TOTAL HARD, FFE + OTHER	$	55,941,225				
PROFESSIONAL SERVICES	$	55,941,225	1.00%	$	559,412	
REIMBURSABLE	$	559,412	5.00%	$	27,971	
DEVELOPER FEE						$ -
TOTAL LAND, HARD & DESIGN COSTS	$	49,563,132				
PROFESSIONAL SERVICES	$	49,563,132	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						$ -
TOTAL HARD COSTS	$	46,917,059				
PROFESSIONAL SERVICES	$	46,917,059	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						$ -
THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.						
COMMISSIONING AGENT / ENGINEER						$ 460,026
TOTAL CONSTRUCTION COSTS	$	46,002,575		$	-	
PROFESSIONAL SERVICES	$	46,002,575	1.00%	$	460,026	
REIMBURSABLE/PRINTING	$	460,026	0.00%	$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	46,002,575				
PROFESSIONAL SERVICES	$	46,002,575	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						$ 1,612,695
$/GSF						$ 4.61

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

HARD COSTS

CONSTRUCTION COSTS $ 46,002,575

SITE/PARKING $ 350,000

	QTY		UNIT	
LAND SF	699,414	$	0.50	/LAND SF
LAND ACREAGE	16.06	$	21,798	/ACRES
PARKING	1,059.48	$	330	/SPACE

OFFICE BUILDING PROGRAM $ 41,375,691

	GSF	$/GSF		TOTAL	
SHELL - WARM SHELL	349,707	78.40	$	27,417,786	
	349,707	-	$	-	
$ 42.82	NSF	$/NSF		TOTAL	
TI - OFFICE	318,620	34.63	$	11,032,474	
TI - DATA/SWITCH	2,375	200.00	$	475,000	See Note Below
KITCHEN AND DINING	2,500	127.11	$	317,767	
FITNESS CENTER	-	75.00	$	-	
CONFERENCE CENTER	2,500	70.62	$	176,549	
DEMOUNTABLE PARTITIONS ADDER	318,620	6.14	$	1,956,116	

PHASING PREMIUM 5.0% $ 2,086,285

ESTIMATING CONTINGENCY 5.0% $ 2,190,599

ENVIRONMENTAL REMEDIATION $ 914,484 $ 914,484

	GSF	$/GSF		TOTAL
REMEDIATION	349,707	2.38	$	831,349

PHASING PREMIUM 5.0% $ 41,567

ESTIMATING CONTINGENCY 5.0% $ 41,567

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	349,707	-	$ -

HARD COSTS SUBTOTAL $ 46,917,059
$/GSF $ 134.16

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003. NOTE JE DUNN'S ESTIMATE USED 8% FOR PHASING PREMIUM BASED ON OPERATING WITHIN AN OCCUPIED FACILITIY PLUS ESCALATION IN COSTS FOR A 2 PHASE APPROACH. SINCE THIS MODEL ESCALATES TO MID-POINT OF CONSTRUCTION, PHASING PREMIUM WAS REDUCED.

TI DATA/SWITCH FOR A 2,750 SF FOR MAIN (1,000SF) & PER FLR (125 SF) DATA/PHONE ROOMS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			225
SYSTEM FURNISHING			902

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 93,373

ARTWORK — $ -

SIGNAGE — $ 93,373

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	325,995	IN CONSTRUCTION	
GENERAL INTERIOR	325,995	0.2	$ 65,199
OFFICE/WORKSTATION	1,127	25	$ 28,174

OPEN — $ -

FURNISHINGS — $ 3,249,209

SYSTEMS FURNISHING - — $ 2,028,559

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	902	2,250	$ 2,028,559
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 845,233

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	225	3,750	$ 845,233

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**349,707**
Net Square Footage	**325,995**
Useable Square Footage	**250,189**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			225
SYSTEM FURNISHING			902

CONFERENCE ROOM FURNITURE — **$ 285,449**

TOTAL SQUARE FOOTAGE 325,995 GSF
GSF/CONFERENCE RM. FACTOR **10,000**
CONFERENCE ROOMS 33 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST	
NEW CONFERENCE ROOMS				
LARGE 10 -14	**25%**	8	**9,100**	$ 74,164
MEDIUM 6 - 8	**50%**	16	**5,700**	$ 92,909
SMALL 4	**25%**	8	**2,850**	$ 23,227

SUPPLEMENT EXISTING FACTOR **50%** OF NEW COSTS — **$ 95,150**

DINING/BREAKROOM FURNITURE — **$ 33,618**

TOTAL SQUARE FOOTAGE 325,995 GSF
GSF/BREAK ROOM **20,000**
QTY OF BREAK ROOMS 16 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST	
NEW	**0%**	-	**4,125**	$ -
SUPPLEMENT EXISTING	100%	16	2,063	$ 33,618

SUPPLEMENT EXISTING FACTOR **50%** OF NEW COSTS

FILE CABINETS / STORAGE - — **$ 56,349**

EST. SEATS SUPPORTED 1,127
SEATS PER FILE CABINET **5** FACTOR
FILE/STORAGE 225 CABINETS

	FACTOR	QTY	UNIT/COST	
NEW	**0%**	-	**500**	$ -
SUPPLEMENT EXISTING	100%	225	250	$ 56,349

SUPPLEMENT EXISTING FACTOR **50%** OF NEW COSTS

OPEN — **$ -**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			225
SYSTEM FURNISHING			902

EQUIPMENT				$ -
CAFETERIA / FOOD SERVICE				$ -
	QTY	UNIT/COST	TOTAL	
CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS				
AUDIO / VISUAL				$ -
MAIL SERVICE				$ -
PHOTOCOPIERS				$ -
FITNESS EQUIPMENT				$ -
OTHER				$ -
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL				$ 3,342,582
$/GSF				$ 9.56

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 977,985

		QTY	UNIT/COST	TOTAL
TIMES 3 FOR RESTACK	NSF	977,985	$ 1.00	977,985
TIMES 3 FOR RESTACK	SEAT	3,381	$ 289	

FURNITURE RELOCATION — $ 683,016

	QTY	UNIT/COST	TOTAL
USF	250,189	$ 2.73	683,016
SEAT	1,127	$ 606	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	349,707	$ -	-
SEAT	1,127	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	325,995	$ -	$ -
SEAT	1,127	$ -	

MOVING AND RELOCATION SUBTOTAL	$	1,661,001
$/GSF	$	4.75

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 2,198,707

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	1,409	425	$ 598,707

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000
BOT ROOM - STATE'S COST	100%	0.50	1,000,000.00	$ 500,000
BOT ROOM - BELL SERVICE	100%	0.50	1,000,000.00	$ 500,000

THE BOT COSTS HAVE BEEN REDUCED PER CONVERSTATION WITH DISC ON 1/15/2004 FOR THIS ALTERNATIVE.

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				
				$ -

DISC FF&E SUBTOTAL	$	2,198,707
$/GSF	$	6.29

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 826,186

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	300%	3,381	$ 200	$ 676,186

TIMES 3 FOR RESTACK TO FACILITATE PROJECT

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ 150,000.00	$ 150,000

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION $ 826,186

$/GSF $ 2.36

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Total Project Summary Worksheet

Description		*Cost*	*Cost/SF*
Total Construction Cost	349,707 SF	$44,580,299	$127.48

The following items are those normally provided by the owner during the course of the project. These costs are not included in the construction estimate.

Site Acquisition Cost	----------
Utility Relocation Cost	----------
Hazardous Materials Abatement (if any)	----------
Street Improvements (if required)	----------
Special Assessments or Development Fees	----------
Site Survey	----------
Soil Borings and Report	----------
Architect and Engineer's Fees	----------
Drawing Reproduction Costs	----------
Testing and Inspections	----------
Furnishings	----------
Artwork	----------
Telephone System	----------
Data Cabling	----------
Moving Expenses	----------
Financing Costs	----------
Legal Fees	----------
Other Items	----------
Contingency	----------
Total Project Cost	

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Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Reconstruction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Sitework Improvement Allowance		350,000	
Asbestos Abatement	349,707 SF	831,349	2.38
11 Story Office Building Reconstructio	349,707 GSF	27,417,786	78.40
Tenant Finish	283,092 SF	12,881,581	45.50
Kitchen and Dining	5,000 SF	635,534	127.11
Fitness Center	2,500 SF	187,500	75.00
Conference Center Space	2,500 SF	176,549	70.62
Contingency	5%	2,100,000	
Total Construction Cost	**349,707 GSF**	**$44,580,299**	

Alternate

- Reconstruct in Two Phases with 50% of building occupied (add 13 months)
  Add $3,520,000
- Provide Smed Access Floor
  Add $2,075,599
- Provide Conventional Drywall Partitions in lieu of Demountable partitions
  Deduct $1,940,000

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Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

11 Story Office Building Reconstruction
349,707 SF

	Description	Cost	Cost/SF
1	General Requirements	2,056,334	5.88
2	Demolition and Protection	1,806,398	5.17
3	Excavation	0	0.00
4	Building Structure	1,168,488	3.34
5	Terra Cotta	1,617,569	4.63
6	Interior Masonry	248,171	0.71
7	Rough Carpentry	95,199	0.27
8	Finish Carpentry and Millwork	41,536	0.12
9	Membrane Roofing	255,965	0.73
10	Sheet Metal and Louvers	505,263	1.44
11	Caulking and Dampproofing	240,055	0.69
12	Doors, Frames and Hardware	251,955	0.72
13	Glass and Glazing Systems	4,851,645	13.87
14	Plaster and Drywall Systems	1,220,929	3.49
15	Ceramic Tile	171,299	0.49
16	Acoustical Ceilings	1,125	0.00
17	Flooring	14,700	0.04
18	Painting	107,862	0.31
19	Specialties	86,482	0.25
20	Equipment and Furnishings	0	0.00
21	Main Lobby Finishes	270,000	0.77
22	Elevators	1,690,000	4.83
23	HVAC Systems	5,638,962	16.12
24	Plumbing	1,070,588	3.06
25	Fire Protection	412,606	1.18
26	Electrical	2,540,125	7.26
	Subtotal	26,363,256	75.39
	Fee	1,054,530	3.02
	Total	**$27,417,786**	**$78.41**

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
2	Demolition and Protection						
	Remove The Following:						
2100	Interior Partitions and Finishes	SF	363,695	3.56	1,294,754	75% Total Gut	
2100	Elevators	EA	8	20,000	160,000		
2100	Temporary Partitions	SF	363,695	0.25	90,924		
2100	Temporary Protection	LS	1	2,500	2,500		
2100	Demolition Cleanup	SF	363,695	0.31	112,745		
2100	Equipment & Dumpsters	%	10%		145,475		
	Total				1,806,398		
						$4.97	
3	Excavation						
	Total				0		
						$0.00	
4	Building Structure						
3310	Slab on Grade Repair	SF	36,817	0.25	9,204	5% Repair	
3320	Structural Slab Repair	SF	363,695	1.75	636,466	5% Repair	
5500	4 EA Exit Stairs, 4.00' Wide	VF	574	0.00	0		
5500	4 EA Bsmt Stairs, 4.00' Wide	VF	56	0.00	0		
5500	Stair Railings	LF	1,190	135.00	160,650	No Open Sides	
5500	Wall Railings	LF	2,050	35.00	71,750	Sq Tube, Mesh Panel	
5500	Storefront Supports	LF	28	75.00	2,100		
5500	Rooftop Equip Screen Supports	SF	3,108	15.00	46,620		
5800	Expansion Joint Covers	LF	1,237	30.00	37,110		
5500	Other Miscellaneous Steel	SF	363,695	0.45	163,663		
3320	Housekeeping Pads, Etc	SF	3,497	7.50	26,228		
3320	Pan Stair Fill	SF	8,451	0.36	3,042	5% Repair	
3320	Penthouse & Misc Curbs	LF	777	15.00	11,655		
	Total				1,168,488		
						$3.21	
5	Terra Cotta						
3400	Repair/Replace Terra Cotta 1st Fl	SF	12,919	12.50	161,488	5% Repair	
3400	Repair/Replace Terra Cotta Typ Fl	SF	88,179	12.50	1,102,238	5% Repair	
3400	Clean Terra Cotta	LF	101,098	3.50	353,843		
	Total				1,617,569		
						$4.45	
6	Interior Masonry						
4200	8" Conc Block Partitions @ PH	SF	15,930	11.92	189,886		
4200	Concrete Block Core Walls	SF	88,310	0.66	58,285	5% Repair	
	Total				248,171		
						$0.68	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
7	Rough Carpentry						
6100	Roof Blocking	BF	5,691	5.29	30,105		1.5 BF/LF Parapet
6100	Plywood at Parapet	SF	5,600	4.48	25,088		
6100	Interior Blocking	SF	363,695	0.11	40,006		
	Total				95,199	**$0.26**	
8	Finish Carpentry and Millwork						
6200	Corian (Top Only) Vanities	LF	150	154.00	23,100		
6200	Closet Shelving	LF	720	8.80	6,336		
6200	Misc. Items	LS	1	12,100	12,100		
	Total				41,536	**$0.11**	
9	Membrane Roofing						
7500	4 Ply Coal Tar with Gravel Roof, R	SF	36,817	6.42	236,365		
7500	Parapet Flashing	SF	5,600	3.50	19,600		
	Total				255,965	**$0.70**	
10	Sheet Metal and Louvers						
7600	Sheet Metal Flashings	LF	3,794	9.50	36,043		
7400	HVAC Louvers	SF	1,400	42.00	58,800		
7400	Metal Wall Panels at PH	SF	11,032	28.00	308,896		
7400	Wall Panels at CT Screen	SF	3,108	28.00	87,024		
7600	Misc Items	LS	1	14,500	14,500		
	Total				505,263	**$1.39**	
11	Caulking and Dampproofing						
7900	Seal Exterior Skin	SF	202,196	0.55	111,208		
7900	Building Skin & Window Caulking	SF	186,995	0.65	121,547		
7900	Misc Caulking	LS	1	7,300	7,300		
	Total				240,055	**$0.66**	
12	Doors, Frames and Hardware						
8100	Hollow Metal Frames	EA	211	188.05	39,679		
8100	Hollow Metal Doors	EA	15	305.75	4,586		
8200	Solid Core Oak Doors, 7'	EA	148	273.41	40,465		
8200	Stair Exit Doors 3.00' Wide	EA	48	1078.45	51,766		Incl Dr, Fr, Hdwe Prem
8700	Finish Hardware, Mortise Locks	EA	211	547.20	115,459		
	Total				251,955	**$0.69**	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
13	Glass and Glazing Systems						
8400	Storefront at Entrances	SF	280	37.50	10,500		
8400	Remove & Replace Punch Wdws	SF	73,185	65.00	4,757,025		
8400	Entrance Doors	EA	4	2,400	9,600		
8400	HC Door Operators	EA	2	2,750	5,500		
8400	Revolving Door	EA	2	25,000	50,000		
8400	Mirrors	SF	600	9.00	5,400		
8400	Misc Interior Glazing	SF	363,695	0.005	1,818		
8400	Cleaning	SF	147,530	0.08	11,802		
	Total				4,851,645		
						$13.34	
14	Plaster and Drywall Systems						
9200	Exterior Wall Furring	SF	174,283	2.40	418,279		
9200	Struct Stud Walls at Penthouse	SF	12,432	7.45	92,618		
9200	DWC & Drywall at CMU Cores	SF	63,079	2.55	160,851		
9200	One Hour Walls, Incl Fire Caulk	LF	4,297	67.20	288,758		
9200	Drywall Ceilings	SF	7,917	4.25	33,647	2.66% of Area	
9200	Drywall Bulkheads	LF	149	30.00	4,470		
9200	Drywall Fireproofing @ Roof	SF	36,817	3.00	110,451		
9200	Fireproofing @ Penthouse	SF	13,988	3.00	41,964		
7800	Safing Insulation	LF	12,155	5.75	69,891		
	Total				1,220,929		
						$3.36	
15	Ceramic Tile						
9300	2x2 Porcelain Tile Floors	SF	7,917	6.50	51,461	2.66% of Area	
9300	Ceramic Tile Walls	SF	19,973	6.00	119,838	23.24% of Area	
	Total				171,299		
						$0.47	
16	Acoustical Ceilings						
9500	Acrylic Louvers @ Vanities	SF	150	7.50	1,125		
	Total				1,125		
						$0.00	
17	Flooring						
9600	Resilient Flooring	SF	7,200	1.75	12,600	0.00% of Area	
9600	Resilient Base	LF	1,200	1.75	2,100	100% of Base	
	Total				14,700		
						$0.04	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
18	Painting						
9900	Stair & Service Room Walls	SF	48,190	0.75	36,143	56.07% of Wall Area	
9900	Finish Doors & Frames	EA	211	57.75	12,185		
9900	Paint Concrete Block Partitions	SF	63,079	0.65	41,001		
9900	Drywall Ceilings	SF	8,066	0.50	4,033		
9900	Misc. Items	LS	1	14,500	14,500		
	Total				107,862		
						$0.30	
19	Specialties						
10160	Toilet Partitions	EA	74	325	24,050		
10400	Door Signs	EA	211	40.00	8,440		
10520	Fire Extinguishers & Cabts.	EA	70	150	10,500		
10800	Toilet Accessories Public Toilets	EA	48	604	28,992		
10199	Misc. Items	LS	1	14,500	14,500		
	Total				86,482		
						$0.24	
20	Equipment and Furnishings						
	Total				0		
						$0.00	
22	Elevators						
14000	Gearless Traction Elevators, 12 St	EA	7	202,500	1,417,500		
14000	Cab Finish Premium	EA	7	10,000	70,000		
14000	Service Elevator, 12 Stops	EA	1	202,500	202,500		
	Total				1,690,000		
						$4.65	
23	HVAC Systems		1,166				
15500	Mechanical (see attached)	LS	1	7,149,633	7,149,633		
15500	Less Tenant Finish	LS	-1	1,510,671	-1,510,671		
	Total				5,638,962		
						$15.50	
24	Plumbing						
15400	Plumbing (see attached)	LS	1	1,156,088	1,156,088		
15400	Less Tenant Finish	LS	-1	85,500	-85,500		
	Total				1,070,588		
						$2.94	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
25	Fire Protection						
15300	Fire Protection (see attached)	LS	1	599561.00	599,561		
15300	Less Tenant Finish	LS	-1	186955.00	-186,955		
	Total				412,606		
						$1.13	
26	Electrical	AMP	3,281				
	Special Systems						
16000	Electrical (see attached)	LS	1	6,189,193	6,189,193		
16000	Less Tenant Finish	LS	-1	3,649,068	-3,649,068		
	Total				2,540,125		
						$6.98	

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Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Asbestos Abatement
349,707 SF

	Description	Unit	Quantity	Unit Price	Cost	Cost/SF
1	General Requirements				62,351	0.18
2	Asbestos Abatement	SF	349,707	1.59	556,034	1.59
3	Floor Tile Abatement	SF	116,767	1.55	180,989	0.52
	Subtotal				799,374	2.29
	Fee				31,975	0.09
	Total				**$831,349**	$2.38

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Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Tenant Finish
80% Open Office
283,092 SF

	Description	Cost	Cost/SF
1	General Requirements	966,119	3.41
2	Misc and Ornamental Metal	50,957	0.18
3	Rough Carpentry	101,913	0.36
4	Finish Carpentry and Millwork	403,101	1.42
5	Doors, Frames and Hardware	334,232	1.18
6	Glass and Glazing	51,431	0.18
7	Drywall Systems	296,298	1.05
8	Stone and Tile	62,280	0.22
9	Acoustical Ceilings	679,457	2.40
10	Resilient Flooring and Carpet	1,077,758	3.81
11	Painting and Wall Coverings	145,277	0.51
12	Specialties	2,827,396	9.99
13	Equipment and Furnishings	211,234	0.75
14	Mechanical	1,473,896	5.21
15	Fire Protection	181,180	0.64
16	Electrical	3,523,607	12.45
	Subtotal	12,386,136	43.75
	Fee	495,445	1.75
	Total	**$12,881,581**	**$45.50**

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	283,092	0.18	50,957		
	Total				50,957		
						$0.18	
3	Rough Carpentry						
6100	Misc Blocking	SF	283,092	0.36	101,913		
	Total				101,913		
						$0.36	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	449	8.63	3,875	5% of Area	
6200	Corian Window Sills	LF	8,198	13.80	113,132	75% Windows	
6200	Break Room Cabinets, Upper & Lower	LF	168	290.00	48,720		
6200	Misc. Millwork	SF	268,937	0.58	155,983		
6200	Executive Area Millwork	SF	14,155	5.75	81,391		
	Total				403,101		
						$1.42	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	325	295.03	95,885	871 SF/EA	
8100	Hollow Metal Door Frames	EA	325	196.59	63,892		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	120	261.46	31,375	12 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	163	520.00	84,760	50%	
8700	Finish Hardware W/ Latchset	EA	162	360.00	58,320	50%	
	Total				334,232		
						$1.18	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	3,240	15.00	48,600		
8400	Misc Glazing	LS	1	2,831	2,831		
	Total				51,431		
						$0.18	
7	Drywall Systems						
9200	Drywall Perimeter	SF	98,370	1.25	122,963		
9200	Drywall Columns	SF	20,131	2.75	55,360		
9200	Drywall Ceilings/Soffits	SF	14,155	5.00	70,775	5% of Clg Area	
9200	Drywall Bulkheads	LF	1,180	40.00	47,200		
	Total				296,298		
						$1.05	
8	Stone and Tile						
9300	Misc Stone & Tile	SF	283,092	0.22	62,280		
	Total				62,280		
						$0.22	

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
9500	2x2 Narrow Grid Acoustic Ceiling	SF	14,155	3.25	46,004	5% of Clg Area	
9500	2x2 Acoustic Ceiling	SF	254,783	2.35	598,740	90% of Clg Area	
9500	Sound Insulation	SF	14,155	0.60	8,493		
9700	Acoustic Wall Panels	SF	1,311	20.00	26,220	50% of ExecArea	
	Total				679,457		
						$2.40	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	8,531	1.75	14,929	95% of Area	
9600	Misc Resilient Flooring	SF	14,155	1.50	21,233	5% of Area	
9600	Upgrade Carpet W/Borders	SY	1,620	35.00	56,700	5% of Area	
9600	Carpet Tile	SY	30,778	32.00	984,896	90% of Area	
	Total				1,077,758		
						$3.81	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	325	55.00	17,875		
9900	Painted Walls	SF	59,251	0.40	23,700	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	53,325	1.25	66,656	45% of Wall Area	
9900	Textile Wall Covering	SF	5,925	3.75	22,219	5% of Wall Area	
9900	Painted Ceilings	SF	14,155	0.56	7,927		
9900	Misc. Items	LS	1	6,900	6,900		
	Total				145,277		
						$0.51	
12	Specialties						
10600	Demountable Partitions	LF	13,522	200.00	2,704,400	4.8 LF/100 SF	
10100	Audio/Visual Units	EA	14	1500.00	21,000		
10270	6" Access Flooring @ Computer	SF	5,662	9.50	53,789		
11130	Projection Screens	EA	14	1,968	27,552		
10400	Door Signage	EA	325	20.00	6,500		
10199	Misc Specialties	SF	283,092	0.05	14,155		
	Total				2,827,396		
						$9.99	
13	Equipment and Furnishings						
11450	Ice Makers	EA	14	500.00	7,000		
11450	Refrigerators	EA	14	750.00	10,500		
11450	Microwave Ovens	EA	14	400.00	5,600		
11000	Mini Blinds	SF	73,778	2.55	188,134		
	Total				211,234		
						$0.75	

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
14	Mechanical						
15500	Complete HVAC Ductwork	SF	283,092	3.33	942,696		
15500	FPVAV Boxes	EA	121	1,650.00	199,650	Incl Controls	
15500	Interior VAV Boxes	EA	119	1,450.00	172,550	Incl Controls	
15500	Liebert PBX/Computer Rm Units	TN	40	2,400	96,000		
15400	Break Room Plumbing	EA	14	4,500	63,000		
		Total			1,473,896		
						$5.21	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	283,092	0.48	135,884		
15300	Pre-Action System @ Computer	SF	5,662	8.00	45,296		
		Total			181,180		
						$0.64	
16	Electrical						
16000	Power Distribution	SF	283,092	0.50	141,546		
16000	Hookup Fan Powered Boxes	EA	240	420.00	100,800		
16000	Parabolic Light Fixtures	SF	283,092	3.16	894,571	74 SF/EA	
16000	Indirect Lighting Premium	SF	215,150	1.75	376,513	80% of Area	
16000	Executive Area Lighting Premium	SF	14,155	6.75	95,546		
16000	Wall Outlets	EA	750	119.00	89,250	367 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	22	630.00	13,860	5%	
16000	Workstations, 8 Wire Wall	EA	400	521.00	208,400	515 SF/EA	
16000	Workstations, 8 Wire Floor	EA	150	687.00	103,050	50%	
16000	Dedicated Circuits	EA	25	407.00	10,175		
16000	Tenant Switches	EA	354	99.00	35,046		
16000	Motion Sensor Switches	EA	226	150.00	33,900		
16000	Telephone/Data Outlets	EA	1,400	413.80	579,320	183 SF/EA	
16000	Telephone/Data Floor Outlets	EA	150	945.98	141,897	5%	
16000	Paging/Music System	SF	349,707	0.44	153,871		
16000	Fire Alarm	SF	283,092	0.10	28,309		
16000	Security System	SF	349,707	1.02	356,701		
16000	Cable Tray	LF	5,500	24.35	133,925		
16000	Temporary	SF	349,707	0.067	23,430		
16000	Commissioning	SF	349,707	0.01	3,497		
		Total			3,523,607		
						$12.45	

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Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Kitchen and Dining
5,000 SF

	Description	*Cost*	*Cost/SF*
1	General Requirements	47,665	9.53
2	Misc and Ornamental Metal	900	0.18
3	Rough Carpentry	1,400	0.28
4	Finish Carpentry and Millwork	6,005	1.20
5	Doors, Frames and Hardware	6,636	1.33
6	Glass and Glazing	1,670	0.33
7	Drywall Systems	16,048	3.21
8	Stone and Tile	24,404	4.88
9	Acoustical Ceilings	7,125	1.43
10	Resilient Flooring and Carpet	6,765	1.35
11	Painting and Wall Coverings	6,836	1.37
12	Specialties	1,320	0.26
13	Equipment and Furnishings	305,164	61.03
14	Mechanical	115,400	23.08
15	Fire Protection	2,650	0.53
16	Electrical	61,102	12.22
	Subtotal	611,090	122.22
	Fee	24,444	4.89
	Total	**$635,534**	**$127.11**

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2-2-2016
Att.8.--283

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	5,000	0.18	900		
	Total				900		
						$0.18	
3	Rough Carpentry						
6100	Misc Blocking	SF	5,000	0.28	1,400		
	Total				1,400		
						$0.28	
4	Finish Carpentry and Millwork						
6200	Corian Window Sills	LF	225	13.80	3,105	75% Windows	
6200	Misc. Millwork	SF	5,000	0.58	2,900		
	Total				6,005		
						$1.20	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	6	295.03	1,770	833 SF/EA	
8100	Hollow Metal Door Frames	EA	6	196.59	1,180		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	4	261.46	1,046	4 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	3	520.00	1,560	50%	
8700	Finish Hardware W/ Latchset	EA	3	360.00	1,080	50%	
	Total				6,636		
						$1.33	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	108	15.00	1,620		
8400	Misc Glazing	LS	1	50	50		
	Total				1,670		
						$0.33	
7	Drywall Systems						
9200	Partitions to Structure	LF	85	66.40	5,644	1.7 LF/100 SF	
9200	Partitions to Ceiling	LF	100	39.60	3,960	2.0 LF/100 SF	
9200	Drywall Perimeter	SF	2,700	1.25	3,375		
9200	Drywall Columns	SF	356	2.75	979		
9200	Drywall Ceilings/Soffits	SF	250	5.00	1,250	5% of Clg Area	
9200	Drywall Bulkheads	LF	21	40.00	840		
	Total				16,048		
						$3.21	

JCSBC
2-2-2016
Att.8.--284

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
8	Stone and Tile						
9300	Quarry Tile at Kitchen	SF	2,400	6.50	15,600	48% of Area	
9300	Stone Flooring	SF	250	28.00	7,000	5.0% of Area	
9300	Stone Base	SF	32	22.00	704	5% of Area	
9300	Misc Stone & Tile	SF	5,000	0.22	1,100		
		Total			24,404		
						$4.88	
9	Acoustical Ceilings						
9500	2x4 Acoustic Ceiling, Second Look	SF	4,750	1.50	7,125	95% of Clg Area	
		Total			7,125		
						$1.43	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	602	1.15	692	95% of Area	
9600	Misc Resilient Flooring	SF	250	1.25	313	5% of Area	
9600	Carpet	SY	240	24.00	5,760	42% of Area	
		Total			6,765		
						$1.35	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	6	55.00	330		
9900	Painted Walls	SF	3,193	0.40	1,277	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	2,874	1.25	3,593	45% of Wall Area	
9900	Textile Wall Covering	SF	319	3.75	1,196	5% of Wall Area	
9900	Painted Ceilings	SF	250	0.56	140		
9900	Misc. Items	LS	1	300	300		
		Total			6,836		
						$1.37	
12	Specialties						
10270	6" Access Flooring @ Computer	SF	100	9.50	950		
10400	Door Signage	EA	6	20.00	120		
10199	Misc Specialties	SF	5,000	0.05	250		
		Total			1,320		
						$0.26	
13	Equipment and Furnishings						
11400	Kitchen Equipment	EA	600	500.00	300,000		
11000	Mini Blinds	SF	2,025	2.55	5,164		
		Total			305,164		
						$61.03	

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
14	Mechanical						
15500	Complete HVAC Ductwork	SF	5,000	3.22	16,100		
15500	FPVAV Boxes	EA	3	1,650.00	4,950	Incl Controls	
15500	Interior VAV Boxes	EA	3	1,450.00	4,350	Incl Controls	
15500	Kitchen Make Up Air & Exhaust	LS	1	30,000	30,000		
15500	Liebert PBX/Computer Rm Units	TN	2.5	2,400	6,000		
15400	Kitchen Equipment Hookup	LS	1	22,500	22,500		
15400	Kitchen Plumbing	SF	2,400	10	24,000		
15400	Kitchen Grease Trap	LS	1	7,500	7,500		
		Total			115,400		
						$23.08	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	5,000	0.37	1,850		
15300	Pre-Action System @ Computer	SF	100	8.00	800		
		Total			2,650		
						$0.53	
16	Electrical						
16000	Power Distribution	SF	5,000	0.50	2,500		
16000	Hookup Liebert Units	TN	3	150.00	450		
16000	Hookup Fan Powered Boxes	EA	3	600.00	1,800		
16000	Parabolic Light Fixtures	SF	5,000	2.77	13,850	74 SF/EA	
16000	Indirect Lighting Premium	SF	4,000	1.75	7,000	80% of Area	
16000	Wall Outlets	EA	38	115.00	4,370	125 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	2	385.00	770	5%	
16000	Workstations, 8 Wire Wall	EA	6	404.25	2,426	385 SF/EA	
16000	Workstations, 8 Wire Floor	EA	7	609.40	4,266	50%	
16000	Dedicated Circuits	EA	2	350.00	700		
16000	Tenant Switches	EA	6	95.00	570		
16000	Motion Sensor Switches	EA	4	150.00	600		
16000	Telephone/Data Outlets	EA	86	50.00	4,300	56 SF/EA	
16000	Telephone/Data Floor Outlets	EA	4	250.00	1,000	5%	
16000	Paging/Music System	SF	5,000	0.20	1,000		
16000	Special Systems Conduit	SF	5,000	0.10	500		
16000	Kitchen Equipment Hookup	LS	1	15,000	15,000		
		Total			61,102		
						$12.22	

JCSBC
2-2-2016
Att.8.--286

Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Conference Center Space
2,500 SF

	Description	*Cost*	*Cost/SF*
1	General Requirements	13,241	5.30
2	Misc and Ornamental Metal	450	0.18
3	Rough Carpentry	1,175	0.47
4	Finish Carpentry and Millwork	20,694	8.28
5	Doors, Frames and Hardware	10,749	4.30
6	Glass and Glazing	4,885	1.95
7	Drywall Systems	13,361	5.34
8	Stone and Tile	3,750	1.50
9	Acoustical Ceilings	19,833	7.93
10	Resilient Flooring and Carpet	11,440	4.58
11	Painting and Wall Coverings	5,172	2.07
12	Specialties	740	0.30
13	Equipment and Furnishings	3,649	1.46
14	Mechanical	19,725	7.89
15	Fire Protection	1,950	0.78
16	Electrical	38,945	15.58
	Subtotal	169,759	67.90
	Fee	6,790	2.72
	Total	**$176,549**	**$70.62**

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2-2-2016
Att.8.--287

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	2,500	0.18	450		
	Total				450		
						$0.18	
3	Rough Carpentry						
6100	Misc Blocking	SF	2,500	0.47	1,175		
	Total				1,175		
						$0.47	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	478	8.63	4,125	100% of Area	
6200	Corian Window Sills	LF	159	13.80	2,194	75% Windows	
6200	Executive Area Millwork	SF	2,500	5.75	14,375		
	Total				20,694		
						$8.28	
5	Doors, Frames and Hardware					8.00' Tall	
8200	Plain Sliced Oak Wood Doors, 8' Tall	EA	7	337.18	2,360	357 SF/EA	
8100	Hollow Metal Door Frames	EA	7	224.68	1,573		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	12	298.82	3,586	8 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	4	530.00	2,120	50%	
8700	Finish Hardware W/ Latchset	EA	3	370.00	1,110	50%	
	Total				10,749		
						$4.30	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	324	15.00	4,860		
8400	Misc Glazing	LS	1	25	25		
	Total				4,885		
						$1.95	
7	Drywall Systems						
9200	Partitions to Structure	LF	104	66.40	6,906	4.2 LF/100 SF	
9200	Partitions to Ceiling	LF	50	39.60	1,980	2.0 LF/100 SF	
9200	Drywall Perimeter	SF	1,908	1.25	2,385		
9200	Drywall Ceilings/Soffits	SF	250	5.00	1,250	10% of Clg Area	
9200	Drywall Bulkheads	LF	21	40.00	840		
	Total				13,361		
						$5.34	
8	Stone and Tile						
9300	Misc Stone & Tile	SF	2,500	1.50	3,750		
	Total				3,750		
						$1.50	

JCSBC
2-2-2016
Att.8.--288

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
9	Acoustical Ceilings						
9500	2x2 Narrow Grid Acoustic Ceiling	SF	2,250	3.25	7,313	90% of Clg Area	
9500	Sound Insulation	SF	2,500	0.60	1,500		
9700	Acoustic Wall Panels	SF	551	20.00	11,020	50% of ExecArea	
		Total			19,833		
						$7.93	
10	Resilient Flooring and Carpet						
9600	Upgrade Carpet W/Borders	SY	286	40.00	11,440	100% of Area	
		Total			11,440		
						$4.58	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	7	55.00	385		
9900	Painted Walls	SF	2,340	0.40	936	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	2,106	1.25	2,633	45% of Wall Area	
9900	Textile Wall Covering	SF	234	3.75	878	5% of Wall Area	
9900	Painted Ceilings	SF	250	0.56	140		
9900	Misc. Items	LS	1	200	200		
		Total			5,172		
						$2.07	
12	Specialties						
10270	6" Access Flooring @ Computer	SF	50	9.50	475		
10400	Door Signage	EA	7	20.00	140		
10199	Misc Specialties	SF	2,500	0.05	125		
		Total			740		
						$0.30	
13	Equipment and Furnishings						
11000	Mini Blinds	SF	1,431	2.55	3,649		
		Total			3,649		
						$1.46	
14	Mechanical						
15500	Complete HVAC Ductwork	SF	2,500	3.59	8,975		
15500	FPVAV Boxes	EA	2	1,650.00	3,300	Incl Controls	
15500	Interior VAV Boxes	EA	1	1,450.00	1,450	Incl Controls	
15500	Liebert PBX/Computer Rm Units	TN	2.5	2,400	6,000		
		Total			19,725		
						$7.89	

JCSBC
2-2-2016
Att.8.--289

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	2,500	0.62	1,550		
15300	Pre-Action System @ Computer	SF	50	8.00	400		
	Total				1,950		
						$0.78	
16	Electrical						
16000	Power Distribution	SF	2,500	0.50	1,250		
16000	Hookup Liebert Units	TN	3	150.00	450		
16000	Hookup Fan Powered Boxes	EA	2	600.00	1,200		
16000	Parabolic Light Fixtures	SF	2,500	4.27	10,675	48 SF/EA	
16000	Executive Area Lighting Premium	SF	2,500	6.75	16,875		
16000	Wall Outlets	EA	41	115.00	4,715	58 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	2	385.00	770	5%	
16000	Dedicated Circuits	EA	2	350.00	700		
16000	Tenant Switches	EA	8	95.00	760		
16000	Telephone/Data Outlets	EA	11	50.00	550	208 SF/EA	
16000	Telephone/Data Floor Outlets	EA	1	250.00	250	5%	
16000	Paging/Music System	SF	2,500	0.20	500		
16000	Special Systems Conduit	SF	2,500	0.10	250		
	Total				38,945		
						$15.58	

JCSBC
2-2-2016
Att.8.--290

Mechanical Budget

12/18/2003

LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Mechanical - HVAC

Name	Quantity Unit	Unit Cost		Total	$/SF
Demolition	349707 SF	$0.70		$243,351.38	$0.70
Chillers	1200 TON	$400.76		$480,913.86	$1.38
Cooling Towers	3600 GP	$27.08		$97,500.82	$0.28
Pumps	480 HP	$247.22		$118,666.78	$0.34
Air Handling Units	349707 CFM	$2.47		$864,554.24	$2.47
Exhaust Systems	69942 CFM	$0.56		$39,099.21	$0.11
Fan Coil Units	22 EA	$1,366.70		$30,067.40	$0.09
Elect. Unit Heaters	8 EA	$801.42		$6,411.33	$0.02
Kitchen Make-Up Unit	20 TON	$1,960.43		$39,208.55	$0.11
Boilers	400 HP	$223.61		$89,443.72	$0.26
Heating Pumps	200 HP	$223.61		$44,721.36	$0.13
Commissioning	1 EA	$102,744.01		$102,744.01	$0.29
Terminal Unit - Hydronic	350 EA	$1,031.29		$360,950.15	$1.03
Variable Speed Drives	1070 HP	$167.71		$179,446.47	$0.51
Air Separators < 8in.	1 EA	$1,813.92		$1,813.92	$0.01
Air Separators > 10in.	1 EA	$3,180.62		$3,180.62	$0.01
Expantion Tanks	1 EA	$2,149.33		$2,149.33	$0.01
Vibration Isolation	16 EA	$1,031.29		$16,500.58	$0.05
Spring Hangers	96 EA	$63.61		$6,106.79	$0.02
PVF - chilled water	349707 SF	$1.90		$664,837.18	$1.90
PVF - hot water	349707 SF	$1.52		$531,869.75	$1.52
HVAC Miscellaneous	349707 SF	$0.06		$19,987.34	$0.06
Sheet Metal	349707 SF	$5.59		$1,954,943.54	$5.59
Temperature Controls	349707 SF	$1.96		$684,230.24	$1.96
Test and Balance	349707 SF	$0.28		$97,747.18	$0.28
HVAC Insulation	349707 SF	$1.34		$469,186.45	$1.34
			Total	$7,149,632.70	$20.44

Mechanical - Plumbing

Name	Quantity Unit	Unit Cost		Total	$/SF
Fixtures	291 EA	$520.07		$151,340.05	$0.43
Drains/Carriers	273 EA	$310.06		$84,646.99	$0.24
Water Heaters	2 EA	$6,445.34		$12,890.67	$0.04
Circ Pumps	2 EA	$992.86		$1,985.72	$0.01
Booster System	1 EA	$14,904.98		$14,904.98	$0.04
Sump Pumps	3 EA	$992.86		$2,978.58	$0.01
Plumbing Rough	384 FU	$1,283.13		$492,721.86	$1.41
Plumbing Misc.	384 FU	$45.40		$17,433.99	$0.05
Grease Interceptor	1 EA	$8,033.03		$8,033.03	$0.02
OFE Kitchen Equip	100 EA	$855.42		$85,541.99	$0.24
Roof Drain	12 EA	$1,848.28		$22,179.34	$0.06
Roof Drain Piping	12 EA	$4,383.75		$52,605.03	$0.15
Gas Piping	349707 SF	$0.18		$64,635.60	$0.18
Plumbing Insulation	349707 SF	$0.41		$144,190.07	$0.41
			Total	$1,156,087.90	$3.31

LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Mechanical - Fire Protection

Name	Quantity Unit	Unit Cost		Total	$/SF
New Service	1 LS	$15,000.00		$15,000.00	$0.04
NFPA 13 Sprinkler System	349707 SF	$1.50		$524,560.50	$1.50
Fire Pump	1 LS	$60,000.00		$60,000.00	$0.17
			Total	$599,560.50	$1.71
			Total	**$8,905,281.10**	**$25.46**

Electrical Budget

12/18/2003

LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Electrical - Power and Lighting Distribution

Name	Quantity Unit	Unit Cost		Total	$/SF
Service Entrance & Switchgear	12000 AMP	$37.24		$446,876.67	$1.28
TVSS Unit	2 EA	$5,653.32		$11,306.64	$0.03
120/208V 100A 42Ckt. Pwr. Panel	12 EA	$784.79		$9,417.51	$0.03
120/208V 400A 42Ckt. Pwr. Panel	48 EA	$1,685.59		$80,908.17	$0.23
480/277V 225A 42Ckt. Ltg. Panel	24 EA	$2,092.47		$50,219.22	$0.14
480/277V 800A 42Ckt. Dist. Panel	2 EA	$4,788.73		$9,577.46	$0.03
480/277V 400A 42Ckt. Dist. Panel	1 EA	$3,521.86		$3,521.86	$0.01
Feeders Conduit & Wire	2000 LF	$30.65		$61,299.77	$0.18
30KVA Dry Type Transformer	12 EA	$1,750.72		$21,008.58	$0.06
112.5KVA (K-4) Dry Type Transformer	24 EA	$6,026.40		$144,633.53	$0.41
480/277V 100A 42Ckt. Ltg. Panel	12 EA	$1,800.91		$21,610.87	$0.06
Motor Control Center	2 EA	$17,604.68		$35,209.37	$0.10
480/277V 1200A 42Ckt. Dist. Panel	2 EA	$15,874.64		$31,749.29	$0.09
60A NEMA1 F Disc. Switch	15 EA	$355.84		$5,337.59	$0.02
1200A 3 Phase 4W Busway	660 LF	$164.77		$108,750.12	$0.31
400A 3 Phase 4W Busway	660 LF	$103.46		$68,284.14	$0.20
1000A EMT Feeder	660 LF	$111.13		$73,345.11	$0.21
400A 3P Fusible Bus Plug	24 EA	$2,241.41		$53,793.86	$0.15
200A 3P Fusible Bus Plug	24 EA	$1,118.59		$26,846.17	$0.08
100A 3P Fusible Bus Plug	12 EA	$653.96		$7,847.51	$0.02
			Total	$1,271,543.42	$3.64

Electrical - Electric Heat

Name	Quantity Unit	Unit Cost		Total	$/SF
Unit Heater (Hook-Up)	10 EA	$253.26		$2,532.57	$0.01
Cabinet Unit Heater (Hook-Up)	10 EA	$253.26		$2,532.57	$0.01
			Total	$5,065.13	$0.01

Electrical - HVAC

Name	Quantity Unit	Unit Cost		Total	$/SF
HVAC Unit Hookup	1400 TN	$52.69		$73,760.55	$0.21
FPVAV Hookup	340 EA	$419.48		$142,623.27	$0.41
FCU Hookup	24 EA	$174.25		$4,181.93	$0.01
Exhaust System (Hook-Up)	69941 CFM	$0.11		$7,469.04	$0.02
			Total	$228,034.80	$0.65

Electrical - Plumbing

Name	Quantity Unit	Unit Cost		Total	$/SF
Fire Pump Hookup	150 HP	$56.93		$8,538.88	$0.02
			Total	$8,538.88	$0.02

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LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Electrical - Lighting

Name	Quantity Unit	Unit Cost		Total	$/SF
Ltg. @ Core Areas	34971 SF	$5.76		$201,508.51	$0.58
20A MC Cable	36785 LF	$2.79		$102,544.59	$0.29
Lutron Graphic Eye (5 Zone)	22 EA	$4,226.67		$92,986.76	$0.27
Lighting Fixtures	3935 EA	$240.69		$947,118.66	$2.71
Light Switches	1400 EA	$124.88		$174,826.85	$0.50
Motion Detectors	140 EA	$170.10		$23,813.98	$0.07
			Total	$1,542,799.34	$4.41

Electrical - Receptacle Power

Name	Quantity Unit	Unit Cost		Total	$/SF
Wall Outlets	1500 EA	$118.93		$178,394.75	$0.51
Floor Outlets / Poke Thru	22 EA	$629.66		$13,852.59	$0.04
Dedicated Circuits	55 EA	$407.34		$22,403.48	$0.06
Kitchen Equipment Power	1 EA	$13,697.88		$13,697.88	$0.04
Furniture Feeds Floor (8 Wire)	150 EA	$686.91		$103,035.77	$0.29
Furniture Feeds Wall (8 Wire)	400 EA	$520.87		$208,348.58	$0.60
			Total	$539,733.05	$1.54

Electrical - Emergency Generator

Name	Quantity Unit	Unit Cost		Total	$/SF
1000KW Generator	1 EA	$200,911.00		$200,911.00	$0.57
800A Transfer Switch	2 EA	$14,463.01		$28,926.02	$0.08
			Total	$229,837.02	$0.66

Electrical - Elevator

Name	Quantity Unit	Unit Cost		Total	$/SF
Elevator Hookup	6 EA	$3,392.41		$20,354.45	$0.06
			Total	$20,354.45	$0.06

Electrical - Fire Alarm

Name	Quantity Unit	Unit Cost		Total	$/SF
Fire Alarm Misc. Conduit Only	262281 SF	$0.11		$29,616.77	$0.08
Fire Alarm	349707 SF	$0.81		$283,048.33	$0.81
			Total	$312,665.09	$0.89

Electrical - Tele/Data

Name	Quantity Unit	Unit Cost		Total	$/SF
Tele/Data Outlets (Conduit Only)	1000 EA	$106.45		$106,451.33	$0.30
Furniture Tele/Data Outlet Floor	150 EA	$509.49		$76,422.94	$0.22
Furniture Tele/Data Outlet Wall	400 EA	$122.62		$49,046.58	$0.14
Tele/Data Cabling (Furniture)	550 EA	$682.48		$375,365.77	$1.07
Tele/Data Cabling	1000 EA	$345.73		$345,729.61	$0.99
Cable Tray	5500 LF	$24.35		$133,910.66	$0.38
			Total	$1,086,926.89	$3.11

Electrical - Security

Name	Quantity Unit	Unit Cost		Total	$/SF
Security System Misc. Conduit Only	349707 SF	$0.09		$31,203.51	$0.09
Card Access @ Entrance	40 EA	$2,798.85		$111,954.16	$0.32
CCTV Cameras (Interior)	20 EA	$6,679.30		$133,585.98	$0.38
CCTV Cameras (Exterior)	10 EA	$7,868.09		$78,680.94	$0.23
			Total	$355,624.59	$1.02

LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Electrical - Special Systems

Name	Quantity Unit	Unit Cost		Total	$/SF
Paging/Intercom System	349707 SF	$0.44		$154,824.25	$0.44
Lightning Protection	29692 SF	$3.23		$95,919.90	$0.27
			Total	$250,744.15	$0.72

Electrical - Miscellaneous

Name	Quantity Unit	Unit Cost		Total	$/SF
Temporary	349707 SF	$0.27		$93,027.72	$0.27
Demolition	349707 SF	$0.63		$219,233.81	$0.63
Commissioning (Contractor Costs)	349707 SF	$0.07		$25,064.60	$0.07
			Total	$337,326.13	$0.96
			Total	**$6,189,192.93**	**$17.70**

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LANDON STATE OFFICE BUILDING
RECONSTRUCTION MINUS SF FOR A DATA CENTER @ LSOB

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	-	-	-	2,431,282	2,491,570	2,553,354	2,616,672	2,681,562
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING				-	-	-	-	-	2,431,282	2,491,570	2,553,354	2,616,672	2,681,562
				OPERATING COST FOR SPACE UNDER CONSTRUCTION IS COVERED UNDER INTERIM SPACE CALC.									
MONTHS/YEAR									12	12	12	12	12
RSF		295,995			-	-	-	-	295,995	295,995	295,995	295,995	295,995
USF		235,189			-	-	-	-	235,189	235,189	235,189	235,189	235,189
RENT PER RSF	$	-	1.0%		-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27			-	-	-	-	2,431,282	2,491,570	2,553,354	2,616,672	2,681,562
HOUSEKEEPING	$	1.14	2.5%		-	-	-	-	382,955	392,528	402,342	412,400	422,710
MAINTENANCE	$	1.57	2.5%		-	-	-	-	524,314	537,421	550,857	564,628	578,744
SECURITY	$	1.00	2.5%		-	-	-	-	334,121	342,474	351,036	359,812	368,808
UTILITIES	$	1.51	2.5%		-	-	-	-	506,322	518,981	531,955	545,254	558,885
ADMINISTRATION	$	1.52	2.5%		-	-	-	-	508,893	521,615	534,655	548,022	561,722
REPLACEMENT INSURANCE	$	0.03	2.5%		-	-	-	-	10,047	10,298	10,555	10,819	11,090
REAL ESTATE TAXES	$	-	2.5%		-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%		-	-	-	-	164,630	168,252	171,954	175,737	179,603
TENANT REPLACEMENT RESERVES	$	-	2.2%		-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%		-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%		-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					-	-	-	-	8.21	8.42	8.63	8.84	9.06
PROJECT EXPENSES				-	6,131,531	15,919,546	22,326,570	19,823,287	-	-	-	-	-
DFM			2.2%	-	5,911,229	15,919,546	20,783,170	18,279,888	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	2,541,065	462,012	423,511	423,511	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	2,503,282	15,019,693	17,522,976	15,019,693	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	437,841	437,841	437,841	437,841	-	-	-	-	-
FF&E			2.2%	-	-	-	1,755,282	1,755,282	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	429,041	-	643,561	643,561	-	-	-	-	-
DISC				-	220,303	-	1,543,389	1,543,389	-	-	-	-	-
FF&E			2.2%	-	-	-	1,212,946	1,212,946	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	220,303	-	330,454	330,454	-	-	-	-	-
TOTAL ANNUAL COST					6,131,531	15,919,546	22,326,570	19,823,287	2,431,282	2,491,570	2,553,354	2,616,672	2,681,562
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%					-	-	-	-	-	-
LAND REVERSION		585,000	1.000%					(608,753)	(614,841)	(620,989)	(627,199)	(633,471)	(639,806)
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750085	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	5,844,563	14,464,283	19,336,209	16,364,703	1,913,158	1,866,838	1,825,546	1,783,258	1,741,951
CUMULATIVE ANNUAL COST				-	5,844,563	20,308,846	39,645,055	56,009,756	57,922,916	59,791,754	61,617,301	63,400,559	65,142,510
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	(502,544)	(483,814)	(465,782)	(448,422)	(431,710)	(415,620)
CUMULATIVE PRESENT VALUE				-	5,844,563	20,308,846	39,645,055	55,507,214	57,439,102	59,325,972	61,168,678	62,968,849	64,726,890

LANDON STATE OFFICE BUILDING
RECONSTRUCTION MINUS SF FOR A DATA CENTER @ LSOB

				10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				2,748,062	2,816,213	2,886,056	2,957,632	3,030,985	3,106,159	3,183,199	3,262,151	3,343,064	3,425,985
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING				2,748,062	2,816,213	2,886,056	2,957,632	3,030,985	3,106,159	3,183,199	3,262,151	3,343,064	3,425,985
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		295,995		295,995	295,995	295,995	295,995	295,995	295,995	295,995	295,995	295,995	295,995
USF		235,189		235,189	235,189	235,189	235,189	235,189	235,189	235,189	235,189	235,189	235,189
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27		2,746,062	2,816,213	2,886,056	2,957,632	3,030,985	3,106,159	3,183,199	3,262,151	3,343,064	3,425,985
HOUSEKEEPING	$	1.14	2.5%	433,276	444,110	455,213	466,593	478,258	490,214	502,470	515,031	527,907	541,105
MAINTENANCE	$	1.57	2.5%	593,213	608,043	623,244	638,825	654,796	671,166	687,945	705,144	722,772	740,841
SECURITY	$	1.00	2.5%	378,028	387,478	397,165	407,095	417,272	427,704	438,396	449,356	460,590	472,105
UTILITIES	$	1.51	2.5%	572,857	587,179	601,858	616,905	632,327	648,136	664,339	680,947	697,971	715,420
ADMINISTRATION	$	1.52	2.5%	575,765	590,159	604,913	620,036	635,537	651,426	667,711	684,404	701,514	719,052
REPLACEMENT INSURANCE	$	0.03	2.5%	11,367	11,651	11,942	12,241	12,547	12,861	13,182	13,512	13,850	14,196
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%	163,554	187,592	191,719	195,937	200,248	204,653	209,156	213,757	218,460	223,268
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				9.26	9.51	9.75	9.99	10.24	10.49	10.75	11.02	11.29	11.57
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM			2.2%	-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				2,746,062	2,816,213	2,886,056	2,957,632	3,030,985	3,106,159	3,183,199	3,262,151	3,343,064	3,425,985
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		585,000	1.000%	(646,204)	(652,666)	(659,193)	(665,785)	(672,442)	(679,167)	(685,959)	(692,818)	(699,746)	(706,744)
DISCOUNT FACTOR			4.910%	0.619200	0.590220	0.562597	0.536266	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST				1,701,601	1,662,186	1,623,686	1,586,078	1,549,342	1,513,458	1,478,405	1,444,166	1,410,720	1,378,049
CUMULATIVE ANNUAL COST				66,644,110	68,506,297	70,129,983	71,716,061	73,265,403	74,776,861	76,257,266	77,701,432	79,112,151	80,490,200
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(400,130)	(385,217)	(370,860)	(357,038)	(343,731)	(330,920)	(318,587)	(306,713)	(295,282)	(284,277)
CUMULATIVE PRESENT VALUE				66,443,961	68,121,060	69,759,123	71,359,023	72,921,672	74,447,941	75,938,680	77,394,719	78,816,870	80,205,924

LANDON STATE OFFICE BUILDING
RECONSTRUCTION MINUS SF FOR A DATA CENTER @ LSOB

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				3,510,965	3,598,054	3,687,306	3,778,774	3,872,512	3,968,578	4,067,030	4,167,925	4,271,326	4,377,295
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING				3,510,965	3,598,054	3,687,306	3,778,774	3,872,512	3,968,578	4,067,030	4,167,925	4,271,326	4,377,295
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		295,995		295,995	295,995	295,995	295,995	295,995	295,995	295,995	295,995	295,995	295,995
USF		235,189		235,189	235,189	235,189	235,189	235,189	235,189	235,189	235,189	235,189	235,189
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27		3,510,965	3,598,054	3,687,306	3,778,774	3,872,512	3,968,578	4,067,030	4,167,925	4,271,326	4,377,295
HOUSEKEEPING	$	1.14	2.5%	554,632	568,498	582,711	597,278	612,210	627,516	643,204	659,284	675,766	692,660
MAINTENANCE	$	1.57	2.5%	759,362	778,347	797,805	817,750	838,194	859,149	880,628	902,643	925,209	948,340
SECURITY	$	1.00	2.5%	483,907	496,005	508,405	521,115	534,143	547,497	561,184	575,214	589,594	604,334
UTILITIES	$	1.51	2.5%	733,306	751,639	770,430	789,690	809,433	829,668	850,410	871,670	893,462	915,799
ADMINISTRATION	$	1.52	2.5%	737,028	755,454	774,340	793,699	813,541	833,880	854,727	876,095	897,997	920,447
REPLACEMENT INSURANCE	$	0.03	2.5%	14,551	14,914	15,287	15,669	16,061	16,463	16,874	17,296	17,729	18,172
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%	228,176	233,197	238,328	243,571	248,930	254,406	260,003	265,723	271,569	277,543
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.86	12.16	12.46	12.77	13.08	13.41	13.74	14.08	14.43	14.79
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM			2.2%	-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				3,510,965	3,598,054	3,687,306	3,778,774	3,872,512	3,968,578	4,067,030	4,167,925	4,271,326	4,377,295
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		585,000	1.000%	(713,811)	(720,949)	(728,159)	(735,440)	(742,795)	(750,223)	(757,725)	(765,302)	(772,955)	(780,685)
DISCOUNT FACTOR			4.910%	0.383409	0.365465	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				1,346,135	1,314,962	1,284,511	1,254,765	1,225,709	1,197,327	1,169,602	1,142,520	1,116,066	1,090,225
CUMULATIVE ANNUAL COST				81,836,336	83,151,297	84,435,808	85,690,573	86,916,282	88,113,609	89,283,212	90,425,732	91,541,798	92,632,023
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(273,682)	(263,481)	(253,662)	(244,208)	(235,106)	(226,344)	(217,908)	(209,786)	(201,968)	(194,440)
CUMULATIVE PRESENT VALUE				81,562,654	82,887,816	84,182,148	85,446,365	86,681,176	87,887,266	89,065,304	90,215,946	91,339,831	92,437,583

LANDON STATE OFFICE BUILDING
RECONSTRUCTION MINUS SF FOR A DATA CENTER @ LSOB

				30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
GENERAL INFLATION RATE			2.5%								
REAL ESTATE INFLATION RATE			1.0%								
CONSTRUCTION INFLATION RATE			2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE				4,485,894	4,597,191	4,711,251	4,828,143	4,947,939	$ 106,404,128		$ 61,981,555
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	$ -		$ -
									$ -		$ -
LANDON STATE OFFICE BUILDING				4,485,894	4,597,191	4,711,251	4,828,143	4,947,939	$ 106,404,128		$ 61,981,555
MONTHS/YEAR				12	12	12	12	12			
RSF		295,995		295,995	295,995	295,995	295,995	295,995			
USF		235,189		235,189	235,189	235,189	235,189	235,189			
									$ -		$ -
RENT PER RSF	$	-	1.0%	-	-	-	-	-	$ -		$ -
				-	-	-	-	-	$ -		$ -
OPERATING EXPENSES PER RSF	$	7.27		4,485,894	4,597,191	4,711,251	4,828,143	4,947,939	$ 106,404,128		$ 61,981,555
HOUSEKEEPING	$	1.14	2.5%	709,976	727,726	745,919	764,567	783,681	$ 16,812,740		$ 9,782,443
MAINTENANCE	$	1.57	2.5%	972,048	996,349	1,021,258	1,046,790	1,072,959	$ 23,018,785		$ 13,393,412
SECURITY	$	1.00	2.5%	619,442	634,929	650,802	667,072	683,749	$ 14,668,834		$ 8,535,017
UTILITIES	$	1.51	2.5%	938,694	962,161	986,215	1,010,870	1,036,142	$ 22,228,925		$ 12,933,834
ADMINISTRATION	$	1.52	2.5%	943,458	967,045	991,221	1,016,002	1,041,402	$ 22,341,762		$ 12,999,488
REPLACEMENT INSURANCE	$	0.03	2.5%	16,626	19,092	19,569	20,058	20,560	$ 441,079		$ 256,640
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$	0.50	2.2%	283,649	289,890	296,267	302,785	309,446	$ 6,892,002		$ 4,080,720
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	$ -		$ -
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF				15.16	15.53	15.92	16.31	16.72	11.98		10.47
									$ -		$ -
PROJECT EXPENSES				-	-	-	-	-	$ 64,200,934		$ 64,200,934
DFM			2.2%	-	-	-	-	-	$ 60,893,833		$ 60,893,833
LAND COSTS									$ -		$ -
DESIGN COSTS			2.2%	-	-	-	-	-	$ 3,850,099		$ 3,850,099
CONSTRUCTION COST			2.2%	-	-	-	-	-	$ 50,065,645		$ 50,065,645
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	$ 1,751,363		$ 1,751,363
FF&E			2.2%	-	-	-	-	-	$ 3,510,564		$ 3,510,564
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 1,716,163		$ 1,716,163
									$ -		$ -
DISC				-	-	-	-	-	$ 3,307,101		$ 3,307,101
FF&E			2.2%	-	-	-	-	-	$ 2,425,891		$ 2,425,891
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 881,210		$ 881,210
									$ -		$ -
									$ -		$ -
TOTAL ANNUAL COST				4,485,894	4,597,191	4,711,251	4,828,143	4,947,939	$ 170,605,062		$ 126,182,489
											$ -
OBSOLESCENCE FACTOR	99.99333%		20%								$ -
BUILDING REVERSION	-		0.993%	-	-	-	-	-	$ -		$ -
LAND REVERSION	585,000		1.000%	(788,492)	(796,377)	(804,340)	(812,384)	(820,508)	$ (820,508)		$ (742,795)
											$ -
DISCOUNT FACTOR			4.910%	0.237407	0.226296	0.215705	0.205609	0.195986			
											$ -
DISCOUNTED ANNUAL COST				1,064,982	1,040,325	1,016,239	992,711	969,728	$ 97,716,009		$ 86,918,282
CUMULATIVE ANNUAL COST				93,697,006	94,737,331	95,753,570	96,746,281	97,716,009	$ 97,716,009		$ 86,916,282
											$ -
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION				(187,193)	(180,217)	(173,500)	(167,034)	(160,808)	$ (160,808)		$ (235,106)
											$ -
CUMULATIVE PRESENT VALUE				93,509,812	94,557,114	95,580,070	96,579,247	97,555,201	$ 97,555,201		$ 86,681,176

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	**349,707**	
Net Square Footage	**295,995**	
Useable Square Footage	**235,189**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	2,947,182	3,148,258
PROGRAMMING/FURNITURE PLAN FEE	384,794	411,047
ENVIRONMENTAL CONSULTANT FEE	100,593	107,456
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 3,432,568	$ 3,666,760
$/GSF	$ 9.82	$ 10.49
%/PROJECT	6%	6%
HARD COSTS		
CONSTRUCTION COSTS	44,654,268	47,700,872
ENVIRONMENTAL REMEDIATION	914,484	976,876
OPEN	-	-
HARD COSTS SUBTOTAL	$ 45,568,752	$ 48,677,748
$/GSF	$ 130.31	$ 139.20
%/PROJECT	76%	76%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	546,759	584,062
OWNER'S REP / PROJECT MANAGEMENT FEE	568,132	606,893
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	446,543	477,009
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 1,561,433	$ 1,667,964
$/GSF	$ 4.46	$ 4.77
%/PROJECT	3%	3%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	85,684	91,530
FURNISHINGS	3,044,171	3,251,864
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 3,129,855	$ 3,343,394
$/GSF	$ 8.95	$ 9.56
%/PROJECT	5%	5%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	887,985	948,569
FURNITURE RELOCATION/LABOR	642,066	685,872
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,530,051	$ 1,634,441
$/GSF	$ 4.38	$ 4.67
%/PROJECT	3%	3%
DFM COSTS TOTAL	$ 55,222,659	$ 58,990,308
$/GSF	$ 157.91	$ 168.68
%/PROJECT	92%	92%

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	**349,707**
Net Square Footage	**295,995**
Useable Square Footage	**235,189**
Estimate Date	**Jan-04**
Mid-Point of Construction	**Jan-07**
Construction Escalation Rate	**2.2%**

		TOTAL		INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)				
FIXTURES, FURNISHING & EQUIPMENT				
VOICE / DATA NETWORK		2,162,812		2,310,373
DISC DATA CENTER		-		-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL		$ 2,162,812		$ 2,310,373
$/GSF		$ 6.18		$ 6.61
%/PROJECT		4%		4%
MOVING & RELOCATION EXPENSES				
VOICE/DATA RELOCATION		785,646		839,248
DISC DATA CENTER RELOCATION		-		-
MOVING & RELOCATION COSTS SUBTOTAL		$ 785,646		$ 839,248
$/GSF		$ 2.25		$ 2.40
%/PROJECT		1%		1%
DISC COSTS TOTAL		$ 2,948,457		$ 3,149,620
$/GSF		$ 8.43		$ 9.01
%/PROJECT		5%		5%
PROJECT LEVEL CONTINGENCY				
DESIGN & REVIEW CONTINGENCY	5.0%	171,628		183,338
CONSTRUCTION CONTINGENCY	2.5%	1,116,357		1,192,522
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	182,897		195,375
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	78,072		83,398
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	156,493		167,170
MOVING & RELOCATION CONTINGENCY	5.0%	76,503		81,722
DISC CONTINGENCY	5.0%	147,423		157,481
CONTINGENCY		$ 1,929,372		$ 2,061,006
$/GSF		$ 5.52		$ 5.89
%/PROJECT		3%		3%
TOTAL PROJECT COSTS		$ 60,100,489		$ 64,200,934
$/GSF		$ 171.86		$ 183.58
$/SEAT		$ 56,730		$ 60,601

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	**349,707**
Net Square Footage	**295,995**
Useable Square Footage	**235,189**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	**349,707**	**295,995**	**235,189**
EXCLUDING DATA CENTER FINISH		30,000	15,000
EST. SEATS SUPPORTED	1,059	1,059	**1,059**
?SF/SEAT	330	279	**222**
USF/NSF		72%	1,027
NSF/GSF	93%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	**20%**
PRIVATE OFFICE	212
SYSTEM FURNISHING	848

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	699,414	$ -	/LAND SF	$ -
LAND ACREAGE	16.06	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	**349,707**
Net Square Footage	**295,995**
Useable Square Footage	**235,189**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	295,995	235,189
EST. SEATS SUPPORTED	1,059	1,059	1,059
?SF/SEAT	330	279	222
USF/NSF	0	72%	
NSF/GSF	93%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 2,947,182**
TOTAL CONSTRUCTION COSTS	$	44,654,268				
PROFESSIONAL SERVICES	$	44,654,268	6.0%	$	2,679,256	
REIMBURSABLE/PRINTING	$	2,679,256	10.0%	$	267,926	
PROGRAMMING/FURNITURE PLAN FEE						**$ 384,794**
		NSF	$/NSF		TOTAL	
PROGRAMMING		295,995	1.00	$	295,995	
FURNITURE DESIGN/PLAN		295,995	0.30	$	88,799	
ENVIRONMENTAL CONSULTANT FEE						**$ 100,593**
TOTAL REMEDIATION COSTS	$	914,484				
PROFESSIONAL SERVICES	$	914,484	10.0%	$	91,448	
REIMBURSABLE/TESTING	$	91,448	10.0%	$	9,145	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	2,679,256				
PROFESSIONAL SERVICES	$	2,679,256	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	44,654,268				
PROFESSIONAL SERVICES	$	44,654,268	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 3,432,568**
$/GSF						**$ 9.82**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	349,707
Net Square Footage	295,995
Useable Square Footage	235,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	295,995	235,189
EST. SEATS SUPPORTED	1,059	1,059	1,059
?SF/SEAT	330	279	222
USF/NSF	0	72%	
NSF/GSF	93%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 546,759**
TOTAL HARD, FFE + OTHER	$	54,675,900				
PROFESSIONAL SERVICES	$	54,675,900	1.00%	$	546,759	
REIMBURSABLE	$	546,759	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 568,132**
TOTAL HARD, FFE + OTHER	$	54,107,769				
PROFESSIONAL SERVICES	$	54,107,769	1.00%	$	541,078	
REIMBURSABLE	$	541,078	5.00%	$	27,054	
DEVELOPER FEE						**$ -**
TOTAL LAND, HARD & DESIGN COSTS	$	48,086,836				
PROFESSIONAL SERVICES	$	48,086,836	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	45,568,752				
PROFESSIONAL SERVICES	$	45,568,752	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**
THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.						
COMMISSIONING AGENT / ENGINEER						**$ 446,543**
TOTAL CONSTRUCTION COSTS	$	44,654,268		$	-	
PROFESSIONAL SERVICES	$	44,654,268	1.00%	$	446,543	
REIMBURSABLE/PRINTING	$	446,543	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	44,654,268				
PROFESSIONAL SERVICES	$	44,654,268	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 1,561,433**
$/GSF						**$ 4.46**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	349,707
Net Square Footage	295,995
Useable Square Footage	235,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	295,995	235,189
EST. SEATS SUPPORTED	1,059	1,059	1,059
?SF/SEAT	330	279	222
USF/NSF	0	72%	
NSF/GSF	93%		

HARD COSTS

CONSTRUCTION COSTS $ 44,654,268

SITE/PARKING $ 350,000

	QTY		UNIT	
LAND SF	699,414	$	0.50	/LAND SF
LAND ACREAGE	16.06	$	21,798	/ACRES
PARKING	961.98	$	364	/SPACE

OFFICE BUILDING PROGRAM $ 40,152,737

	GSF	$/GSF		TOTAL	
SHELL - WARM SHELL	349,707	78.40	$	27,417,786	
	349,707	-	$	-	
$ 43.02	NSF	$/NSF		TOTAL	
TI - OFFICE	288,620	34.63	$	9,993,700	
TI - DATA/SWITCH	2,375	200.00	$	475,000	See Note Below
KITCHEN AND DINING	2,500	127.11	$	317,767	
FITNESS CENTER	-	75.00	$	-	
CONFERENCE CENTER	2,500	70.62	$	176,549	
DEMOUNTABLE PARTITIONS ADDER	288,620	6.14	$	1,771,936	

PHASING PREMIUM 5.0% $ 2,025,137

ESTIMATING CONTINGENCY 5.0% $ 2,126,394

ENVIRONMENTAL REMEDIATION $ 914,484 $ 914,484

	GSF	$/GSF		TOTAL
REMEDIATION	349,707	2.38	$	831,349
PHASING PREMIUM		5.0%	$	41,567
ESTIMATING CONTINGENCY		5.0%	$	41,567

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	349,707	-	$ -

HARD COSTS SUBTOTAL $ 45,568,752
$/GSF $ 130.31

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003. NOTE JE DUNN'S ESTIMATE USED 8% FOR PHASING PREMIUM BASED ON OPERATING WITHIN AN OCCUPIED FACILITIY PLUS ESCALATION IN COSTS FOR A 2 PHASE APPROACH. SINCE THIS MODEL ESCALATES TO MID-POINT OF CONSTRUCTION, PHASING PREMIUM WAS REDUCED.

TI DATA/SWITCH FOR A 2,750 SF FOR MAIN (1,000SF) & PER FLR (125 SF) DATA/PHONE ROOMS.

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	349,707
Net Square Footage	295,995
Useable Square Footage	235,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	295,995	235,189
EST. SEATS SUPPORTED	1,059	1,059	1,059
?SF/SEAT	330	279	222
USF/NSF	0	72%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			212
SYSTEM FURNISHING			848

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 85,684

ARTWORK — $ -

SIGNAGE — $ 85,684

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	295,995	IN CONSTRUCTION	
GENERAL INTERIOR	295,995	0.2	$ 59,199
OFFICE/WORKSTATION	1,059	25	$ 26,485

OPEN — $ -

FURNISHINGS — $ 3,044,171

SYSTEMS FURNISHING - — $ 1,906,938

	FACTOR	QTY	UNIT/COST		
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$	-
SUPPLEMENT EXISTING	100%	848	2,250	$	1,906,938
TASK CHAIRS	0%	-	550	$	-

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 794,557

	FACTOR	QTY	UNIT/COST		
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$	-
SUPPLEMENT EXISTING	100%	212	3,750	$	794,557

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	**349,707**
Net Square Footage	**295,995**
Useable Square Footage	**235,189**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	295,995	235,189
EST. SEATS SUPPORTED	1,059	1,059	1,059
?SF/SEAT	330	279	222
USF/NSF	0	72%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			212
SYSTEM FURNISHING			848

CONFERENCE ROOM FURNITURE **$ 259,181**

TOTAL SQUARE FOOTAGE 295,995 GSF
GSF/CONFERENCE RM. FACTOR 10,000
CONFERENCE ROOMS 30 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST	
NEW CONFERENCE ROOMS				
LARGE 10 -14	25%	7	9,100	$ 67,339
MEDIUM 6 - 8	50%	15	5,700	$ 84,359
SMALL 4	25%	7	2,850	$ 21,090

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS **$ 86,394**

DINING/BREAKROOM FURNITURE **$ 30,524**

TOTAL SQUARE FOOTAGE 295,995 GSF
GSF/BREAK ROOM 20,000
QTY OF BREAK ROOMS 15 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	4,125	$ -
SUPPLEMENT EXISTING	100%	15	2,063	$ 30,524

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - **$ 52,970**

EST. SEATS SUPPORTED 1,059
SEATS PER FILE CABINET 5 FACTOR
FILE/STORAGE 212 CABINETS

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	500	$ -
SUPPLEMENT EXISTING	100%	212	250	$ 52,970

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

OPEN **$ -**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	349,707
Net Square Footage	295,995
Useable Square Footage	235,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	295,995	235,189
EST. SEATS SUPPORTED	1,059	1,059	1,059
?SF/SEAT	330	279	222
USF/NSF	0	72%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			212
SYSTEM FURNISHING			848

EQUIPMENT				$	-
CAFETERIA / FOOD SERVICE				$	-
	QTY	UNIT/COST	TOTAL		
CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS					
AUDIO / VISUAL				$	-
MAIL SERVICE				$	-
PHOTOCOPIERS				$	-
FITNESS EQUIPMENT				$	-
OTHER				$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL				$	3,129,855
$/GSF				$	8.95

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	**349,707**
Net Square Footage	**295,995**
Useable Square Footage	**235,189**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	295,995	235,189
EST. SEATS SUPPORTED	1,059	1,059	1,059
?SF/SEAT	330	279	222
USF/NSF	0	72%	
NSF/GSF	93%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 887,985

		QTY	UNIT/COST	TOTAL
TIMES 3 FOR RESTACK	NSF	887,985	$ 1.00	887,985
TIMES 3 FOR RESTACK	SEAT	3,178	$ 279	

FURNITURE RELOCATION — $ 642,066

	QTY	UNIT/COST	TOTAL
USF	235,189	$ 2.73	642,066
SEAT	1,059	$ 606	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	349,707	$ -	-
SEAT	1,059	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	295,995	$ -	$ -
SEAT	1,059	$ -	

MOVING AND RELOCATION SUBTOTAL	**$ 1,530,051**
$/GSF	**$ 4.38**

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	349,707
Net Square Footage	295,995
Useable Square Footage	235,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	295,995	235,189
EST. SEATS SUPPORTED	1,059	1,059	1,059
?SF/SEAT	330	279	222
USF/NSF	0	72%	
NSF/GSF	93%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 2,162,812

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	1,324	425	$ 562,812

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000
BOT ROOM - STATE'S COST	100%	0.50	1,000,000.00	$ 500,000
BOT ROOM - BELL SERVICE	100%	0.50	1,000,000.00	$ 500,000

THE BOT COSTS HAVE BEEN REDUCED PER CONVERSTATION WITH DISC ON 1/15/2004 FOR THIS ALTERNATIVE.

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$	2,162,812
$/GSF	$	6.18

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	349,707
Net Square Footage	295,995
Useable Square Footage	235,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	295,995	235,189
EST. SEATS SUPPORTED	1,059	1,059	1,059
?SF/SEAT	330	279	222
USF/NSF	0	72%	
NSF/GSF	93%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 785,646

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	300%	3,178	$ 200	$ 635,646

TIMES 3 FOR RESTACK TO FACILITATE PROJECT

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ 150,000.00	$ 150,000

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$ 785,646
$/GSF	$ 2.25

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

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NEW 2750 SEAT FACILITY

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	-	-	-	5,224,058	5,353,598	5,486,354	5,622,404	5,781,832
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
NEW 2750 SEAT FACILITY				-	-	-	-	-	5,224,058	5,353,598	5,486,354	5,622,404	5,781,832
MONTHS/YEAR				-	-	-	-	-	12	12	12	12	12
RSF		636,000		-	-	-	-	-	636,000	636,000	636,000	636,000	636,000
USF		533,500		-	-	-	-	-	533,500	533,500	533,500	533,500	533,500
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27		-	-	-	-	-	5,224,058	5,353,598	5,486,354	5,622,404	5,781,832
HOUSEKEEPING	$	1.14	2.5%	-	-	-	-	-	822,849	843,420	864,505	886,118	908,271
MAINTENANCE	$	1.57	2.5%	-	-	-	-	-	1,128,585	1,154,749	1,183,618	1,213,209	1,243,539
SECURITY	$	1.00	2.5%	-	-	-	-	-	717,922	735,870	754,266	773,123	792,451
UTILITIES	$	1.51	2.5%	-	-	-	-	-	1,087,927	1,115,126	1,143,004	1,171,579	1,200,868
ADMINISTRATION	$	1.52	2.5%	-	-	-	-	-	1,093,450	1,120,788	1,148,806	1,177,526	1,206,964
REPLACEMENT INSURANCE	$	0.03	2.5%	-	-	-	-	-	21,587	22,127	22,680	23,247	23,828
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%	-	-	-	-	-	353,738	361,521	369,474	377,603	385,910
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					-	-	-	-	8.21	8.42	8.63	8.84	9.06
PROJECT EXPENSES				-	23,011,859	31,552,211	43,247,929	38,392,495	-	-	-	-	-
DFM				-	23,011,859	31,552,211	41,783,666	36,928,232	-	-	-	-	-
LAND COSTS					11,690,671								
DESIGN COSTS			2.2%	-	4,945,290	899,144	824,215	824,215	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	4,855,434	29,132,604	33,988,038	29,132,604	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	1,520,464	1,520,464	1,520,464	1,520,464	-	-	-	-	-
FF&E			2.2%	-	-	-	4,277,461	4,277,461	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	1,173,488	1,173,488	-	-	-	-	-
DISC				-	-	-	1,464,263	1,464,263	-	-	-	-	-
FF&E			2.2%	-	-	-	1,155,813	1,155,813	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	308,450	308,450	-	-	-	-	-
TOTAL ANNUAL COST					23,011,859	31,552,211	43,247,929	38,392,495	5,224,058	5,353,598	5,486,354	5,622,404	5,781,832
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%					-	-	-	-	-	-
LAND REVERSION	11,690,671		1.000%					(12,165,359)	(12,287,012)	(12,409,883)	(12,533,981)	(12,659,321)	(12,785,914)
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.625529	0.786693	0.750065	0.714980	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	21,934,858	28,667,910	37,455,419	31,894,127	4,110,774	4,015,545	3,922,524	3,831,660	3,742,903
CUMULATIVE ANNUAL COST				-	21,934,858	50,602,767	88,058,186	119,752,313	123,863,087	127,878,632	131,801,156	135,632,816	139,375,719
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	(10,042,859)	(9,668,561)	(9,308,214)	(8,961,296)	(8,627,308)	(8,305,768)
CUMULATIVE PRESENT VALUE				-	21,934,858	50,602,767	86,058,186	109,709,454	114,194,526	118,570,418	122,839,860	127,005,508	131,069,951

NEW 2750 SEAT FACILITY

				10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				5,904,720	6,051,154	6,201,224	6,355,019	6,512,631	6,674,156	6,839,691	7,009,335	7,183,191	7,361,362
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
NEW 2750 SEAT FACILITY				5,904,720	6,051,154	6,201,224	6,355,019	6,512,631	6,674,156	6,839,691	7,009,335	7,183,191	7,361,362
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		636,000		636,000	636,000	636,000	636,000	636,000	636,000	636,000	636,000	636,000	636,000
USF		533,500		533,500	533,500	533,500	533,500	533,500	533,500	533,500	533,500	533,500	533,500
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27		5,904,720	6,051,154	6,201,224	6,355,019	6,512,631	6,674,156	6,839,691	7,009,335	7,183,191	7,361,362
HOUSEKEEPING	$	1.14	2.5%	930,978	954,252	978,109	1,002,561	1,027,625	1,053,316	1,079,649	1,106,640	1,134,306	1,162,664
MAINTENANCE	$	1.57	2.5%	1,274,627	1,306,493	1,339,155	1,372,634	1,406,950	1,442,124	1,478,177	1,515,131	1,553,010	1,591,835
SECURITY	$	1.00	2.5%	812,262	832,569	853,383	874,718	896,586	919,000	941,975	965,525	989,663	1,014,405
UTILITIES	$	1.51	2.5%	1,230,890	1,261,662	1,293,204	1,325,534	1,358,672	1,392,639	1,427,455	1,463,141	1,499,720	1,537,213
ADMINISTRATION	$	1.52	2.5%	1,237,138	1,268,067	1,299,768	1,332,263	1,365,569	1,399,708	1,434,701	1,470,569	1,507,333	1,545,016
REPLACEMENT INSURANCE	$	0.03	2.5%	24,424	25,035	25,660	26,302	26,960	27,634	28,324	29,032	29,758	30,502
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%	394,400	403,077	411,944	421,007	430,269	439,735	449,409	459,296	469,401	479,728
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				9.28	9.51	9.75	9.99	10.24	10.49	10.75	11.02	11.29	11.57
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				5,904,720	6,051,154	6,201,224	6,355,019	6,512,631	6,674,156	6,839,691	7,009,335	7,183,191	7,361,362
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION	11,690,671		1.000%	(12,913,773)	(13,042,911)	(13,173,340)	(13,305,074)	(13,436,124)	(13,572,506)	(13,708,231)	(13,845,313)	(13,983,766)	(14,123,604)
DISCOUNT FACTOR			4.910%	0.619200	0.590220	0.562597	0.536286	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST				3,656,204	3,571,515	3,488,790	3,407,982	3,329,048	3,251,944	3,176,627	3,103,057	3,031,192	2,960,993
CUMULATIVE ANNUAL COST				143,031,923	146,603,438	150,092,228	153,500,210	156,829,256	160,081,202	163,257,829	166,360,886	169,392,078	172,353,071
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(7,996,212)	(7,698,193)	(7,411,281)	(7,135,062)	(6,869,138)	(6,613,125)	(6,366,654)	(6,129,368)	(5,900,926)	(5,680,999)
CUMULATIVE PRESENT VALUE				135,035,711	138,905,245	142,680,947	146,365,148	149,960,120	153,468,077	156,891,176	160,231,518	163,491,152	166,672,072

NEW 2750 SEAT FACILITY

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				7,543,957	7,731,085	7,922,859	8,119,394	8,320,809	8,527,225	8,738,765	8,955,558	9,177,734	9,405,427
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
NEW 2750 SEAT FACILITY				7,543,957	7,731,085	7,922,859	8,119,394	8,320,809	8,527,225	8,738,765	8,955,558	9,177,734	9,405,427
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		636,000		636,000	636,000	636,000	636,000	636,000	636,000	638,000	636,000	638,000	636,000
USF		533,500		533,500	533,500	533,500	533,500	533,500	533,500	533,500	533,500	533,500	533,500
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27		7,543,957	7,731,085	7,922,859	8,119,394	8,320,809	8,527,225	8,738,765	8,955,558	9,177,734	9,405,427
HOUSEKEEPING	$	1.14	2.5%	1,191,730	1,221,524	1,252,062	1,283,363	1,315,447	1,348,333	1,382,042	1,416,593	1,452,008	1,488,308
MAINTENANCE	$	1.57	2.5%	1,631,631	1,672,421	1,714,232	1,757,088	1,801,015	1,846,040	1,892,191	1,939,496	1,987,984	2,037,683
SECURITY	$	1.00	2.5%	1,039,785	1,065,759	1,092,403	1,119,713	1,147,706	1,176,396	1,205,808	1,235,953	1,266,852	1,298,524
UTILITIES	$	1.51	2.5%	1,575,643	1,615,034	1,655,410	1,696,796	1,739,215	1,782,696	1,827,263	1,872,945	1,919,768	1,967,763
ADMINISTRATION	$	1.52	2.5%	1,583,642	1,623,233	1,663,813	1,705,409	1,748,044	1,791,745	1,836,539	1,882,452	1,929,513	1,977,751
REPLACEMENT INSURANCE	$	0.03	2.5%	31,285	32,048	32,848	33,669	34,510	35,373	36,258	37,164	38,093	39,045
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%	490,282	501,068	512,091	523,357	534,871	546,638	558,664	570,955	583,516	596,353
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.86	12.16	12.46	12.77	13.08	13.41	13.74	14.08	14.43	14.79
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				7,543,957	7,731,085	7,922,859	8,119,394	8,320,809	8,527,225	8,738,765	8,955,558	9,177,734	9,405,427
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION	11,690,671		1.000%	(14,264,840)	(14,407,488)	(14,551,563)	(14,697,079)	(14,844,050)	(14,992,490)	(15,142,415)	(15,293,839)	(15,446,778)	(15,601,245)
DISCOUNT FACTOR			4.910%	0.383409	0.365485	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				2,892,421	2,825,438	2,760,008	2,698,095	2,633,663	2,572,679	2,513,107	2,454,916	2,398,074	2,342,550
CUMULATIVE ANNUAL COST				175,245,491	178,070,930	180,830,938	183,527,033	186,160,697	188,733,375	191,246,482	193,701,399	196,099,473	198,442,023
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(5,469,267)	(5,285,428)	(5,069,185)	(4,880,256)	(4,698,369)	(4,523,260)	(4,354,678)	(4,192,379)	(4,036,129)	(3,885,702)
CUMULATIVE PRESENT VALUE				169,776,224	172,805,502	175,761,753	178,646,777	181,462,328	184,210,115	186,891,804	189,509,020	192,063,344	194,556,320

NEW 2750 SEAT FACILITY

GENERAL INFLATION RATE			2.5%									
REAL ESTATE INFLATION RATE			1.0%	30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS	
CONSTRUCTION INFLATION RATE			2.2%	2034	2035	2036	2037	2038				
OPERATING EXPENSE				9,638,774	9,877,915	10,122,994	10,374,159	10,631,561	$ 228,628,947		$ 133,178,834	
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	$ -		$ -	
									$ -		$ -	
NEW 2750 SEAT FACILITY				9,638,774	9,877,915	10,122,994	10,374,159	10,631,561	$ 228,628,947		$ 133,178,834	
MONTHS/YEAR				12	12	12	12	12				
RSF		636,000		636,000	636,000	636,000	636,000	636,000				
USF		533,500		533,500	533,500	533,500	533,500	533,500				
									$ -		$ -	
RENT PER RSF	$	-	1.0%	-	-	-	-	-	$ -		$ -	
				-	-	-	-	-	$ -		$ -	
OPERATING EXPENSES PER RSF	$	7.27		9,638,774	9,877,915	10,122,994	10,374,159	10,631,561	$ 228,628,947		$ 133,178,834	
HOUSEKEEPING	$	1.14	2.5%	1,525,515	1,563,653	1,602,745	1,642,813	1,683,884	$ 36,125,282		$ 21,019,388	
MAINTENANCE	$	1.57	2.5%	2,088,625	2,140,841	2,194,362	2,249,221	2,305,451	$ 49,460,117		$ 28,776,223	
SECURITY	$	1.00	2.5%	1,330,987	1,364,261	1,398,368	1,433,327	1,469,160	$ 31,518,702		$ 18,339,063	
UTILITIES	$	1.51	2.5%	2,016,957	2,067,381	2,119,065	2,172,042	2,226,343	$ 47,762,957		$ 27,790,735	
ADMINISTRATION	$	1.52	2.5%	2,027,195	2,077,875	2,129,822	2,183,067	2,237,644	$ 48,005,408		$ 27,931,804	
REPLACEMENT INSURANCE	$	0.03	2.5%	40,022	41,022	42,048	43,099	44,176	$ 947,739		$ 551,439	
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	$ -		$ -	
REPLACEMENT RESERVES	$	0.50	2.2%	609,473	622,882	636,585	650,590	664,903	$ 14,808,741		$ 8,768,181	
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	$ -		$ -	
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -		$ -	
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -		$ -	
OPERATING EXPENSE PER RSF				15.16	15.53	15.92	16.31	16.72	11.98		10.47	
									$ -		$ -	
PROJECT EXPENSES				-	-	-	-	-	$ 136,204,495		$ 136,204,495	
DFM				-	-	-	-	-	$ 133,275,969		$ 133,275,969	
LAND COSTS									$ 11,690,671		$ 11,690,671	
DESIGN COSTS			2.2%	-	-	-	-	-	$ 7,492,864		$ 7,492,864	
CONSTRUCTION COST			2.2%	-	-	-	-	-	$ 97,108,679		$ 97,108,679	
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	$ 6,081,856		$ 6,081,856	
FF&E			2.2%	-	-	-	-	-	$ 8,554,922		$ 8,554,922	
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 2,346,977		$ 2,346,977	
									$ -		$ -	
DISC				-	-	-	-	-	$ 2,928,526		$ 2,928,526	
FF&E			2.2%	-	-	-	-	-	$ 2,311,625		$ 2,311,625	
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 616,901		$ 616,901	
									$ -		$ -	
									$ -		$ -	
TOTAL ANNUAL COST				9,638,774	9,877,915	10,122,994	10,374,159	10,631,561	$ 364,833,443		$ 269,383,329	
											$ -	
OBSOLESCENCE FACTOR	99.99333%	20%									$ -	
BUILDING REVERSION	-	0.993%		-	-	-	-	-	$ -		$ -	
LAND REVERSION	11,690,671	1.000%		(15,757,256)	(15,914,830)	(16,073,979)	(16,234,718)	(16,397,066)	$ (16,397,066)		$ (14,844,050)	
											$ -	
DISCOUNT FACTOR		4.910%		0.237407	0.226296	0.215705	0.205609	0.195988			$ -	
DISCOUNTED ANNUAL COST				2,288,312	2,235,331	2,183,577	2,133,023	2,083,641	$ 209,365,907		$ 186,160,697	
CUMULATIVE ANNUAL COST				200,730,335	202,965,665	205,149,243	207,282,266	209,365,907	$ 209,365,907		$ 186,160,697	
											$ -	
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	$ -		$ -	
DISCOUNTED LAND REVERSION				(3,740,882)	(3,601,459)	(3,467,233)	(3,338,009)	(3,213,601)	$ (3,213,601)		$ (4,698,369)	
											$ -	
CUMULATIVE PRESENT VALUE				196,989,452	199,364,206	201,682,010	203,944,257	206,152,306	$ 206,152,308		$ 181,462,328	

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	**684,000**	
Net Square Footage	**636,000**	
Useable Square Footage	**533,500**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ 10,944,000	$ **11,690,671**
$/GSF	$ 16.00	$ 17.09
%/PROJECT	9%	9%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	5,853,489	6,252,852
PROGRAMMING/FURNITURE PLAN FEE	826,800	883,210
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 6,680,289	$ **7,136,061**
$/GSF	$ 9.77	$ 10.43
%/PROJECT	5%	5%
HARD COSTS		
CONSTRUCTION COSTS	88,689,221	94,740,175
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 88,689,221	$ **94,740,175**
$/GSF	$ 129.66	$ 138.51
%/PROJECT	70%	70%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	1,181,477	1,262,085
OWNER'S REP / PROJECT MANAGEMENT FEE	1,227,660	1,311,419
DEVELOPER FEE	2,126,270	2,271,338
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	886,892	947,402
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 5,422,300	$ **5,792,244**
$/GSF	$ 7.93	$ 8.47
%/PROJECT	4%	4%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	195,950	209,319
FURNISHINGS	7,401,220	7,906,179
EQUIPMENT	30,000	32,047
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 7,627,170	$ **8,147,545**
$/GSF	$ 11.15	$ 11.91
%/PROJECT	6%	6%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	636,000	679,392
FURNITURE RELOCATION/LABOR	1,456,455	1,555,824
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 2,092,455	$ **2,235,216**
$/GSF	$ 3.06	$ 3.27
%/PROJECT	2%	2%
DFM COSTS TOTAL	$ 121,455,434	$ **129,741,911**
$/GSF	$ 177.57	$ **189.68**
%/PROJECT	95%	**95%**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	**684,000**	
Net Square Footage	**636,000**	
Useable Square Footage	**533,500**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)

	TOTAL	INFLATED TO MID POINT OF PROJECT
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	2,060,938	2,201,548
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 2,060,938	$ **2,201,548**
$/GSF	$ 3.01	$ 3.22
%/PROJECT	2%	2%
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	550,000	587,525
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 550,000	$ **587,525**
$/GSF	$ 0.80	$ 0.86
%/PROJECT	0%	0%
DISC COSTS TOTAL	$ 2,610,938	$ **2,789,073**
$/GSF	$ 3.82	$ **4.08**
%/PROJECT	2%	**2%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	334,014	356,803
CONSTRUCTION CONTINGENCY	2.5%	2,217,231	2,368,504
ENVIRONMENTAL REMEDIATION CONTINGENCY	0.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	271,115	289,612
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	381,359	407,377
MOVING & RELOCATION CONTINGENCY	5.0%	104,623	111,761
DISC CONTINGENCY	5.0%	130,547	139,454
CONTINGENCY	$ 3,438,888	$ **3,673,511**	
$/GSF	$ 5.03	$ 5.37	
%/PROJECT	3%	3%	

TOTAL PROJECT COSTS	$ 127,505,259	$ 136,204,495
$/GSF	$ 186.41	$ 199.13
$/SEAT	$ 46,366	$ 49,529

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	684,000
Net Square Footage	636,000
Useable Square Footage	533,500

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	684,000	636,000	533,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	249	231	194
USF/NSF		84%	
NSF/GSF	93%	5%	

PARKING INFORMATION

TOTAL PARKING (X/1000 NSF)	4.00
ESTIMATED SPACES	2,544
RATIO	93%

LAND INFORMATION

EST. FACILITY GSF	684,000	
FAR	0.50	
LAND AREA	1,368,000	SF
LAND ACREAGE	31.40	ACRES

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	550
SYSTEM FURNISHING	2,200

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ 10,944,000

	QTY	UNIT		TOTAL
LAND SF	1,368,000	$ 8.00	/LAND SF	$ 10,944,000
LAND ACREAGE	31.40	$ 348,480	/ACRES	

LAND ASSUMPTION

CURRENTLY SHOWING ESTIMATED LAND COSTS

IN DISCUSSIONS WITH THE STATE, TARGETED AREA WOULD "LOT #2 WHICH IS OWNED BY THE STATE AND IS NEAR THE CAPITOL COMPLEX.

IF THE STATE NEEDED TO PURCHASE LAND, THE PRICE WOULD BE DIFFICULT TO ESTIMATE UNTIL A LOCATION IS IDENTIFIED. THE EXISTING USE OF THE LAND AND OWNERS DESIRES COULD SIGNIFICANT EFFECT THE ACTUAL PRICE.

IF A 3RD PARTY/DEVELOPER SCENARIO IS PURSUED, THE STATE COULD CONTRIBUTE THE LAND AS AN EQUITY STAKE IN THE PROJECT OR LEASE THE LAND UNDER A "LAND LEASE" WITH REVERSIONARY RIGHTS TO STATE. ..

OPEN $ -

	QTY	UNIT	TOTAL

LAND SUBTOTAL	**$ 10,944,000**
$/GSF	**$ 16.00**

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	684,000
Net Square Footage	636,000
Useable Square Footage	533,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	684,000	636,000	533,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	249	231	194
USF/NSF	0	84%	
NSF/GSF	93%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 5,853,489**
TOTAL CONSTRUCTION COSTS	$	88,689,221				
PROFESSIONAL SERVICES	$	88,689,221	6.0%	$	5,321,353	
REIMBURSABLE/PRINTING	$	5,321,353	10.0%	$	532,135	
PROGRAMMING/FURNITURE PLAN FEE						**$ 826,800**
		NSF	$/NSF		TOTAL	
PROGRAMMING		636,000	1.00	$	636,000	
FURNITURE DESIGN/PLAN		636,000	0.30	$	190,800	
ENVIRONMENTAL CONSULTANT FEE						**$ -**
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	5,321,353				
PROFESSIONAL SERVICES	$	5,321,353	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	88,689,221				
PROFESSIONAL SERVICES	$	88,689,221	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 6,680,289**
$/GSF						**$ 9.77**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	684,000
Net Square Footage	636,000
Useable Square Footage	533,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	684,000	636,000	533,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	249	231	194
USF/NSF	0	84%	
NSF/GSF	93%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 1,181,477**
TOTAL HARD, FFE + OTHER	$	118,147,687				
PROFESSIONAL SERVICES	$	118,147,687	1.00%	$	1,181,477	
REIMBURSABLE	$	1,181,477	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 1,227,660**
TOTAL HARD, FFE + OTHER	$	116,920,026				
PROFESSIONAL SERVICES	$	116,920,026	1.00%	$	1,169,200	
REIMBURSABLE	$	1,169,200	5.00%	$	58,460	
DEVELOPER FEE						**$ 2,126,270**
TOTAL LAND, HARD & DESIGN COSTS	$	106,313,509				
PROFESSIONAL SERVICES	$	106,313,509	2.0%	$	2,126,270	
REIMBURSABLE/PRINTING	$	2,126,270	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	88,689,221				
PROFESSIONAL SERVICES	$	88,689,221	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**
THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.						
COMMISSIONING AGENT / ENGINEER						**$ 886,892**
TOTAL CONSTRUCTION COSTS	$	88,689,221		$	-	
PROFESSIONAL SERVICES	$	88,689,221	1.00%	$	886,892	
REIMBURSABLE/PRINTING	$	886,892	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	88,689,221				
PROFESSIONAL SERVICES	$	88,689,221	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 5,422,300**
$/GSF						**$ 7.93**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	684,000
Net Square Footage	636,000
Useable Square Footage	533,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	684,000	636,000	533,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	249	231	194
USF/NSF	0	84%	
NSF/GSF	93%		

PARKING INFORMATION	
TOTAL PARKING (X/1000 NSF)	4.00
ESTIMATED SPACES	2,544
RATIO	93%

HARD COSTS

CONSTRUCTION COSTS $ 88,689,221

SITE/PARKING $ 3,786,873

	QTY		UNIT	
LAND SF	1,368,000	$	2.77	/LAND SF
LAND ACREAGE	31.40	$	120,582	/ACRES
PARKING	2,544.00	$	1,489	/SPACE

OFFICE BUILDING PROGRAM $ 80,679,052

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	684,000	79.27	$ 54,220,680	
	684,000	-	$ -	

$ 41.60	NSF	$/NSF	TOTAL	
TI - OFFICE	617,350	33.24	$ 20,519,787	TI BASED ON DSOB UNIT COSTS
TI - DATA/SWITCH	3,650	200.00	$ 730,000	See Note Below
KITCHEN AND DINING	5,000	127.11	$ 635,534	
FITNESS CENTER	5,000	75.00	$ 375,000	
CONFERENCE CENTER	5,000	64.92	$ 324,581	
DEMOUNTABLE PARTITIONS ADDER	617,350	6.27	$ 3,873,469	

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 4,223,296

ENVIRONMENTAL REMEDIATION $ - $ -

	GSF	$/GSF	TOTAL
REMEDIATION	684,000	-	$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	684,000	-	$ -

HARD COSTS SUBTOTAL	$ 88,689,221
$/GSF	$ 129.66

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003

TI DATA/SWITCH FOR A 3,800 SF FOR MAIN (1,000SF) & PER FLR(125 SF) DATA/PHONE ROOMS

UTILIZED DSOB RECONSTRUCTION TI UNIT COSTS WITHOUT PHASING PREMIUM

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2-2-2016
Att.8.--321

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	684,000
Net Square Footage	636,000
Useable Square Footage	533,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	684,000	636,000	533,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	249	231	194
USF/NSF	0	84%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			550
SYSTEM FURNISHING			2,200

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 195,950

ARTWORK — $ -

	GSF	$/GSF	TOTAL
ARTWORK	636,000	-	$ -

SIGNAGE — $ 195,950

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	636,000		IN CONSTRUCTION
GENERAL INTERIOR	636,000	0.2	$ 127,200
OFFICE/WORKSTATION	2,750	25	$ 68,750

OPEN — $ -

FURNISHINGS — $ 7,401,220

SYSTEMS FURNISHING - — $ 4,950,000

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	2,200	2,250	$ 4,950,000
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 2,062,500

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	550	3,750	$ 2,062,500

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	**684,000**
Net Square Footage	**636,000**
Useable Square Footage	**533,500**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	684,000	636,000	533,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	249	231	194
USF/NSF	0	84%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			550
SYSTEM FURNISHING			2,200

CONFERENCE ROOM FURNITURE — **$ 185,633**

TOTAL SQUARE FOOTAGE	636,000 GSF	
GSF/CONFERENCE RM. FACTOR	10,000	
CONFERENCE ROOMS	64	ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST		
NEW CONFERENCE ROOMS					
LARGE 10 -14	25%	16	9,100	$	144,690
MEDIUM 6 - 8	50%	32	5,700	$	181,260
SMALL 4	25%	16	2,850	$	45,315

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS — **$ 185,633**

DINING/BREAKROOM FURNITURE — **$ 65,588**

TOTAL SQUARE FOOTAGE	636,000 GSF	
GSF/BREAK ROOM	20,000	
QTY OF BREAK ROOMS	32	ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	4,125	$	-
SUPPLEMENT EXISTING	100%	32	2,063	$	65,588

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - — **$ 137,500**

EST. SEATS SUPPORTED	2,750	
SEATS PER FILE CABINET	5	FACTOR
FILE/STORAGE	550	CABINETS

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	500	$	-
SUPPLEMENT EXISTING	100%	550	250	$	137,500

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

OPEN — **$ -**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	684,000
Net Square Footage	636,000
Useable Square Footage	533,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	684,000	636,000	533,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	249	231	194
USF/NSF	0	84%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			550
SYSTEM FURNISHING			2,200

EQUIPMENT					$	30,000
CAFETERIA / FOOD SERVICE					$	-
	QTY		UNIT/COST	TOTAL		
CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS						
AUDIO / VISUAL					$	-
MAIL SERVICE					$	-
PHOTOCOPIERS					$	-
FITNESS EQUIPMENT					$	30,000
	QTY		UNIT/COST	TOTAL		
BASIC FITNESS CENTER ($15,000-$30,000)	1	$	30,000	$ 30,000		
This package would include enough cardio, strength, stretching, and entertainment equipment for employees to workout comfortably and not be crowded.						
MODERATE FITNESS CENTER ($30,000-$75,000)		$	75,000	$ -		
This package has all the tools needed to make the company want to show off its facility to potential employees or potential clients.						
COMPREHENSIVE FITNESS CENTER ($75,000-$150,000)		$	150,000	$ -		
This is the fully-staffed fitness center. It would completely replace the need for your clients to look anywhere else when trying to meet their fitness needs.						
OTHER					$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL					$	7,627,170
$/GSF					$	11.15

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	**684,000**
Net Square Footage	**636,000**
Useable Square Footage	**533,500**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
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USF/NSF	0	84%	
NSF/GSF	93%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 636,000

	QTY	UNIT/COST	TOTAL
NSF	636,000	$ 1.00	636,000
SEAT	2,750	$ 231	

FURNITURE RELOCATION — $ 1,456,455

	QTY	UNIT/COST	TOTAL
USF	533,500	$ 2.73	1,456,455
SEAT	2,750	$ 530	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	684,000	$ -	-
SEAT	2,750	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	636,000	$ -	$ -
SEAT	2,750	$ -	

MOVING AND RELOCATION SUBTOTAL	**$ 2,092,455**
$/GSF	**$ 3.06**

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	684,000
Net Square Footage	636,000
Useable Square Footage	533,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	684,000	636,000	533,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	249	231	194
USF/NSF	0	84%	
NSF/GSF	93%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 2,060,938

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	3,438	425	$ 1,460,938

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$ 2,060,938**
$/GSF	**$ 3.01**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	684,000
Net Square Footage	636,000
Useable Square Footage	533,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	684,000	636,000	533,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
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USF/NSF	0	84%	
NSF/GSF	93%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 550,000

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	2,750	$ 200	$ 550,000

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	0%	-	$ 150,000.00	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$ 550,000
$/GSF	$ 0.80

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

Greenfield Office Building
Topeka, Kansas
December 23, 2003

Total Project Summary Worksheet

Description		*Cost*	*Cost/SF*
Total Construction Cost	687,500 SF	$102,498,007	$149.09

The following items are those normally provided by the owner during the course of the project. These costs are not included in the construction estimate.

Site Acquisition Cost	.....
Utility Relocation Cost	.....
Hazardous Materials Abatement (if any)	.....
Street Improvements (if required)	.....
Special Assessments or Development Fees	.....
Site Survey	.....
Soil Borings and Report	.....
Architect and Engineer's Fees	.....
Drawing Reproduction Costs	.....
Testing and Inspections	.....
Furnishings	.....
Artwork	.....
Telephone System	.....
Data Cabling	.....
Moving Expenses	.....
Financing Costs	.....
Legal Fees	.....
Other Items	.....
Contingency	.....
Total Project Cost	

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Greenfield Office Building
Topeka, Kansas
December 23, 2003

Construction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Offsite Improvements		0	
Sitework 33 Acres	2,400 Cars	3,803,467	5.53
Shell Office Buildings 2,500 Staff at 275 SF/Person	687,500 GSF	54,498,125	79.27
Tenant Finish	603,660 SF	28,933,424	47.93
Demolition of Existing Buildings			
Landon		6,595,903	
Docking		8,667,088	
Total Construction Cost	**687,500 GSF**	**$102,498,007**	

Range Estimate $97,400,000 to $107,600,000

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Office Building Shell
Cost Comparison Study

		Average
	Date Started	Jul 1997
	Construction, Months	19.9
	ENR Index Inflation	
	Area-SF	261,222
	Number of Floors	9
	Description	*2004 Cost/SF*
1	General Requirements and Fee	9.89
2	Sitework	4.48
3	Excavation	1.52
4	Building Structure	21.12
5	Precast and Granite	4.72
6	Masonry	2.28
7	Rough Carpentry	0.36
8	Finish Carpentry and Millwork	0.62
9	Membrane Roofing	0.80
10	Sheet Metal	2.11
11	Caulking & Waterproofing	0.67
12	Doors, Frames and Hardware	0.81
13	Glass and Glazing Systems	5.06
14	Plaster and Drywall Systems	3.98
15	Tile and Marble	0.95
16	Acoustical Treatment	0.30
17	Resilient Flooring & Carpet	0.32
18	Painting	0.44
19	Specialties	0.63
20	Equipment and Furnishings	0.20
21	Elevators	3.17
22	Mechanical	11.22
23	Fire Protection	1.03
24	Electrical	8.12
	Total	**$84.80**
	Skin Cost/SF	$9.98

INCLUDES $5.53/GSF FOR SITEWORK

THUS $79.27 FOR SHELL COMPONENT.

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Office Tenant Finish
Cost Comparison Study

		Average
	Date Started	
	Construction, Months	
	ENR Index Inflation	13.46%
	Area-SF	82,728
	Description	*2004 Cost/SF*
1	General Requirements and Fee	5.46
2	Building Structure	0.66
3	Masonry	0.03
4	Rough Carpentry	0.25
5	Finish Carpentry and Millwork	3.00
6	Sheet Metal	0.31
7	Caulking and Waterproofing	0.05
8	Doors, Frames and Hardware	1.35
9	Glass and Glazing Systems	0.61
10	Plaster and Drywall Systems	3.57
11	Stone and Tile	0.69
12	Acoustical Treatment	2.55
13	Resilient Flooring & Carpet	2.66
14	Painting and Wall Coverings	1.25
15	Specialities	1.29
16	Equipment and Furnishings	1.60
17	Conveying Systems	
18	Mechanical	7.52
19	Fire Protection	0.72
20	Electrical	14.35
	Total	**$47.93**

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Greenfield Office Building
Topeka, Kansas
December 23, 2003

Sitework

	Description	*Cost*
1	General Requirements	285,260
2	Excavation and Grading	359,484
3	Asphalt Paving	940,500
4	Concrete Work	449,993
5	Retaining Walls	85,741
6	Fencing	0
7	Precast Pavers	141,313
8	Signage and Striping	81,950
9	Site Specialties	137,500
10	Site Utilities	71,816
11	Storm Drainage Systems	402,250
12	Fire Protection	115,880
13	Landscaping & Irrigation	262,248
14	Electrical	323,245
	Subtotal	3,657,180
	Fee	146,287
	Total	**$3,803,467**

G:

Item	Description	Unit	Quantity	U. Price	Amount	Note
	Building SOG-SF		66,750			
	Cars - EA		2,400 EA	5.0 Cars/MSF		
	Area per Car - SF		375 SF	350 SF/Car is optimum efficiency		
	Asphalt Paving, $/TN		$30.00/TN			
	Retaining Wall Length, LF		200 LF			
	Retaining Wall Average Height, VF		8.00 VF			
	Underground Storm Water Detention, CF		0 CF			
	Green Area (Sod or Seed)		8.04 AC			
2	Excavation and Grading					
2300	Site Demolition & Clearing	AC	32.18	1,000	32,180	
2300	Temporary Erosion Control	AC	32.18	1,500	48,270	
2300	Site Stripping	CY	25,959	1.00	25,959	6 Inches
2300	Site Grading	CY	77,876	2.75	214,159	1.5 Feet
2300	Respread Topsoil & Grade	CY	6,486	6.00	38,916	6 Inches
	Total				359,484	
3	Asphalt Paving					
2740	Full Thick Asphalt Parking, 5"	SY	65,000	8.25	536,250	5.0 Inches
2740	Full Thick Asphalt Drives, 7"	SY	35,000	11.55	404,250	7.0 Inches
	Total				940,500	
4	Concrete Work					
2750	Curb & Gutter	LF	25,000	11.00	275,000	
2750	Walks & Slabs, 4"	SF	33,250	3.83	127,348	
2750	8" Dock Paving, 60' deep	SF	1,500	4.13	6,195	
2840	6" Protection Bollards	EA	8	300	2,400	
2840	Light Pole Bases	EA	75	484	36,300	
2840	Misc Site Concrete	LS	1	2,750	2,750	
	Total				449,993	
5	Retaining Walls					
2830	Structural Excavation	CY	209	16.50	3,449	
2830	Compacted Backfill	CY	143	11.00	1,573	
2830	Granular Backfill Chimney	CY	213	21.78	4,639	
2830	Retaining Wall Footings	CY	45	241.77	10,880	
2830	Concrete Retaining Walls, Straight	SF	1,600	18.25	29,200	
2830	Stone Clad Retaining Walls	SF	1,200	30.00	36,000	
	Total				85,741	
6	Fencing					
	Total				0	
7	Precast Pavers					
2780	Precast Pavers	SF	16,625	8.50	141,313	
	Total				141,313	

G:

Item	Description	Unit	Quantity	U. Price	Amount	Note
8	Signage and Striping					
10400	Monument Sign	LS	3	15,000	45,000	
10400	Misc Signage	EA	74	175.00	12,950	
10400	Striping & Marking	EA	2,400	10.00	24,000	
	Total				81,950	
9	Site Specialties					
2800	Site Furniture	LS	1	10,000	10,000	
10350	Flagpoles	EA	2	4,500	9,000	
2800	Trash Enclosure,	EA	3	39,500	118,500	
	Total				137,500	
10	Site Utilities					
2500	Sanitary Sewer, 8"	LF	710	36.67	26,036	6 Feet Deep
2500	Rock Excavation Premium	CY	118	110.00	12,980	25% Rock
2500	Sanitary Sewer Manholes	EA	2	1,800	3,600	
2500	Domestic Water, 2" & 4"	LF	710	20.00	14,200	
2500	Meter Pit, Backflow Preventer	EA	1	10,000	10,000	
2500	Street Crossings	EA	1	5,000	5,000	
	Total				71,816	
11	Storm Drainage Systems					
2600	Storm Drainage	AC	32.18	12,500	402,250	
	Total				402,250	
12	Fire Protection					
2500	Firewater Main, 8"	LF	2,368	35.00	82,880	
2500	Fire Hydrants	EA	9	2,000	18,000	
2500	Valve Pit, Backflow Preventer	EA	1	10,000	10,000	
2500	Street Crossings	EA	1	5,000	5,000	
	Total				115,880	
13	Landscaping & Irrigation					
2900	Sodding	AC	4.02	14,520	58,370	50% Green Area
2900	Seeding	AC	4.02	2,800	11,256	
2900	Landscaping Allowance	SF	350,222	0.35	122,578	
2900	Lawn Sprinklers	SF	350,222	0.20	70,044	Round Places
	Total				262,248	0
14	Electrical					
16000	Telephone & Power Conduits, 4"Ø	LF	2,131	9.50	20,245	
16000	2fc Lighting, 30' Duplex Poles	EA	75	3,600	270,000	2 Avg fc
16000	Walk Accent Bollards	EA	33	1,000	33,000	
	Total				323,245	

G:

NEW 1000 SEAT FACILITY

GENERAL INFLATION RATE		2.5%										
REAL ESTATE INFLATION RATE		1.0%	0	1	2	3	4	5	6	7	8	9
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE			-	-	-	-	-	2,283,472	2,340,095	2,398,123	2,457,592	2,518,536
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	-	-	-	-	-
NEW 2750 SEAT FACILITY			-	-	-	-	-	2,283,472	2,340,095	2,398,123	2,457,592	2,518,536
MONTHS/YEAR			-	-	-	-	-	12	12	12	12	12
RSF	278,000		-	-	-	-	-	278,000	278,000	278,000	278,000	278,000
USF	222,188		-	-	-	-	-	222,188	222,188	222,188	222,188	222,188
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.27		-	-	-	-	-	2,283,472	2,340,095	2,398,123	2,457,592	2,518,536
HOUSEKEEPING	$ 1.14	2.5%	-	-	-	-	-	359,673	368,665	377,881	387,328	397,012
MAINTENANCE	$ 1.57	2.5%	-	-	-	-	-	492,438	504,749	517,368	530,302	543,559
SECURITY	$ 1.00	2.5%	-	-	-	-	-	313,809	321,654	329,695	337,937	346,386
UTILITIES	$ 1.51	2.5%	-	-	-	-	-	475,541	487,429	499,615	512,105	524,908
ADMINISTRATION	$ 1.52	2.5%	-	-	-	-	-	477,955	489,903	502,151	514,705	527,572
REPLACEMENT INSURANCE	$ 0.03	2.5%	-	-	-	-	-	9,436	9,672	9,914	10,161	10,416
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.50	2.2%	-	-	-	-	-	154,622	158,023	161,500	165,053	168,684
TENANT REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF			-	-	-	-	-	8.21	8.42	8.63	8.84	9.06
PROJECT EXPENSES			-	10,230,675	14,103,433	19,067,180	16,896,029	-	-	-	-	-
DFM			-	10,230,675	14,103,433	18,320,243	16,149,092	-	-	-	-	-
LAND COSTS				5,178,762								
DESIGN COSTS		2.2%	-	2,205,179	400,942	367,530	367,530	-	-	-	-	-
CONSTRUCTION COST		2.2%	-	2,171,151	13,026,909	15,198,060	13,026,909	-	-	-	-	-
MANAGEMENT & INSPECTION		2.2%	-	675,582	675,582	675,582	675,582	-	-	-	-	-
FF&E		2.2%	-	-	-	1,582,985	1,582,985	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	496,085	496,085	-	-	-	-	-
DISC			-	-	-	746,937	746,937	-	-	-	-	-
FF&E		2.2%	-	-	-	634,679	634,679	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	112,259	112,259	-	-	-	-	-
TOTAL ANNUAL COST				10,230,675	14,103,433	19,067,180	16,896,029	2,283,472	2,340,095	2,398,123	2,457,592	2,516,536
OBSOLESCENCE FACTOR	99.99333%	20%										
BUILDING REVERSION	-	0.993%					-	-	-	-	-	-
LAND REVERSION	5,178,762	1.000%					(5,389,041)	(5,442,931)	(5,497,360)	(5,552,334)	(5,607,857)	(5,663,936)
DISCOUNT FACTOR		4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST			-	9,751,858	12,814,187	16,513,374	13,948,166	1,796,848	1,755,222	1,714,562	1,674,845	1,636,049
CUMULATIVE ANNUAL COST			-	9,751,858	22,566,045	39,079,419	53,027,585	54,824,433	56,579,655	58,294,218	59,969,063	61,605,111
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	(4,446,810)	(4,283,003)	(4,123,375)	(3,969,697)	(3,821,748)	(3,679,310)
CUMULATIVE PRESENT VALUE			-	9,751,658	22,566,045	39,079,419	48,578,775	50,541,430	52,456,280	54,324,520	56,147,316	57,925,802

NEW 1000 SEAT FACILITY

				10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				2,580,994	2,645,001	2,710,598	2,777,823	2,848,716	2,917,320	2,989,676	3,063,829	3,139,822	3,217,702
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
NEW 2750 SEAT FACILITY				2,580,994	2,645,001	2,710,598	2,777,823	2,848,716	2,917,320	2,989,676	3,063,829	3,139,822	3,217,702
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		278,000		278,000	278,000	278,000	278,000	278,000	278,000	278,000	278,000	278,000	278,000
USF		222,188		222,188	222,188	222,188	222,188	222,188	222,188	222,188	222,188	222,188	222,188
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27		2,580,994	2,645,001	2,710,598	2,777,823	2,848,716	2,917,320	2,989,676	3,063,829	3,139,822	3,217,702
HOUSEKEEPING	$	1.14	2.5%	406,937	417,110	427,538	438,226	449,182	460,412	471,922	483,720	495,813	508,208
MAINTENANCE	$	1.57	2.5%	557,148	571,077	585,354	599,988	614,988	630,362	646,121	662,274	678,831	695,802
SECURITY	$	1.00	2.5%	355,046	363,922	373,020	382,345	391,904	401,701	411,744	422,038	432,589	443,403
UTILITIES	$	1.51	2.5%	538,031	551,481	565,268	579,400	593,885	808,732	623,951	639,549	655,536	671,928
ADMINISTRATION	$	1.52	2.5%	540,762	554,281	568,138	582,341	596,900	611,822	627,118	642,796	658,866	675,337
REPLACEMENT INSURANCE	$	0.03	2.5%	10,676	10,943	11,216	11,497	11,764	12,079	12,381	12,690	13,008	13,333
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%	172,395	176,188	180,064	184,025	188,074	192,211	196,440	200,762	205,178	209,692
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				9.28	9.51	9.75	9.99	10.24	10.49	10.75	11.02	11.29	11.57
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				2,580,994	2,645,001	2,710,598	2,777,623	2,846,716	2,917,320	2,989,676	3,063,829	3,139,822	3,217,702
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION	5,178,762		1.000%	(5,720,575)	(5,777,781)	(5,835,559)	(5,893,914)	(5,952,853)	(6,012,382)	(6,072,506)	(6,133,231)	(6,194,563)	(6,256,509)
DISCOUNT FACTOR			4.910%	0.619200	0.590220	0.562597	0.536266	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST				1,598,152	1,561,134	1,524,974	1,489,653	1,455,150	1,421,447	1,388,526	1,356,368	1,324,955	1,294,270
CUMULATIVE ANNUAL COST				83,203,264	84,764,397	86,289,372	87,779,024	89,234,174	90,655,621	92,044,147	93,400,515	94,725,470	96,019,740
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(3,542,182)	(3,410,164)	(3,283,067)	(3,160,707)	(3,042,908)	(2,929,498)	(2,820,316)	(2,715,203)	(2,614,007)	(2,516,583)
CUMULATIVE PRESENT VALUE				59,661,082	61,354,233	63,006,304	64,618,317	66,191,266	67,728,123	69,223,831	70,685,312	72,111,463	73,503,157

NEW 1000 SEAT FACILITY

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				3,297,516	3,379,311	3,463,136	3,549,043	3,637,083	3,727,309	3,819,775	3,914,537	4,011,651	4,111,177
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
NEW 2750 SEAT FACILITY				3,297,516	3,379,311	3,463,136	3,549,043	3,637,083	3,727,309	3,819,775	3,914,537	4,011,651	4,111,177
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		278,000		278,000	278,000	278,000	278,000	278,000	278,000	278,000	278,000	278,000	278,000
USF		222,188		222,188	222,188	222,188	222,188	222,188	222,188	222,188	222,188	222,188	222,188
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.27		3,297,516	3,379,311	3,463,136	3,549,043	3,637,083	3,727,309	3,819,775	3,914,537	4,011,651	4,111,177
HOUSEKEEPING	$	1.14	2.5%	520,914	533,936	547,285	560,967	574,991	589,366	604,100	619,203	634,683	650,550
MAINTENANCE	$	1.57	2.5%	713,197	731,027	749,303	768,035	787,236	806,917	827,090	847,767	868,961	890,685
SECURITY	$	1.00	2.5%	454,488	465,851	477,497	489,434	501,670	514,212	527,067	540,244	553,750	567,594
UTILITIES	$	1.51	2.5%	688,725	705,943	723,591	741,681	760,223	779,229	798,709	818,677	839,144	860,123
ADMINISTRATION	$	1.52	2.5%	692,221	709,526	727,264	745,446	764,082	783,184	802,764	822,833	843,404	864,489
REPLACEMENT INSURANCE	$	0.03	2.5%	13,666	14,008	14,358	14,717	15,065	15,462	15,848	16,245	16,651	17,067
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.50	2.2%	214,306	219,020	223,839	228,763	233,796	238,939	244,196	249,568	255,059	260,670
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.86	12.16	12.46	12.77	13.08	13.41	13.74	14.08	14.43	14.79
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				3,297,516	3,379,311	3,463,136	3,549,043	3,637,083	3,727,309	3,819,775	3,914,537	4,011,651	4,111,177
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		5,178,762	1.000%	(6,319,074)	(6,382,265)	(6,446,087)	(6,510,548)	(6,575,854)	(6,641,410)	(6,707,824)	(6,774,902)	(6,842,651)	(8,911,078)
DISCOUNT FACTOR			4.910%	0.383409	0.385485	0.348360	0.332058	0.318515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				1,264,297	1,235,019	1,206,419	1,178,482	1,151,192	1,124,536	1,098,497	1,073,061	1,048,215	1,023,945
CUMULATIVE ANNUAL COST				77,284,037	78,519,056	79,725,475	80,903,956	82,055,149	83,179,684	84,278,181	85,351,242	86,399,457	87,423,402
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(2,422,790)	(2,332,492)	(2,245,560)	(2,161,868)	(2,081,295)	(2,003,725)	(1,929,046)	(1,857,150)	(1,787,934)	(1,721,298)
CUMULATIVE PRESENT VALUE				74,861,248	76,186,584	77,479,915	78,742,089	79,973,854	81,175,959	82,349,135	83,494,092	84,611,523	85,702,104

NEW 1000 SEAT FACILITY

			30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%								
CONSTRUCTION INFLATION RATE		2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE			4,213,175	4,317,705	4,424,831	4,534,617	4,647,129	$ 99,935,295		$ 58,213,390
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	$ -		$ -
								$ -		$ -
NEW 2750 SEAT FACILITY			4,213,175	4,317,705	4,424,831	4,534,617	4,647,129	$ 99,935,295		$ 58,213,390
MONTHS/YEAR			12	12	12	12	12			
RSF		278,000	278,000	278,000	278,000	278,000	278,000			
USF		222,188	222,188	222,188	222,188	222,188	222,188			
								$ -		$ -
								$ -		$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	$ -		$ -
			-	-	-	-	-			
OPERATING EXPENSES PER RSF	$ 7.27		4,213,175	4,317,705	4,424,831	4,534,617	4,647,129	$ 99,935,295		$ 58,213,390
HOUSEKEEPING	$ 1.14	2.5%	666,813	683,484	700,571	718,085	736,037	$ 15,790,611		$ 9,187,720
MAINTENANCE	$ 1.57	2.5%	912,953	935,776	959,171	983,150	1,007,729	$ 21,619,360		$ 12,579,160
SECURITY	$ 1.00	2.5%	581,783	596,328	611,236	626,517	642,180	$ 13,777,043		$ 8,016,132
UTILITIES	$ 1.51	2.5%	881,626	903,666	926,258	949,414	973,150	$ 20,877,519		$ 12,147,522
ADMINISTRATION	$ 1.52	2.5%	886,101	908,254	930,960	954,234	978,090	$ 20,983,496		$ 12,209,185
REPLACEMENT INSURANCE	$ 0.03	2.5%	17,494	17,931	18,379	18,839	19,310	$ 414,263		$ 241,038
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$ 0.50	2.2%	266,405	272,286	278,256	284,377	290,634	$ 6,473,003		$ 3,832,633
TENANT REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF			15.16	15.53	15.92	16.31	16.72	11.98		10.47
								$ -		$ -
PROJECT EXPENSES			-	-	-	-	-	$ 60,297,317		$ 60,297,317
DFM			-	-	-	-	-	$ 58,803,442		$ 58,803,442
LAND COSTS			-	-	-	-	-	$ 5,178,762		$ 5,178,762
DESIGN COSTS		2.2%	-	-	-	-	-	$ 3,341,180		$ 3,341,180
CONSTRUCTION COST		2.2%	-	-	-	-	-	$ 43,423,030		$ 43,423,030
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	$ 2,702,329		$ 2,702,329
FF&E		2.2%	-	-	-	-	-	$ 3,165,971		$ 3,165,971
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 992,171		$ 992,171
								$ -		$ -
DISC			-	-	-	-	-	$ 1,493,875		$ 1,493,875
FF&E		2.2%	-	-	-	-	-	$ 1,269,357		$ 1,269,357
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 224,517		$ 224,517
								$ -		$ -
								$ -		$ -
TOTAL ANNUAL COST			4,213,175	4,317,705	4,424,831	4,534,617	4,647,129	$ 160,232,611		$ 118,510,707
										$ -
										$ -
OBSOLESCENCE FACTOR	99.99333%	20%								$ -
BUILDING REVERSION	-	0.993%	-	-	-	-	-	$ -		$ -
LAND REVERSION	5,178,762	1.000%	(6,980,189)	(7,049,991)	(7,120,491)	(7,191,695)	(7,263,612)	$ (7,263,612)		$ (6,575,654)
										$ -
DISCOUNT FACTOR		4.910%	0.237407	0.226296	0.215705	0.205609	0.195986			$ -
DISCOUNTED ANNUAL COST			1,000,237	977,079	954,457	932,359	910,774	$ 92,198,307		$ 82,055,149
CUMULATIVE ANNUAL COST			88,423,638	89,400,717	90,355,174	91,287,533	92,198,307	$ 92,198,307		$ 82,055,149
										$ -
										$ -
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION			(1,657,145)	(1,595,383)	(1,535,923)	(1,478,679)	(1,423,569)	$ (1,423,569)		$ (2,081,295)
										$ -
CUMULATIVE PRESENT VALUE			86,766,493	87,805,334	88,819,250	89,808,854	90,774,738	$ 90,774,738		$ 79,973,854

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	303,000	
Net Square Footage	278,000	
Useable Square Footage	222,188	
Estimate Date		Jan-04
Mid-Point of Construction		Jan-07
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ 4,848,000	$ 5,178,762
$/GSF	$ 16.00	$ 17.09
%/PROJECT	9%	9%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	2,617,441	2,796,019
PROGRAMMING/FURNITURE PLAN FEE	361,400	386,057
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 2,978,841	$ 3,182,077
$/GSF	$ 9.83	$ 10.50
%/PROJECT	5%	5%
HARD COSTS		
CONSTRUCTION COSTS	39,658,192	42,363,932
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 39,658,192	$ 42,363,932
$/GSF	$ 130.89	$ 139.81
%/PROJECT	70%	70%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	521,305	556,872
OWNER'S REP / PROJECT MANAGEMENT FEE	541,683	578,640
DEVELOPER FEE	949,701	1,014,495
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	396,582	423,639
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 2,409,270	$ 2,573,646
$/GSF	$ 7.95	$ 8.49
%/PROJECT	4%	4%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	80,621	86,122
FURNISHINGS	2,712,011	2,897,042
EQUIPMENT	30,000	32,047
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 2,822,632	$ 3,015,210
$/GSF	$ 9.32	$ 9.95
%/PROJECT	5%	5%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	278,000	296,967
FURNITURE RELOCATION/LABOR	606,573	647,957
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 884,573	$ 944,924
$/GSF	$ 2.92	$ 3.12
%/PROJECT	2%	2%
DFM COSTS TOTAL	$ 53,601,508	$ 57,258,551
$/GSF	$ 176.90	$ 188.97
%/PROJECT	95%	95%

JCSBC
2-2-2016
Att.8.--339

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	**303,000**	
Net Square Footage	**278,000**	
Useable Square Footage	**222,188**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)

		TOTAL	INFLATED TO MID POINT OF PROJECT
FIXTURES, FURNISHING & EQUIPMENT			
VOICE / DATA NETWORK		1,131,700	1,208,912
DISC DATA CENTER		-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL		$ 1,131,700	$ **1,208,912**
$/GSF		$ 3.73	$ 3.99
%/PROJECT		2%	2%
MOVING & RELOCATION EXPENSES			
VOICE/DATA RELOCATION		200,169	213,826
DISC DATA CENTER RELOCATION		-	-
MOVING & RELOCATION COSTS SUBTOTAL		$ 200,169	$ **213,826**
$/GSF		$ 0.66	$ 0.71
%/PROJECT		0%	0%
DISC COSTS TOTAL		$ 1,331,869	$ **1,422,738**
$/GSF		$ 4.40	$ **4.70**
%/PROJECT		2%	**2%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	148,942	159,104
CONSTRUCTION CONTINGENCY	2.5%	991,455	1,059,098
ENVIRONMENTAL REMEDIATION CONTINGENCY	0.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	120,464	128,682
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	141,132	150,761
MOVING & RELOCATION CONTINGENCY	5.0%	44,229	47,246
DISC CONTINGENCY	5.0%	66,593	71,137
CONTINGENCY		$ 1,512,814	$ **1,616,028**
$/GSF		$ 4.99	$ 5.33
%/PROJECT		3%	3%

TOTAL PROJECT COSTS	$ 56,446,191	$ 60,297,317
$/GSF	$ 186.29	$ 199.00
$/SEAT	$ 56,398	$ 60,246

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	**303,000**
Net Square Footage	**278,000**
Useable Square Footage	**222,188**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF		80%	
NSF/GSF	92%	5%	

PARKING INFORMATION

TOTAL PARKING (X/1000 NSF)	4.00
ESTIMATED SPACES	1,112
RATIO	111%

LAND INFORMATION

EST. FACILITY GSF	303,000	
FAR	0.50	
LAND AREA	606,000	SF
LAND ACREAGE	13.91	ACRES

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	200
SYSTEM FURNISHING	801

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS — **$ 4,848,000**

	QTY	UNIT		TOTAL
LAND SF	606,000	$ 8.00	/LAND SF	$ 4,848,000
LAND ACREAGE	13.91	$ 348,480	/ACRES	

LAND ASSUMPTION

CURRENTLY SHOWING ESTIMATED LAND COSTS

IN DISCUSSIONS WITH THE STATE, TARGETED AREA WOULD "LOT #2 WHICH IS OWNED BY THE STATE AND IS NEAR THE CAPITOL COMPLEX.

IF THE STATE NEEDED TO PURCHASE LAND, THE PRICE WOULD BE DIFFICULT TO ESTIMATE UNTIL A LOCATION IS IDENTIFIED. THE EXISTING USE OF THE LAND AND OWNERS DESIRES COULD SIGNIFICANT EFFECT THE ACTUAL PRICE.

IF A 3RD PARTY/DEVELOPER SCENARIO IS PURSUED, THE STATE COULD CONTRIBUTE THE LAND AS AN EQUITY STAKE IN THE PROJECT OR LEASE THE LAND UNDER A "LAND LEASE" WITH REVERSIONARY RIGHTS TO STATE. ..

OPEN — **$ -**

QTY	UNIT	TOTAL

LAND SUBTOTAL	**$ 4,848,000**
$/GSF	**$ 16.00**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	**303,000**
Net Square Footage	**278,000**
Useable Square Footage	**222,188**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF	0	80%	
NSF/GSF	92%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE					**$**	**2,617,441**
TOTAL CONSTRUCTION COSTS	$	39,658,192				
PROFESSIONAL SERVICES	$	39,658,192	6.0%	$ 2,379,492		
REIMBURSABLE/PRINTING	$	2,379,492	10.0%	$ 237,949		
PROGRAMMING/FURNITURE PLAN FEE					**$**	**361,400**
		NSF	$/NSF	TOTAL		
PROGRAMMING		278,000	1.00	$ 278,000		
FURNITURE DESIGN/PLAN		278,000	0.30	$ 83,400		
ENVIRONMENTAL CONSULTANT FEE					**$**	**-**
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$ -		
REIMBURSABLE/TESTING	$	-	10.0%	$ -		
PEER REVIEW					**$**	**-**
TOTAL A/E FEE	$	2,379,492				
PROFESSIONAL SERVICES	$	2,379,492	0.0%	$ -		
REIMBURSABLE	$	-	0.0%	$ -		
FEASIBILITY STUDIES					**$**	**-**
CENTRAL PLANT				$ -		
DE-MOUNTABLE VS HARD WALL				$ -		
OFFICE RAISE FLOOR				$ -		
NEW VS EXISTING FURNITURE				$ -		
OPEN					**$**	**-**
TOTAL CONSTRUCTION COSTS	$	39,658,192				
PROFESSIONAL SERVICES	$	39,658,192	-	$ -		
REIMBURSABLE/TESTING	$	-	-	$ -		
DESIGN & REVIEW COSTS SUBTOTAL					**$**	**2,978,841**
$/GSF					**$**	**9.83**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	303,000
Net Square Footage	278,000
Useable Square Footage	222,188

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF	0	80%	
NSF/GSF	92%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 521,305**
TOTAL HARD, FFE + OTHER	$	52,130,503				
PROFESSIONAL SERVICES	$	52,130,503	1.00%	$	521,305	
REIMBURSABLE	$	521,305	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 541,683**
TOTAL HARD, FFE + OTHER	$	51,588,820				
PROFESSIONAL SERVICES	$	51,588,820	1.00%	$	515,888	
REIMBURSABLE	$	515,888	5.00%	$	25,794	
DEVELOPER FEE						**$ 949,701**
TOTAL LAND, HARD & DESIGN COSTS	$	47,485,033				
PROFESSIONAL SERVICES	$	47,485,033	2.0%	$	949,701	
REIMBURSABLE/PRINTING	$	949,701	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	39,658,192				
PROFESSIONAL SERVICES	$	39,658,192	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**
THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.						
COMMISSIONING AGENT / ENGINEER						**$ 396,582**
TOTAL CONSTRUCTION COSTS	$	39,658,192		$	-	
PROFESSIONAL SERVICES	$	39,658,192	1.00%	$	396,582	
REIMBURSABLE/PRINTING	$	396,582	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	39,658,192				
PROFESSIONAL SERVICES	$	39,658,192	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 2,409,270**
$/GSF						**$ 7.95**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	303,000
Net Square Footage	278,000
Useable Square Footage	222,188

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF	0	80%	
NSF/GSF	92%		
PARKING INFORMATION			
TOTAL PARKING (X/1000 NSF)		4.00	
ESTIMATED SPACES		1,112	
RATIO		111%	

HARD COSTS

CONSTRUCTION COSTS — $ 39,658,192

SITE/PARKING — $ 1,677,518

	QTY		UNIT	
LAND SF	606,000	$	2.77	/LAND SF
LAND ACREAGE	13.91	$	120,582	/ACRES
PARKING	1,112.00	$	1,509	/SPACE

OFFICE BUILDING PROGRAM — $ 36,092,189

	GSF	$/GSF		TOTAL	
SHELL - WARM SHELL	303,000	79.27	$	24,018,810	
	303,000	-	$	-	
$ 43.43	NSF	$/NSF		TOTAL	
TI - OFFICE	260,842	33.24	$	8,669,985	TI BASED ON DSOB UNIT COSTS
TI - DATA/SWITCH	2,158	200.00	$	431,667	See Note Below
KITCHEN AND DINING	5,000	127.11	$	635,534	
FITNESS CENTER	5,000	75.00	$	375,000	
CONFERENCE CENTER	5,000	64.92	$	324,581	
DEMOUNTABLE PARTITIONS ADDER	260,842	6.27	$	1,636,612	

PHASING PREMIUM — 0.0% — $ -

ESTIMATING CONTINGENCY — 5.0% — $ 1,888,485

ENVIRONMENTAL REMEDIATION — $ - — $ -

	GSF	$/GSF	TOTAL
REMEDIATION	303,000	-	$ -

PHASING PREMIUM — 0.0% — $ -

ESTIMATING CONTINGENCY — 5.0% — $ -

OPEN — $ -

	GSF	$/GSF	TOTAL
OPEN	303,000	-	$ -

HARD COSTS SUBTOTAL	$ 39,658,192
$/GSF	$ 130.89

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003

TI DATA/SWITCH FOR A 3,800 SF FOR MAIN (1,000SF) & PER FLR(125 SF) DATA/PHONE ROOMS

UTILIZED DSOB RECONSTRUCTION TI UNIT COSTS WITHOUT PHASING PREMIUM

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	303,000
Net Square Footage	278,000
Useable Square Footage	222,188

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF	0	80%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			200
SYSTEM FURNISHING			801

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 80,621

ARTWORK — $ -

	GSF	$/GSF	TOTAL
ARTWORK	278,000	-	$ -

SIGNAGE — $ 80,621

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	278,000		IN CONSTRUCTION
GENERAL INTERIOR	278,000	0.2	$ 55,600
OFFICE/WORKSTATION	1,001	25	$ 25,021

OPEN — $ -

FURNISHINGS — $ 2,712,011

SYSTEMS FURNISHING - $ 1,801,524

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	801	2,250	$ 1,801,524
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 750,635

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	200	3,750	$ 750,635

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	**303,000**
Net Square Footage	**278,000**
Useable Square Footage	**222,188**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF	0	80%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			200
SYSTEM FURNISHING			801

CONFERENCE ROOM FURNITURE — **$ 81,141**

TOTAL SQUARE FOOTAGE	278,000	GSF
GSF/CONFERENCE RM. FACTOR	10,000	
CONFERENCE ROOMS	28	ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST		
NEW CONFERENCE ROOMS					
LARGE 10 -14	25%	7	9,100	$	63,245
MEDIUM 6 - 8	50%	14	5,700	$	79,230
SMALL 4	25%	7	2,850	$	19,808

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS — $ 81,141

DINING/BREAKROOM FURNITURE — **$ 28,669**

TOTAL SQUARE FOOTAGE	278,000	GSF
GSF/BREAK ROOM	20,000	
QTY OF BREAK ROOMS	14	ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	4,125	$	-
SUPPLEMENT EXISTING	100%	14	2,063	$	28,669

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - — **$ 50,042**

EST. SEATS SUPPORTED	1,001	
SEATS PER FILE CABINET	5	FACTOR
FILE/STORAGE	200	CABINETS

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	500	$	-
SUPPLEMENT EXISTING	100%	200	250	$	50,042

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

OPEN — **$ -**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	303,000
Net Square Footage	278,000
Useable Square Footage	222,188

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF	0	80%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			200
SYSTEM FURNISHING			801

EQUIPMENT — $ 30,000

CAFETERIA / FOOD SERVICE — $ -

CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS

AUDIO / VISUAL — $ -

MAIL SERVICE — $ -

PHOTOCOPIERS — $ -

FITNESS EQUIPMENT — $ 30,000

	QTY	UNIT/COST	TOTAL
BASIC FITNESS CENTER ($15,000-$30,000) This package would include enough cardio, strength, stretching, and entertainment equipment for employees to workout comfortably and not be crowded.	1	$ 30,000	$ 30,000
MODERATE FITNESS CENTER ($30,000-$75,000) This package has all the tools needed to make the company want to show off its facility to potential employees or potential clients.		$ 75,000	$ -
COMPREHENSIVE FITNESS CENTER ($75,000-$150,000) This is the fully-staffed fitness center. It would completely replace the need for your clients to look anywhere else when trying to meet their fitness needs.		$ 150,000	$ -

OTHER — $ -

FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL — $ 2,822,632

$/GSF — $ 9.32

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	303,000
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Useable Square Footage	222,188

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF	0	80%	
NSF/GSF	92%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 278,000

	QTY	UNIT/COST	TOTAL
NSF	278,000	$ 1.00	278,000
SEAT	1,001	$ 278	

FURNITURE RELOCATION — $ 606,573

	QTY	UNIT/COST	TOTAL
USF	222,188	$ 2.73	606,573
SEAT	1,001	$ 606	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	303,000	$ -	-
SEAT	1,001	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	278,000	$ -	$ -
SEAT	1,001	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 884,573
$/GSF	$ 2.92

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	303,000
Net Square Footage	278,000
Useable Square Footage	222,188

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF	0	80%	
NSF/GSF	92%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 1,131,700

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	1,251	425	$ 531,700

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$ 1,131,700**
$/GSF	**$ 3.73**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 1,000 STATE EMPLOYEES

Gross Square Footage	303,000
Net Square Footage	278,000
Useable Square Footage	222,188

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	303,000	278,000	222,188
EST. SEATS SUPPORTED	1,001	1,001	1,001
?SF/SEAT	303	278	222
USF/NSF	0	80%	
NSF/GSF	92%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 200,169

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	1,001	$ 200	$ 200,169

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	0%	-	$ 150,000.00	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$	200,169
$/GSF	$	0.66

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

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BURLINGTON NORTHERN SANTE FE - 142K RSF
(WITHOUT DATA CENTER ANALYSIS)

GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	0	1	2	3	4	5	6	7	8	9
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	1,685,898	2,285,606	2,324,104	2,363,378	2,403,443	2,444,319	2,486,023	2,528,574	2,571,992
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BURLINGTON NORTHERN SANTA FE				-	1,685,898	2,285,606	2,324,104	2,363,378	2,403,443	2,444,319	2,486,023	2,528,574	2,571,992
MONTHS/YEAR				-	12	12	12	12	12	12	12	12	12
RSF		142,468		-	106,851	142,468	142,468	142,468	142,468	142,468	142,468	142,468	142,468
USF		128,976		-	96,732	128,976	128,976	128,976	128,976	128,976	128,976	128,976	128,976
RENT PER RSF	$	8.50	1.0%	-	917,316	1,235,319	1,247,672	1,260,149	1,272,750	1,285,478	1,298,332.32	1,311,315.65	1,324,428.80
					8.59	8.67	8.76	8.85	8.93	9.02	9.11	9.20	9.30
OPERATING EXPENSES PER RSF	$	7.02	100%	-	768,583	1,050,287	1,076,432	1,103,229	1,130,693	1,158,842	1,187,691	1,217,259	1,247,563
HOUSEKEEPING	$	1.14	2.5%	-	125,241	171,162	175,442	179,828	184,323	188,931	193,655	198,496	203,458
MAINTENANCE	$	1.57	2.5%	-	171,471	234,343	240,202	246,207	252,362	258,671	265,138	271,768	278,561
SECURITY	$	1.00	2.5%	-	109,271	149,336	153,070	156,897	160,819	164,839	168,960	173,184	177,514
UTILITIES	$	1.51	2.5%	-	165,587	226,302	231,960	237,759	243,703	249,795	256,040	262,441	269,002
ADMINISTRATION	$	1.52	2.5%	-	166,427	227,451	233,137	238,966	244,940	251,063	257,340	263,773	270,368
REPLACEMENT INSURANCE	$	0.03	2.5%	-	3,286	4,490	4,603	4,718	4,838	4,957	5,080	5,208	5,338
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	-	27,300	37,201	38,020	38,856	39,711	40,585	41,478	42,390	43,323
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					7.19	7.37	7.56	7.74	7.94	8.13	8.34	8.54	8.76
PROJECT EXPENSES				-	8,567,763	-	-	-	-	-	-	-	-
DFM				-	7,449,471	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	494,890	-	-	-		-	-	-	-
CONSTRUCTION COST			2.2%	-	4,436,244	-	-	-		-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	222,040	-	-	-		-	-	-	-
FF&E			2.2%	-	1,756,624	-	-	-		-	-	-	-
MOVING & RELOCATION			2.2%	-	539,673	-	-	-		-	-	-	-
DISC				-	1,118,293	-	-	-	-	-	-	-	-
FF&E			2.2%	-	991,502	-	-	-		-	-	-	-
MOVING & RELOCATION			2.2%	-	126,791	-	-	-		-	-	-	-
TOTAL ANNUAL COST					10,253,662	2,285,606	2,324,104	2,363,378	2,403,443	2,444,319	2,486,023	2,528,574	2,571,992
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%					-	-	-	-	-	-
LAND REVERSION		-	1.000%					-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	9,773,769	2,076,670	2,012,820	1,951,037	1,891,252	1,833,397	1,777,407	1,723,220	1,670,774
CUMULATIVE ANNUAL COST				-	9,773,769	11,850,440	13,863,260	15,814,297	17,705,549	19,538,947	21,316,354	23,039,573	24,710,347
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				-	9,773,769	11,850,440	13,863,260	15,814,297	17,705,549	19,538,947	21,316,354	23,039,573	24,710,347

BURLINGTON NORTHERN SANTE FE - 142K RSF
(WITHOUT DATA CENTER ANALYSIS)

				10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				2,616,295	2,661,505	2,707,641	2,754,725	2,802,778	2,851,823	2,901,881	2,952,978	3,005,135	3,058,378
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BURLINGTON NORTHERN SANTA FE				2,616,295	2,661,505	2,707,641	2,754,725	2,802,778	2,851,823	2,901,881	2,952,978	3,005,135	3,058,378
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		142,468		142,468	142,468	142,468	142,468	142,468	142,468	142,468	142,468	142,468	142,468
USF		128,976		128,976	128,976	128,976	128,976	128,976	128,976	128,976	128,976	128,976	128,976
RENT PER RSF	$	8.50	1.0%	1,337,673.09	1,351,049.82	1,364,560.32	1,378,205.92	1,391,987.98	1,405,907.86	1,419,966.94	1,434,166.61	1,448,508.28	1,462,993.36
				9.39	9.46	9.58	9.67	9.77	9.87	9.97	10.07	10.17	10.27
OPERATING EXPENSES PER RSF	$	7.02	100%	1,278,622	1,310,455	1,343,080	1,376,519	1,410,790	1,445,915	1,481,915	1,518,811	1,556,627	1,595,384
HOUSEKEEPING	$	1.14	2.5%	208,545	213,758	219,102	224,580	230,195	235,949	241,848	247,894	254,092	260,444
MAINTENANCE	$	1.57	2.5%	285,525	292,663	299,979	307,479	315,166	323,045	331,121	339,399	347,884	356,581
SECURITY	$	1.00	2.5%	181,952	186,501	191,163	195,942	200,841	205,862	211,008	216,284	221,691	227,233
UTILITIES	$	1.51	2.5%	275,727	282,620	289,686	296,928	304,351	311,960	319,759	327,753	335,947	344,345
ADMINISTRATION	$	1.52	2.5%	277,127	284,055	291,156	298,435	305,896	313,543	321,382	329,417	337,652	346,093
REPLACEMENT INSURANCE	$	0.03	2.5%	5,471	5,608	5,748	5,892	6,039	6,190	6,345	6,503	6,666	6,833
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	44,276	45,250	46,245	47,263	48,303	49,365	50,451	51,561	52,695	53,855
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				8.97	9.20	9.43	9.66	9.90	10.15	10.40	10.66	10.93	11.20
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				2,616,295	2,661,505	2,707,641	2,754,725	2,802,778	2,851,823	2,901,881	2,952,978	3,005,135	3,058,378
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.619200	0.590220	0.562597	0.536266	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST				1,620,011	1,570,874	1,523,310	1,477,266	1,432,690	1,389,534	1,347,750	1,307,293	1,268,119	1,230,184
CUMULATIVE ANNUAL COST				28,330,358	27,901,232	29,424,543	30,901,808	32,334,498	33,724,033	35,071,783	36,379,076	37,647,195	38,877,380
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				28,330,358	27,901,232	29,424,543	30,901,808	32,334,498	33,724,033	35,071,783	36,379,076	37,647,195	38,877,380

BURLINGTON NORTHERN SANTE FE - 142K RSF
(WITHOUT DATA CENTER ANALYSIS)

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				3,112,731	3,168,219	3,224,870	3,282,709	3,341,765	3,402,065	3,463,637	3,526,512	3,590,719	3,656,290
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BURLINGTON NORTHERN SANTA FE				3,112,731	3,168,219	3,224,870	3,282,709	3,341,765	3,402,065	3,463,637	3,526,512	3,590,719	3,656,290
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		142,468		142,468	142,488	142,468	142,468	142,468	142,468	142,468	142,468	142,468	142,468
USF		128,976		128,978	126,976	128,976	128,976	128,978	128,976	128,978	128,976	128,976	128,978
RENT PER RSF	$	8.50	1.0%	1,477,623.29	1,492,399.53	1,507,323.52	1,522,396.76	1,537,620.73	1,552,996.93	1,568,526.90	1,584,212.17	1,600,054.29	1,616,054.84
				10.37	10.48	10.58	10.69	10.79	10.90	11.01	11.12	11.23	11.34
OPERATING EXPENSES PER RSF	$	7.02	100%	1,635,107	1,675,820	1,717,547	1,760,313	1,804,144	1,849,068	1,895,110	1,942,300	1,990,665	2,040,235
HOUSEKEEPING	$	1.14	2.5%	266,955	273,629	280,470	287,481	294,668	302,035	309,586	317,326	325,259	333,390
MAINTENANCE	$	1.57	2.5%	365,496	374,633	383,999	393,599	403,439	413,525	423,863	434,459	445,321	456,454
SECURITY	$	1.00	2.5%	232,914	238,737	244,705	250,823	257,093	263,521	270,109	276,861	283,783	290,877
UTILITIES	$	1.51	2.5%	352,954	361,778	370,822	380,093	389,595	399,335	409,318	419,551	430,040	440,791
ADMINISTRATION	$	1.52	2.5%	354,746	363,614	372,705	382,022	391,573	401,362	411,396	421,681	432,223	443,029
REPLACEMENT INSURANCE	$	0.03	2.5%	7,004	7,179	7,358	7,542	7,731	7,924	8,122	8,325	8,533	8,746
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	55,040	56,250	57,468	58,753	60,045	61,366	62,718	64,096	65,506	66,947
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.48	11.76	12.06	12.36	12.66	12.98	13.30	13.63	13.97	14.32
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				3,112,731	3,168,219	3,224,870	3,282,709	3,341,765	3,402,065	3,463,637	3,526,512	3,590,719	3,656,290
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.383409	0.365465	0.348360	0.332058	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				1,193,449	1,157,872	1,123,418	1,090,044	1,057,720	1,026,409	996,078	966,695	938,229	910,649
CUMULATIVE ANNUAL COST				40,070,629	41,228,701	42,352,117	43,442,161	44,499,881	45,526,290	46,522,368	47,489,063	48,427,291	49,337,940
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				40,070,629	41,228,701	42,352,117	43,442,161	44,499,881	45,526,290	46,522,368	47,489,063	48,427,291	49,337,940

BURLINGTON NORTHERN SANTE FE - 142K RSF
(WITHOUT DATA CENTER ANALYSIS)

GENERAL INFLATION RATE		2.5%									
REAL ESTATE INFLATION RATE		1.0%	30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS	
CONSTRUCTION INFLATION RATE		2.2%	2034	2035	2036	2037	2038				
OPERATING EXPENSE			3,723,256	3,791,649	3,861,502	3,932,850	4,005,727	$ 102,490,976		$ 65,536,769	
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	$ -		$ -	
								$ -		$ -	
BURLINGTON NORTHERN SANTA FE			3,723,256	3,791,649	3,861,502	3,932,850	4,005,727	$ 102,490,976		$ 65,536,769	
MONTHS/YEAR			12	12	12	12	12				
RSF	142,468		142,468	142,468	142,468	142,468	142,468				
USF	128,976		128,976	128,976	128,976	128,976	128,976				
								$ -		$ -	
RENT PER RSF	$ 8.50	1.0%	1,632,215.38	1,648,537.54	1,665,022.91	1,681,673.14	1,698,489.87	$ 48,932,927		$ 32,685,143	
			11.48	11.57	11.69	11.80	11.92	$ 10.36		$ 9.84	
OPERATING EXPENSES PER RSF	$ 7.02	100%	2,091,040	2,143,111	2,196,479	2,251,177	2,307,237	$ 53,558,049		$ 32,851,626	
HOUSEKEEPING	$ 1.14	2.5%	341,725	350,268	359,025	368,001	377,201	$ 8,743,963		$ 5,360,148	
MAINTENANCE	$ 1.57	2.5%	467,865	479,562	491,551	503,840	516,436	$ 11,971,800		$ 7,338,726	
SECURITY	$ 1.00	2.5%	298,149	305,603	313,243	321,074	329,101	$ 7,628,961		$ 4,676,639	
UTILITIES	$ 1.51	2.5%	451,811	463,106	474,684	486,551	498,715	$ 11,560,810		$ 7,086,907	
ADMINISTRATION	$ 1.52	2.5%	454,104	465,457	477,093	489,021	501,246	$ 11,619,494		$ 7,122,881	
REPLACEMENT INSURANCE	$ 0.03	2.5%	8,965	9,189	9,419	9,654	9,896	$ 229,396		$ 140,622	
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	$ -		$ -	
REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -	
TENANT REPLACEMENT RESERVES	$ 0.25	2.2%	68,420	69,925	71,464	73,036	74,643	$ 1,803,825		$ 1,125,704	
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -	
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -	
OPERATING EXPENSE PER RSF			14.68	15.04	15.42	15.80	16.19	11.60		10.13	
PROJECT EXPENSES			-	-	-	-	-	$ 8,567,763		$ 8,567,763	
DFM			-	-	-	-	-	$ 7,449,471		$ 7,449,471	
LAND COSTS								$ -		$ -	
DESIGN COSTS		2.2%	-	-	-	-	-	$ 494,890		$ 494,890	
CONSTRUCTION COST		2.2%	-	-	-	-	-	$ 4,436,244		$ 4,436,244	
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	$ 222,040		$ 222,040	
FF&E		2.2%	-	-	-	-	-	$ 1,756,624		$ 1,756,624	
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 539,673		$ 539,673	
								$ -		$ -	
DISC			-	-	-	-	-	$ 1,118,293		$ 1,118,293	
FF&E		2.2%	-	-	-	-	-	$ 991,502		$ 991,502	
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 126,791		$ 126,791	
								$ -		$ -	
								$ -		$ -	
TOTAL ANNUAL COST			3,723,256	3,791,649	3,861,502	3,932,850	4,005,727	$ 111,058,739		$ 74,104,533	
										$ -	
OBSOLESCENCE FACTOR	99.99333%	20%								$ -	
BUILDING REVERSION	-	0.993%	-	-	-	-	-			$ -	
LAND REVERSION	-	1.000%	-	-	-	-	-			$ -	
										$ -	
DISCOUNT FACTOR		4.910%	0.237407	0.226296	0.215705	0.205609	0.195986			$ -	
DISCOUNTED ANNUAL COST			883,927	858,034	832,944	808,830	785,068	$ 53,506,543		$ 44,499,881	
CUMULATIVE ANNUAL COST			50,221,867	51,079,901	51,912,845	52,721,475	53,506,543	$ 53,506,543		$ 44,499,881	
										$ -	
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	$ -		$ -	
DISCOUNTED LAND REVERSION			-	-	-	-	-	$ -		$ -	
										$ -	
CUMULATIVE PRESENT VALUE			50,221,867	51,079,901	51,912,845	52,721,475	53,506,543	$ 53,506,543		$ 44,499,881	

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	**142,468**	
Net Square Footage	**142,468**	
Useable Square Footage	**128,976**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Oct-05**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	**0%**
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	268,323	278,850
PROGRAMMING/FURNITURE PLAN FEE	185,208	192,474
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 453,532	$ **471,324**
$/GSF	$ 3.18	$ **3.31**
%/PROJECT	6%	**6%**
HARD COSTS		
CONSTRUCTION COSTS	4,065,505	4,224,994
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 4,065,505	$ **4,224,994**
$/GSF	$ 28.54	$ **29.66**
%/PROJECT	49%	**49%**
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	67,593	70,245
OWNER'S REP / PROJECT MANAGEMENT FEE	70,235	72,991
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	25,000	25,981
COMMISSIONING AGENT / ENGINEER	40,655	42,250
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 203,484	$ **211,466**
$/GSF	$ 1.43	$ **1.48**
%/PROJECT	2%	**2%**
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	43,018	44,706
FURNISHINGS	1,566,805	1,628,270
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,609,823	$ **1,672,975**
$/GSF	$ 11.30	$ **11.74**
%/PROJECT	20%	**20%**
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	142,468	148,057
FURNITURE RELOCATION/LABOR	352,104	365,917
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 494,572	$ **513,974**
$/GSF	$ 3.47	$ **3.61**
%/PROJECT	6%	**6%**
DFM COSTS TOTAL	$ 6,826,916	$ **7,094,734**
$/GSF	$ 47.92	$ **49.80**
%/PROJECT	83%	**83%**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	**142,468**	
Net Square Footage	**142,468**	
Useable Square Footage	**128,976**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Oct-05**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	908,642	944,288
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 908,642	$ **944,288**
$/GSF	$ 6.38	$ **6.63**
%/PROJECT	11%	**11%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	116,195	120,753
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 116,195	$ **120,753**
$/GSF	$ 0.82	$ **0.85**
%/PROJECT	1%	**1%**
DISC COSTS TOTAL	$ 1,024,836	$ **1,065,041**
$/GSF	$ 7.19	$ **7.48**
%/PROJECT	12%	**12%**
PROJECT LEVEL CONTINGENCY		
DESIGN & REVIEW CONTINGENCY 5.0%	22,677	23,566
CONSTRUCTION CONTINGENCY 5.0%	203,275	211,250
ENVIRONMENTAL REMEDIATION CONTINGENCY 20.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY 5.0%	10,174	10,573
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY 5.0%	80,491	83,649
MOVING & RELOCATION CONTINGENCY 5.0%	24,729	25,699
DISC CONTINGENCY 5.0%	51,242	53,252
CONTINGENCY	$ 392,588	$ **407,989**
$/GSF	$ 2.76	$ **2.86**
%/PROJECT	5%	**5%**
TOTAL PROJECT COSTS	$ 8,244,340	$ 8,567,763
$/GSF	$ 58	$ 60
$/SEAT	$ 14,191	$ 14,747

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	**142,468**
Net Square Footage	**142,468**
Useable Square Footage	**128,976**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	**142,468**	**128,976**
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	**222**
USF/NSF		91%	
NSF/GSF	100%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	**20%**
PRIVATE OFFICE	116
SYSTEM FURNISHING	465

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	284,936	$ -	/LAND SF	$ -
LAND ACREAGE	6.54	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	222
USF/NSF	0	91%	
NSF/GSF	100%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE — $ 268,323

TOTAL CONSTRUCTION COSTS	$	4,065,505			
PROFESSIONAL SERVICES	$	4,065,505	6.0%	$	243,930
REIMBURSABLE/PRINTING	$	243,930	10.0%	$	24,393

PROGRAMMING/FURNITURE PLAN FEE — $ 185,208

	NSF	$/NSF	TOTAL
PROGRAMMING	142,468	1.00	$ 142,468
FURNITURE DESIGN/PLAN	142,468	0.30	$ 42,740

ENVIRONMENTAL CONSULTANT FEE — $ -

TOTAL REMEDIATION COSTS	$	-			
PROFESSIONAL SERVICES	$	-	10.0%	$	-
REIMBURSABLE/TESTING	$	-	10.0%	$	-

PEER REVIEW — $ -

TOTAL A/E FEE	$	243,930			
PROFESSIONAL SERVICES	$	243,930	0.0%	$	-
REIMBURSABLE	$	-	0.0%	$	-

FEASIBILITY STUDIES — $ -

CENTRAL PLANT	$ -
DE-MOUNTABLE VS HARD WALL	$ -
OFFICE RAISE FLOOR	$ -
NEW VS EXISTING FURNITURE	$ -

OPEN — $ -

TOTAL CONSTRUCTION COSTS	$	4,065,505			
PROFESSIONAL SERVICES	$	4,065,505	-	$	-
REIMBURSABLE/TESTING	$	-	-	$	-

DESIGN & REVIEW COSTS SUBTOTAL	$ 453,532
$/GSF	$ 3.18

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	222
USF/NSF	0	91%	
NSF/GSF	100%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 67,593**
TOTAL HARD, FFE + OTHER	$	6,759,323				
PROFESSIONAL SERVICES	$	6,759,323	1.00%	$	67,593	
REIMBURSABLE	$	67,593	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 70,235**
TOTAL HARD, FFE + OTHER	$	6,689,087				
PROFESSIONAL SERVICES	$	6,689,087	1.00%	$	66,891	
REIMBURSABLE	$	66,891	5.00%	$	3,345	
DEVELOPER FEE						**$ -**
TOTAL LAND, HARD & DESIGN COSTS	$	4,519,037				
PROFESSIONAL SERVICES	$	4,519,037	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	4,065,505				
PROFESSIONAL SERVICES	$	4,065,505	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ 25,000**
COMMISSIONING AGENT / ENGINEER						**$ 40,655**
TOTAL CONSTRUCTION COSTS	$	4,065,505		$	-	
PROFESSIONAL SERVICES	$	4,065,505	1.00%	$	40,655	
REIMBURSABLE/PRINTING	$	40,655	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	4,065,505				
PROFESSIONAL SERVICES	$	4,065,505	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 203,484**
$/GSF						**$ 1.43**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	**142,468**
Net Square Footage	**142,468**
Useable Square Footage	**128,976**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	222
USF/NSF	0	91%	
NSF/GSF	100%		

HARD COSTS

CONSTRUCTION COSTS — $ 4,065,505

SITE/PARKING — $ -

	QTY		UNIT
LAND SF	284,936	$ -	/LAND SF
LAND ACREAGE	6.54	$ -	/ACRES
PARKING	463.02	$ -	/SPACE

OFFICE BUILDING PROGRAM — $ 3,871,910

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	142,468	-	$ -	
	142,468	-	$ -	
	NSF	**$/NSF**	**TOTAL**	
TI - OFFICE	140,718	20.12	$ 2,830,703	
TI - DATA/SWITCH	1,750	200.00	$ 350,000	See Note Below
KITCHEN AND DINING	-	127.11	$ -	
FITNESS CENTER	-	75.00	$ -	
CONFERENCE CENTER	-	70.62	$ -	
DEMOUNTABLE PARTITIONS ADDER	140,718	4.91	$ 691,207	

PHASING PREMIUM — 0.0% — $ -

ESTIMATING CONTINGENCY — 5.0% — $ 193,595

ENVIRONMENTAL REMEDIATION — $ - — $ -

	GSF	$/GSF	TOTAL
REMEDIATION	142,468	-	$ -

PHASING PREMIUM — 0.0% — $ -

ESTIMATING CONTINGENCY — 5.0% — $ -

OPEN — $ -

	GSF	$/GSF	TOTAL
OPEN	142,468	-	$ -

HARD COSTS SUBTOTAL	**$ 4,065,505**
$/GSF	**$ 28.54**

HARD COST ASSUMPTION

REFERENCE ATTACHED ESTIMATE PREPARED BY GLAZE COMMERCIAL REAL ESTATE.

TI DATA/SWITCH FOR A 1,750 SF FOR MAIN (1,000 SF) & PER FLR (125 SF) DATA/PHONE ROOMS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	222
USF/NSF	0	91%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			116
SYSTEM FURNISHING			465

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 43,018

ARTWORK — $ -

SIGNAGE — $ 43,018

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	142,468		IN CONSTRUCTION
GENERAL INTERIOR	142,468	0.2	$ 28,494
OFFICE/WORKSTATION	581	25	$ 14,524

OPEN — $ -

FURNISHINGS — $ 1,566,805

SYSTEMS FURNISHING - — $ 1,045,751

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	465	2,250	$ 1,045,751
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 435,730

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	116	3,750	$ 435,730

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	**142,468**
Net Square Footage	**142,468**
Useable Square Footage	**128,976**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	222
USF/NSF	0	91%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			116
SYSTEM FURNISHING			465

CONFERENCE ROOM FURNITURE **$ 41,583**

TOTAL SQUARE FOOTAGE	142,468	GSF
GSF/CONFERENCE RM. FACTOR	10,000	
CONFERENCE ROOMS	14	ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST		
NEW CONFERENCE ROOMS					
LARGE 10 -14	25%	4	9,100	$	32,411
MEDIUM 6 - 8	50%	7	5,700	$	40,603
SMALL 4	25%	4	2,850	$	10,151

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS $ 41,583

DINING/BREAKROOM FURNITURE **$ 14,692**

TOTAL SQUARE FOOTAGE	142,468	GSF
GSF/BREAK ROOM	20,000	
QTY OF BREAK ROOMS	7	ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	4,125	$	-
SUPPLEMENT EXISTING	100%	7	2,063	$	14,692

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - **$ 29,049**

EST. SEATS SUPPORTED	581	
SEATS PER FILE CABINET	5	FACTOR
FILE/STORAGE	116	CABINETS

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	500	$	-
SUPPLEMENT EXISTING	100%	116	250	$	29,049

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	222
USF/NSF	0	91%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			116
SYSTEM FURNISHING			465

OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	1,609,823
$/GSF	$	11.30

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	**142,468**
Net Square Footage	**142,468**
Useable Square Footage	**128,976**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	222
USF/NSF	0	91%	
NSF/GSF	100%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 142,468

	QTY	UNIT/COST	TOTAL
NSF	142,468	$ 1.00	142,468
SEAT	581	$ 245	

FURNITURE RELOCATION — $ 352,104

	QTY	UNIT/COST	TOTAL
USF	128,976	$ 2.73	352,104
SEAT	581	$ 606	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	142,468	$ -	-
SEAT	581	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	142,468	$ -	$ -
SEAT	581	$ -	

MOVING AND RELOCATION SUBTOTAL	**$**	**494,572**
$/GSF	**$**	**3.47**

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	222
USF/NSF	0	91%	
NSF/GSF	100%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 908,642

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	726	$ 425	$ 308,642

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	$ 600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	$ -	$ -
SUPPLEMENT EXISTING	0%	-	$ -	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$	908,642
$/GSF	$	6.38

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	581	581	581
?SF/SEAT	245	245	222
USF/NSF	0	91%	
NSF/GSF	100%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 116,195

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	581	$ 200	$ 116,195

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ -	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$	116,195
$/GSF	$	0.82

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

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BNSF LEASE SPACE
Topeka, Kansas
December 22, 1999

Tenant Finish
80% Open Office
142,464 SF

	Description	*Cost*	*Cost/SF*
1	General Requirements	253,961	1.78
2	Misc and Ornamental Metal	0	0.00
3	Rough Carpentry	55,561	0.39
4	Finish Carpentry and Millwork	107,668	0.76
5	Doors, Frames and Hardware	38,139	0.27
6	Glass and Glazing	4,159	0.03
7	Drywall Systems	47,298	0.33
8	Stone and Tile	0	0.00
9	Acoustical Ceilings	83,698	0.59
10	Resilient Flooring and Carpet	499,008	3.50
11	Painting and Wall Coverings	69,333	0.49
12	Specialties	1,155,393	8.11
13	Equipment and Furnishings	9,900	0.07
14	Mechanical	224,314	1.57
15	Fire Protection	82,081	0.58
16	Electrical	797,957	5.60
	Subtotal	3,428,470	24.07
	Fee	137,139	0.96
	Total	**$3,565,609**	**$25.03**

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	0	0.18	0		
	Total				0		
						$0.00	
3	Rough Carpentry						
6100	Misc Blocking	SF	142,464	0.39	55,561		
	Total				55,561		
						$0.39	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	0	8.63	0	5% of Area	
6200	Corian Window Sills	LF	0	13.80	0	75% Windows	
6200	Break Room Cabinets, Upper & Lower	LF	86	290.00	25,039		
6200	Misc. Millwork	SF	142,464	0.58	82,629		
6200	Executive Area Millwork	SF	0	5.75	0		
	Total				107,668		
						$0.76	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	41	295.03	12,078	870 SF/EA	25%
8100	Hollow Metal Door Frames	EA	41	196.59	8,048	870 SF/EA	25%
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	0	261.46	0	12 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	20	520.00	10,644	50%	
8700	Finish Hardware W/ Latchset	EA	20	360.00	7,369	50%	
	Total				38,139		
						$0.27	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	0	15.00	0		
8400	Misc Glazing	LS	1	4,159	4,159		
	Total				4,159		
						$0.03	
7	Drywall Systems						
9200	Partitions to Structure	LF	712	66.40	47,298		
9200	Drywall Perimeter	SF	0	1.25	0		
9200	Drywall Columns	SF	0	2.75	0		
9200	Drywall Ceilings/Soffits	SF	0	5.00	0	5% of Clg Area	
9200	Drywall Bulkheads	LF	0	40.00	0		
	Total				47,298		
						$0.33	

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
8	Stone and Tile						
9300	Misc Stone & Tile	SF	0	0.22	0		
	Total				0		
						$0.00	
9	Acoustical Ceilings						
9500	2x2 Narrow Grid Acoustic Ceiling	SF	0	3.25	0	0% of Clg Area	
9500	2x2 Acoustic Ceiling	SF	0	2.35	0	0% of Clg Area	
9500	Acoustic Ceiling Rework	SF	35,616	2.35	83,698	25% of Clg Area	
9500	Sound Insulation	SF	0	0.60	0	0% of Clg Area	
9700	Acoustic Wall Panels	SF	0	20.00	0	0% of ExecArea	
	Total				83,698		
						$0.59	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	2,707	1.75	4,737	95% of Area	
9600	Misc Resilient Flooring	SF	7,123	1.50	10,685	5% of Area	
9600	Upgrade Carpet W/Borders	SY	791	35.00	27,701	5% of Area	
9600	Carpet Tile	SY	14,246	32.00	455,885	90% of Area	
	Total				499,008		
						$3.50	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	164	55.00	9,006		
9900	Painted Walls	SF	25,020	0.40	10,008	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	22,518	1.25	28,148	45% of Wall Area	
9900	Textile Wall Covering	SF	2,502	3.75	9,383	5% of Wall Area	
9900	Painted Ceilings	SF	7,123	0.56	3,989	5% of Clg Area	
9900	Misc. Items	LS	1	8,800	8,800		
	Total				69,333		
						$0.49	
12	Specialties						
10600	Demountable Partitions	LF	5,556	200.00	1,111,219	3.9 LF/100 SF	
10100	Audio/Visual Units	EA	7	1500.00	10,500		
10270	6" Access Flooring @ Computer	SF	1,000	9.50	9,500		
11130	Projection Screens	EA	7	1,968	13,776		
10400	Door Signage	EA	164	20.00	3,275		
10199	Misc Specialties	SF	142,464	0.05	7,123		
	Total				1,155,393		
						$8.11	

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
13	Equipment and Furnishings						
11450	Ice Makers	EA	6	500.00	3,000		
11450	Refrigerators	EA	6	750.00	4,500		
11450	Microwave Ovens	EA	6	400.00	2,400		
11000	Mini Blinds	SF	0	2.55	0		
	Total				9,900		
						$0.07	
14	Mechanical						
15500	Complete HVAC Ductwork	SF	35,616	3.35	119,314	25% of Area	
15500	FPVAV Boxes	EA	12	1,650.00	19,800	2 per Floor	
15500	Interior VAV Boxes	EA	12	1,450.00	17,400	2 per Floor	
15500	Liebert PBX/Computer Rm Units	TN	17	2,400	40,800	2 Tons per Floor plus 5 Ton per Main	
15400	Break Room Plumbing	EA	6	4,500	27,000		
	Total				224,314		
						$1.57	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	142,464	0.52	74,081		
15300	Pre-Action System @ Computer	SF	1,000	8.00	8,000		
	Total				82,081		
						$0.58	
16	Electrical						
16000	Power Distribution	SF	142,464	0.50	71,232		
16000	Hookup Fan Powered Boxes	EA	12	420.00	5,040		
16000	Parabolic Light Fixtures	SF	0	3.03	0	74 SF/EA	
16000	Indirect Lighting Premium	SF	0	1.75	0	80% of Area	
16000	Rework Existing Lighting	SF	35,616	2.00	71,232	25% of Area	
16000	Executive Area Lighting Premium	SF	0	6.75	0		
16000	Wall Outlets	EA	48	118.92	5,666	299 SF/EA	10%
16000	Floor Outlets, Poke-Thru	EA	0	388.92	0	299 SF/EA	0%
16000	Workstations, 8 Wire Wall	EA	57	520.85	29,681	500 SF/EA	20%
16000	Workstations, 8 Wire Floor	EA	171	686.85	117,422	500 SF/EA	60%
16000	Dedicated Circuits	EA	12	407.30	4,888		
16000	Tenant Switches	EA	36	98.92	3,523		
16000	Motion Sensor Switches	EA	0	150.00	0		
16000	Telephone/Data Outlets	EA	142	413.80	58,952	1000 SF/EA	100%
16000	Telephone/Data Floor Outlets	EA	228	945.98	215,629		
16000	Fire Alarm	SF	142,464	0.10	14,246		
16000	Security System	SF	142,464	0.92	131,067		
16000	Paging	SF	0	0.44	0		
16000	Temporary	SF	0	0.07	0		
16000	Demolition	SF	0	0.01	0		
16000	Cable Tray	LF	2,849	24.35	69,380		
	Total				797,957		
						$5.60	

BLUE CROSS BLUE SHIELD LEASE - (WITHOUT DATA CENTER ANALYSIS)

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	-	-	-	4,330,417	4,409,663	4,490,597	4,573,258	4,657,687
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ -			-	-	-	-	-	-	-	-	-	-
BLUE CROSS BLUE SHIELD				-	-	-	-	-	4,330,417	4,409,663	4,490,597	4,573,258	4,657,687
MONTHS/YEAR				-	-	-	-	-	12	12	12	12	12
RSF	304,048			-	-	-	-	-	304,048	304,048	304,048	304,048	304,048
USF	240,644			-	-	-	-	-	240,644	240,644	240,644	240,644	240,644
RENT PER RSF	$ 6.00		1.0%	-	-	-	-	-	1,917,347	1,936,520	1,955,885.27	1,975,444.12	1,995,198.56
				-	-	-	-	-	6.31	6.37	6.43	6.50	6.56
OPERATING EXPENSES PER RSF	$ 7.02			-	-	-	-	-	2,413,071	2,473,143	2,534,712	2,597,814	2,662,488
HOUSEKEEPING	$ 1.14		2.5%	-	-	-	-	-	393,374	403,208	413,288	423,621	434,211
MAINTENANCE	$ 1.57		2.5%	-	-	-	-	-	538,579	552,043	565,844	579,990	594,490
SECURITY	$ 1.00		2.5%	-	-	-	-	-	343,212	351,792	360,587	369,602	378,842
UTILITIES	$ 1.51		2.5%	-	-	-	-	-	520,098	533,101	546,428	560,089	574,091
ADMINISTRATION	$ 1.52		2.5%	-	-	-	-	-	522,738	535,807	549,202	562,932	577,005
REPLACEMENT INSURANCE	$ 0.03		2.5%	-	-	-	-	-	10,320	10,576	10,843	11,114	11,391
REAL ESTATE TAXES	$ -		2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$ 0.25		2.2%	-	-	-	-	-	84,749	86,614	88,519	90,467	92,457
EXISTING DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				-	-	-	-	-	7.94	8.13	8.34	8.54	8.76
PROJECT EXPENSES				-	-	-	533,897	9,320,910	15,748,980	-	-	-	-
DFM				-	-	-	533,897	8,915,917	14,534,001	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	397,100	794,200	397,100	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	6,818,833	10,228,250	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	136,797	136,797	410,390	-	-	-	-
FF&E			2.2%	-	-	-	-	884,485	2,653,454	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	281,603	844,808	-	-	-	-
DISC				-	-	-	-	404,993	1,214,979	-	-	-	-
FF&E			2.2%	-	-	-	-	342,312	1,026,937	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	62,681	188,042	-	-	-	-
TOTAL ANNUAL COST					-	-	533,897	9,320,910	20,079,397	4,409,663	4,490,597	4,573,258	4,657,687
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%					-	-	-	-	-	-
LAND REVERSION	-		1.000%					-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	1.000000	0.953196	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681496	0.649603
DISCOUNTED ANNUAL COST				-	-	-	462,386	7,694,884	15,800,333	3,307,532	3,210,598	3,116,669	3,025,647
CUMULATIVE ANNUAL COST				-	-	-	462,386	8,157,072	23,957,405	27,264,937	30,475,535	33,592,203	36,617,851
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				-	-	-	462,386	8,157,072	23,957,405	27,264,937	30,475,535	33,592,203	36,617,851

BLUE CROSS BLUE SHIELD LEASE - (WITHOUT DATA CENTER ANALYSIS)

			10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE		2.5%										
REAL ESTATE INFLATION RATE		1.0%										
CONSTRUCTION INFLATION RATE		2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE			4,743,923	4,832,011	4,921,992	5,013,911	5,107,813	5,203,744	5,301,752	5,401,886	5,504,196	5,608,732
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ -		-	-	-	-	-	-	-	-	-	-
BLUE CROSS BLUE SHIELD			4,743,923	4,832,011	4,921,992	5,013,911	5,107,813	5,203,744	5,301,752	5,401,886	5,504,196	5,608,732
MONTHS/YEAR			12	12	12	12	12	12	12	12	12	12
RSF	304,048		304,048	304,048	304,048	304,048	304,048	304,048	304,048	304,048	304,048	304,048
USF	240,644		240,644	240,644	240,644	240,644	240,644	240,644	240,644	240,644	240,644	240,644
RENT PER RSF	$ 6.00	1.0%	2,015,150.54	2,035,302.05	2,055,655.07	2,076,211.62	2,096,973.74	2,117,943.48	2,139,122.91	2,160,514.14	2,182,119.28	2,203,940.47
			6.63	6.69	6.76	6.83	6.90	6.97	7.04	7.11	7.18	7.25
OPERATING EXPENSES PER RSF	$ 7.02		2,728,773	2,796,709	2,866,337	2,937,699	3,010,839	3,085,801	3,162,630	3,241,372	3,322,077	3,404,791
HOUSEKEEPING	$ 1.14	2.5%	445,066	456,193	467,598	479,288	491,270	503,552	516,140	529,044	542,270	555,827
MAINTENANCE	$ 1.57	2.5%	609,353	624,586	640,201	656,206	672,611	689,426	706,662	724,329	742,437	760,998
SECURITY	$ 1.00	2.5%	388,313	398,021	407,971	418,170	428,625	439,340	450,324	461,582	473,122	484,950
UTILITIES	$ 1.51	2.5%	588,443	603,154	618,233	633,689	649,531	665,770	682,414	699,474	716,961	734,885
ADMINISTRATION	$ 1.52	2.5%	591,430	606,216	621,372	636,906	652,828	669,149	685,878	703,025	720,600	738,615
REPLACEMENT INSURANCE	$ 0.03	2.5%	11,676	11,968	12,267	12,574	12,888	13,211	13,541	13,879	14,226	14,582
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$ 0.25	2.2%	94,491	96,570	98,695	100,866	103,085	105,353	107,671	110,039	112,460	114,934
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF			8.97	9.20	9.43	9.66	9.90	10.15	10.40	10.66	10.93	11.20
PROJECT EXPENSES			-	-	-	-	-	-	-	-	-	-
DFM			-	-	-	-	-	-	-	-	-	-
LAND COSTS												
DESIGN COSTS		2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST		2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	-	-	-	-	-
FF&E		2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	-	-	-
DISC			-	-	-	-	-	-	-	-	-	-
FF&E		2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST			4,743,923	4,832,011	4,921,992	5,013,911	5,107,813	5,203,744	5,301,752	5,401,886	5,504,196	5,608,732
OBSOLESCENCE FACTOR	99.99333%	20%										
BUILDING REVERSION	-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION	-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR		4.910%	0.619200	0.590220	0.562597	0.536266	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST			2,937,439	2,851,951	2,769,097	2,688,791	2,610,950	2,535,494	2,462,347	2,391,434	2,322,683	2,256,024
CUMULATIVE ANNUAL COST			39,555,289	42,407,241	45,176,338	47,865,129	50,476,079	53,011,573	55,473,920	57,865,354	60,188,037	62,444,061
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE			39,555,289	42,407,241	45,176,338	47,865,129	50,476,079	53,011,573	55,473,920	57,865,354	60,188,037	62,444,061

BLUE CROSS BLUE SHIELD LEASE - (WITHOUT DATA CENTER ANALYSIS)

GENERAL INFLATION RATE			2.5%									
REAL ESTATE INFLATION RATE			1.0%	20	21	22	23	24	25	26	27	28	29
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				5,715,548	5,824,692	5,936,226	6,050,203	6,166,680	6,285,717	6,407,374	6,531,713	6,658,798	6,788,692
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$	-		-	-	-	-	-	-	-	-	-	-
BLUE CROSS BLUE SHIELD				5,715,546	5,824,692	5,936,226	6,050,203	6,166,680	6,285,717	6,407,374	6,531,713	6,658,798	6,788,692
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		304,048		304,048	304,048	304,048	304,048	304,048	304,048	304,048	304,048	304,048	304,048
USF		240,644		240,644	240,644	240,644	240,644	240,644	240,644	240,644	240,644	240,644	240,644
RENT PER RSF	$	6.00	1.0%	2,225,979.88	2,248,239.68	2,270,722.07	2,293,429.29	2,316,363.59	2,339,527.22	2,362,922.50	2,386,551.72	2,410,417.24	2,434,521.41
				7.32	7.39	7.47	7.54	7.62	7.69	7.77	7.85	7.93	8.01
OPERATING EXPENSES PER RSF	$	7.02		3,489,566	3,576,453	3,665,504	3,756,773	3,850,317	3,946,190	4,044,452	4,145,162	4,248,380	4,354,171
HOUSEKEEPING	$	1.14	2.5%	569,722	583,966	598,565	613,529	628,867	644,589	660,703	677,221	694,152	711,505
MAINTENANCE	$	1.57	2.5%	780,023	799,523	819,511	839,999	860,999	882,524	904,587	927,202	950,382	974,141
SECURITY	$	1.00	2.5%	497,073	509,500	522,238	535,294	548,676	562,393	576,453	590,864	605,636	620,776
UTILITIES	$	1.51	2.5%	753,257	772,089	791,391	811,176	831,455	852,241	873,547	895,386	917,771	940,715
ADMINISTRATION	$	1.52	2.5%	757,081	776,008	795,408	815,293	835,676	856,568	877,982	899,931	922,430	945,490
REPLACEMENT INSURANCE	$	0.03	2.5%	14,947	15,320	15,703	16,096	16,498	16,911	17,333	17,767	18,211	18,666
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	117,463	120,047	122,688	125,387	128,146	130,965	133,846	136,791	139,800	142,878
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.48	11.76	12.06	12.36	12.66	12.98	13.30	13.63	13.97	14.32
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				5,715,548	5,824,692	5,936,226	6,050,203	6,166,680	6,285,717	6,407,374	6,531,713	6,658,798	6,788,692
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.383409	0.365465	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				2,191,392	2,128,719	2,067,945	2,009,007	1,951,849	1,896,412	1,842,642	1,790,467	1,739,895	1,690,816
CUMULATIVE ANNUAL COST				64,635,453	66,764,172	68,832,117	70,841,124	72,792,973	74,689,385	76,532,027	76,322,514	80,062,409	81,753,225
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				64,635,453	66,764,172	68,832,117	70,841,124	72,792,973	74,689,385	76,532,027	78,322,514	80,062,409	81,753,225

BLUE CROSS BLUE SHIELD LEASE - (WITHOUT DATA CENTER ANALYSIS)

GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%	30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
CONSTRUCTION INFLATION RATE		2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE			6,921,463	7,057,178	7,195,908	7,337,724	7,482,699	$ 172,462,196		$ 103,794,929
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	$ -		$ -
								-		-
EXPENSES PER USF	$ -		-	-	-	-	-	$ -		$ -
								$ -		$ -
BLUE CROSS BLUE SHIELD			6,921,463	7,057,178	7,195,908	7,337,724	7,482,699	$ 172,462,196		$ 103,794,929
MONTHS/YEAR			12	12	12	12	12			
RSF	304,048		304,048	304,048	304,048	304,048	304,048			
USF	240,644		240,644	240,644	240,644	240,644	240,644			
								$ -		$ -
RENT PER RSF	$ 6.00	1.0%	2,458,866.62	2,483,455.29	2,508,289.84	2,533,372.74	2,558,706.47	$ 66,694,693		$ 42,218,062
			6.09	6.17	6.25	6.33	6.42	$ 7.31		$ 6.94
OPERATING EXPENSES PER RSF	$ 7.02		4,462,596	4,573,723	4,687,618	4,804,351	4,923,992	$ 105,767,503		$ 61,576,867
HOUSEKEEPING	$ 1.14	2.5%	729,293	747,525	766,213	785,369	805,003	$ 17,270,171		$ 10,048,598
MAINTENANCE	$ 1.57	2.5%	998,495	1,023,457	1,049,044	1,075,270	1,102,152	$ 23,645,066		$ 13,757,812
SECURITY	$ 1.00	2.5%	636,296	652,203	668,508	685,221	702,352	$ 15,067,934		$ 8,767,233
UTILITIES	$ 1.51	2.5%	964,233	988,339	1,013,047	1,038,373	1,064,333	$ 22,833,716		$ 13,285,730
ADMINISTRATION	$ 1.52	2.5%	969,128	993,356	1,018,190	1,043,644	1,069,735	$ 22,949,623		$ 13,353,170
REPLACEMENT INSURANCE	$ 0.03	2.5%	19,133	19,611	20,101	20,604	21,119	$ 453,079		$ 263,623
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -
TENANT REPLACEMENT RESERVES	$ 0.25	2.2%	146,019	149,231	152,515	155,870	159,299	$ 3,547,913		$ 2,100,701
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF			14.68	15.04	15.42	15.80	16.19	$ 11.60		$ 10.13
								$ -		$ -
PROJECT EXPENSES			-	-	-	-	-	$ 25,603,787		$ 25,603,787
DFM			-	-	-	-	-	$ 23,983,815		$ 23,983,815
LAND COSTS								$ -		$ -
DESIGN COSTS		2.2%	-	-	-	-	-	$ 1,588,401		$ 1,588,401
CONSTRUCTION COST		2.2%	-	-	-	-	-	$ 17,047,083		$ 17,047,083
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	$ 663,983		$ 663,983
FF&E		2.2%	-	-	-	-	-	$ 3,537,938		$ 3,537,938
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 1,126,410		$ 1,126,410
								$ -		$ -
DISC			-	-	-	-	-	$ 1,619,972		$ 1,619,972
FF&E		2.2%	-	-	-	-	-	$ 1,369,250		$ 1,369,250
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 250,722		$ 250,722
								$ -		$ -
								$ -		$ -
TOTAL ANNUAL COST			6,921,463	7,057,178	7,195,908	7,337,724	7,482,699	$ 198,085,984		$ 129,398,716
										$ -
OBSOLESCENCE FACTOR	99.99333%	20%								$ -
BUILDING REVERSION	-	0.993%	-	-	-	-	-			$ -
LAND REVERSION	-	1.000%	-	-	-	-	-			$ -
										$ -
DISCOUNT FACTOR		4.910%	0.237407	0.228296	0.215705	0.205609	0.195986			$ -
DISCOUNTED ANNUAL COST			1,643,203	1,597,010	1,552,191	1,508,704	1,466,507	$ 89,520,840		$ 72,792,973
CUMULATIVE ANNUAL COST			83,396,428	84,993,438	86,545,629	88,054,333	89,520,840	$ 89,520,840		$ 72,792,973
										$ -
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	$ -		$ -
										$ -
CUMULATIVE PRESENT VALUE			83,396,428	84,993,438	86,545,629	88,054,333	89,520,840	$ 89,520,840		$ 72,792,973

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	**330,487**	
Net Square Footage	**304,048**	
Useable Square Footage	**240,644**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-09**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	**0%**
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	959,895	1,071,531
PROGRAMMING/FURNITURE PLAN FEE	395,263	441,232
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 1,355,158	$ **1,512,763**
$/GSF	$ 4.10	$ **4.58**
%/PROJECT	6%	**6%**
HARD COSTS		
CONSTRUCTION COSTS	14,543,865	16,235,317
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 14,543,865	$ **16,235,317**
$/GSF	$ 44.01	$ **49.13**
%/PROJECT	63%	**63%**
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	202,594	226,156
OWNER'S REP / PROJECT MANAGEMENT FEE	210,513	234,996
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	25,000	27,908
COMMISSIONING AGENT / ENGINEER	145,439	162,353
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 583,546	$ **651,412**
$/GSF	$ 1.77	$ **1.97**
%/PROJECT	3%	**3%**
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	87,548	97,730
FURNISHINGS	2,900,874	3,238,246
EQUIPMENT	30,000	33,489
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 3,018,422	$ **3,369,465**
$/GSF	$ 9.13	$ **10.20**
%/PROJECT	13%	**13%**
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	304,048	339,409
FURNITURE RELOCATION/LABOR	656,958	733,362
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 961,006	$ **1,072,771**
$/GSF	$ 2.91	$ **3.25**
%/PROJECT	4%	**4%**
DFM COSTS TOTAL	$ 20,461,997	$ **22,841,729**
$/GSF	$ 61.91	$ **69.12**
%/PROJECT	89%	**89%**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	**330,487**	
Net Square Footage	**304,048**	
Useable Square Footage	**240,644**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-09**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	1,168,187	1,304,047
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,168,187	$ **1,304,047**
$/GSF	$ 3.53	$ **3.95**
%/PROJECT	5%	**5%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	213,906	238,783
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 213,906	$ **238,783**
$/GSF	$ 0.65	$ **0.72**
%/PROJECT	1%	**1%**
DISC COSTS TOTAL	$ 1,382,093	$ **1,542,831**
$/GSF	$ 4.18	$ **4.67**
%/PROJECT	6%	**6%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	67,758	75,638
CONSTRUCTION CONTINGENCY	5.0%	727,193	811,766
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	29,177	32,571
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	150,921	168,473
MOVING & RELOCATION CONTINGENCY	5.0%	48,050	53,639
DISC CONTINGENCY	5.0%	69,105	77,142
CONTINGENCY		$ 1,092,204	$ **1,219,228**
$/GSF		$ 3.30	$ **3.69**
%/PROJECT		5%	**5%**

TOTAL PROJECT COSTS	$ 22,936,294	$ 25,603,787
$/GSF	$ 69.40	$ 77.47
$/SEAT	$ 21,445	$ 23,939

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	**330,487**
Net Square Footage	**304,048**
Useable Square Footage	**240,644**

TOTAL

PROGRAM LEVEL

Bldg.	Description	GSF	USF	
A	1954 OFFICE - 2 FLRS ABOVE / 1 BELOW	27,056	21,101	
B	1954 CAFETERIA - UNDERGROUND	14,575	13,296	
C	1965 OFFICE - 3 FLRS ABOVE / 2 BELOW	63,496	47,279	
D	1965 OFFICE - 6 FLRS ABOVE / 2 BELOW	116,818	95,959	
G	OLD SCHOOL	-	-	**NOT DESIRED BY STATE**
K	1993 COMPUTER/OFFICE - 2 FLRS ABOVE / 2 BELOW	82,103	63,009	**MINUS 1 FLR FOR DATA CENTER**
N	1967 CREICT UNION - 7,920 GSF			**NOT DESIRED BY STATE**
		304,048	240,644	

AREA INFORMATION	GSF	NSF	USF	
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644	
EST. SEATS SUPPORTED	1,070	1,070	1,070	
?SF/SEAT	309	284	222	
USF/NSF		79%		
NSF/GSF	92%			27,368 USF

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	**20%**
PRIVATE OFFICE	214
SYSTEM FURNISHING	856

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	660,974	$ -	/LAND SF	$ -
LAND ACREAGE	15.17	$ -	/ACRES	

LAND SUBTOTAL $ -
$/GSF $ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	330,487
Net Square Footage	304,048
Useable Square Footage	240,644

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	309	284	222
USF/NSF	0	79%	
NSF/GSF	92%		

HARD COSTS

CONSTRUCTION COSTS $ 14,543,865

SITE/PARKING $ -

OFFICE BUILDING PROGRAM $ 13,529,176

		GSF	$/GSF	TOTAL	
A	OFFICE	27,056	30.00	$ 811,680	
B	CAFETERIA	14,575	93.31	$ 1,359,925	NEW CAFETERIA
C	OFFICE	63,496	10.00	$ 634,960	
D	OFFICE	116,818	10.00	$ 1,168,180	
K	OFFICE	54,736	10.00	$ 547,355	
K	COMPUTER TO OFFICE	27,368	30.00	$ 821,033	
K	COMPUTER SPACE	27,368	-	$ -	See Separate Estimate

	NSF	$/NSF	TOTAL	
TI - OFFICE	294,548	20.12	$ 5,925,174	
TI - DATA/SWITCH	4,500	100.00	$ 450,000	See Note Below
KITCHEN AND DINING	-	127.11	$ -	
FITNESS CENTER	2,500	75.00	$ 187,500	
CONFERENCE CENTER	2,500	70.62	$ 176,549	
DEMOUNTABLE PARTITIONS ADDER	294,548	4.91	$ 1,446,821	

PHASING PREMIUM 0% $ -

ESTIMATING CONTINGENCY 7.5% $ 1,014,688

ENVIRONMENTAL REMEDIATION $ - $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	330,487	-	$ -

HARD COSTS SUBTOTAL $ 14,543,865
$/GSF $ 44.01

HARD COST ASSUMPTION

BLDG A REQUIRES NEW HVAC EQUIPMENT & SERVICE , A FIRE SPRINKLER SYSTEM, AND MINOR AREA/POWER UPGRADES.
BLDG B REQUIRES HVAC SERVICE, A FIRE SPRINKLER SYSTEM, AND MINOR AREA/POWER UPGRADES.
BLDG C REQUIRES HVAC SERVICE, A FIRE SPRINKLER SYSTEM, AND MINOR AREA/POWER UPGRADES.
BLDG K - OFFICE - REQUIRES HVAC SERVICE, AND MINOR AREA/POWER UPGRADES.
BLDG K - COMPUTER FLOOR - ASSUME COCNVERT TO OFFICE SPACE. WITH FIRE SPRINKLER SYSTEM, AND HVAC/POWER UPGRADES.
BLDG K - COMPUTER FLOOR - SEE SEPARATE ESTIMATE FOR DATA CENTER.

TI DATA/SWITCH FOR A 4,500 SF FOR MAIN (1,000 SF)& PER FLR (125 SF) DATA/PHONE ROOMS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	330,487
Net Square Footage	304,048
Useable Square Footage	240,644

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	309	284	222
USF/NSF	0	79%	
NSF/GSF	92%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 959,895**
TOTAL CONSTRUCTION COSTS	$	14,543,865				
PROFESSIONAL SERVICES	$	14,543,865	6.0%	$	872,632	
REIMBURSABLE/PRINTING	$	872,632	10.0%	$	87,263	
PROGRAMMING/FURNITURE PLAN FEE						**$ 395,263**
		NSF	$/NSF		TOTAL	
PROGRAMMING		304,048	1.00	$	304,048	
FURNITURE DESIGN/PLAN		304,048	0.30	$	91,214	
ENVIRONMENTAL CONSULTANT FEE						**$ -**
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	872,632				
PROFESSIONAL SERVICES	$	872,632	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	14,543,865				
PROFESSIONAL SERVICES	$	14,543,865	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 1,355,158**
$/GSF						**$ 4.10**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	330,487
Net Square Footage	304,048
Useable Square Footage	240,644

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	309	284	222
USF/NSF	0	79%	
NSF/GSF	92%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 202,594**
TOTAL HARD, FFE + OTHER	$	20,259,403				
PROFESSIONAL SERVICES	$	20,259,403	1.00%	$	202,594	
REIMBURSABLE	$	202,594	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 210,513**
TOTAL HARD, FFE + OTHER	$	20,048,890				
PROFESSIONAL SERVICES	$	20,048,890	1.00%	$	200,489	
REIMBURSABLE	$	200,489	5.00%	$	10,024	
DEVELOPER FEE						**$ -**
TOTAL LAND, HARD & DESIGN COSTS	$	15,899,022				
PROFESSIONAL SERVICES	$	15,899,022	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	14,543,865				
PROFESSIONAL SERVICES	$	14,543,865	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ 25,000**
COMMISSIONING AGENT / ENGINEER						**$ 145,439**
TOTAL CONSTRUCTION COSTS	$	14,543,865		$	-	
PROFESSIONAL SERVICES	$	14,543,865	1.00%	$	145,439	
REIMBURSABLE/PRINTING	$	145,439	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	14,543,865				
PROFESSIONAL SERVICES	$	14,543,865	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 583,546**
$/GSF						**$ 1.77**

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	330,487
Net Square Footage	304,048
Useable Square Footage	240,644

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	309	284	222
USF/NSF	0	79%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			214
SYSTEM FURNISHING			856

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 87,548

ARTWORK — $ -

SIGNAGE — $ 87,548

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	304,048		IN CONSTRUCTION
GENERAL INTERIOR	304,048	0.2	$ 60,810
OFFICE/WORKSTATION	1,070	25	$ 26,738

OPEN — $ -

FURNISHINGS — $ 2,900,874

SYSTEMS FURNISHING - — $ 1,925,152

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	856	2,250	$ 1,925,152
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 802,147

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	214	3,750	$ 802,147

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	330,487
Net Square Footage	304,048
Useable Square Footage	240,644

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	309	284	222
USF/NSF	0	79%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			214
SYSTEM FURNISHING			856

CONFERENCE ROOM FURNITURE $ 88,744

TOTAL SQUARE FOOTAGE	304,048	GSF
GSF/CONFERENCE RM. FACTOR	10,000	
CONFERENCE ROOMS	30	ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST		
NEW CONFERENCE ROOMS					
LARGE 10 -14	25%	8	9,100	$	69,171
MEDIUM 6 - 8	50%	15	5,700	$	86,654
SMALL 4	25%	8	2,850	$	21,663
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS		$	88,744

DINING/BREAKROOM FURNITURE $ 31,355

TOTAL SQUARE FOOTAGE	304,048	GSF
GSF/BREAK ROOM	20,000	
QTY OF BREAK ROOMS	15	ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	4,125	$	-
SUPPLEMENT EXISTING	100%	15	2,063	$	31,355
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS			

FILE CABINETS / STORAGE - $ 53,476

EST. SEATS SUPPORTED	1,070	
SEATS PER FILE CABINET	5	FACTOR
FILE/STORAGE	214	CABINETS

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	500	$	-
SUPPLEMENT EXISTING	100%	214	250	$	53,476
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS			

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	330,487
Net Square Footage	304,048
Useable Square Footage	240,644

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	309	284	222
USF/NSF	0	79%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			214
SYSTEM FURNISHING			856

OPEN				$ -
EQUIPMENT				$ 30,000
CAFETERIA / FOOD SERVICE				$ -
	QTY	UNIT/COST	TOTAL	
CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS				
AUDIO / VISUAL				$ -
MAIL SERVICE				$ -
PHOTOCOPIERS				$ -
FITNESS EQUIPMENT				$ 30,000
	QTY	UNIT/COST	TOTAL	
BASIC FITNESS CENTER ($15,000-$30,000)	1	$ 30,000	$ 30,000	
This package would include enough cardio, strength, stretching, and				
MODERATE FITNESS CENTER ($30,000-$75,000)		$ 75,000	$ -	
This package has all the tools needed to make the company want to show				
COMPREHENSIVE FITNESS CENTER ($75,000-$150,000)		$ 150,000	$ -	
This is the fully-staffed fitness center. It would completely replace				
OTHER				$ -
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL				$ 3,018,422
$/GSF				$ 9.13

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Att.8.--383

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	**330,487**
Net Square Footage	**304,048**
Useable Square Footage	**240,644**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	309	284	222
USF/NSF	0	79%	
NSF/GSF	92%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 304,048

	QTY	UNIT/COST	TOTAL
NSF	304,048	$ 1.00	304,048
SEAT	1,070	$ 284	

FURNITURE RELOCATION — $ 656,958

	QTY	UNIT/COST	TOTAL
USF	240,644	$ 2.73	656,958
SEAT	1,070	$ 614	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	330,487	$ -	-
SEAT	1,070	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	304,048	$ -	$ -
SEAT	1,070	$ -	

MOVING AND RELOCATION SUBTOTAL	**$**	**961,006**
$/GSF	**$**	**2.91**

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	330,487
Net Square Footage	304,048
Useable Square Footage	240,644

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	309	284	222
USF/NSF	0	79%	
NSF/GSF	92%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 1,168,187

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	1,337	425	$ 568,187

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$ 1,168,187
$/GSF	$ 3.53

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	330,487
Net Square Footage	304,048
Useable Square Footage	240,644

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	330,487	304,048	240,644
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	309	284	222
USF/NSF	0	79%	
NSF/GSF	92%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 213,906

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	1,070	200	$ 213,906

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	-	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	-	$ -

DISC MOVING & RELOCATION	$ 213,906
$/GSF	$ 0.65

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

SOUTHWESTERN BELL COMMUNICATIONS

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	1,504,272	1,532,616	1,561,575	1,591,163	1,621,395	1,652,287	1,683,853	1,716,109
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
SOUTHWESTERN BELL COMMUNICATIONS				-	-	1,504,272	1,532,616	1,561,575	1,591,163	1,621,395	1,652,287	1,683,853	1,716,109
MONTHS/YEAR				-	-	12	12	12	12	12	12	12	12
RSF		121,145		-	-	121,145	121,145	121,145	121,145	121,145	121,145	121,145	121,145
USF		91,070		-	-	91,070	91,070	91,070	91,070	91,070	91,070	91,070	91,070
RENT PER RSF	$	4.95	1.0%	-	-	611,182	617,294	623,467	629,702	635,999	642,358.59	648,782.17	655,269.99
				-	-	5.05	5.10	5.15	5.20	5.25	5.30	5.36	5.41
OPERATING EXPENSES PER RSF	$	7.02		-	-	893,089	915,322	938,108	961,461	985,397	1,009,928	1,035,070	1,060,839
HOUSEKEEPING	$	1.14	2.5%	-	-	145,544	149,183	152,913	156,735	160,654	164,670	168,787	173,007
MAINTENANCE	$	1.57	2.5%	-	-	199,269	204,251	209,357	214,591	219,956	225,454	231,091	236,868
SECURITY	$	1.00	2.5%	-	-	126,985	130,160	133,414	136,749	140,168	143,672	147,264	150,945
UTILITIES	$	1.51	2.5%	-	-	192,431	197,242	202,173	207,227	212,408	217,718	223,161	228,740
ADMINISTRATION	$	1.52	2.5%	-	-	193,408	198,243	203,199	208,279	213,486	218,823	224,294	229,901
REPLACEMENT INSURANCE	$	0.03	2.5%	-	-	3,818	3,914	4,012	4,112	4,215	4,320	4,428	4,539
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	-	-	31,633	32,329	33,041	33,767	34,510	35,270	36,046	36,839
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					-	7.37	7.56	7.74	7.94	8.13	8.34	8.54	8.76
PROJECT EXPENSES				-	7,282,418	10,888,319	-	-	-	-	-	-	-
DFM				-	7,282,418	9,895,450	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	897,368	462,280	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	5,938,507	11,527,691	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	446,543	230,037	-	-	-	-	-	-	-
FF&E			2.2%	-	-	1,267,510	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	407,932	-	-	-	-	-	-	-
TI ALLOWANCE CREDIT						(4,000,000)							
DISC				-	-	992,869	-	-	-	-	-	-	-
FF&E			2.2%	-	-	902,356	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	90,513	-	-	-	-	-	-	-
TOTAL ANNUAL COST					7,282,418	12,392,591	1,532,616	1,561,575	1,591,163	1,621,395	1,652,287	1,683,853	1,716,109
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%					-	-	-	-	-	-
LAND REVERSION		-	1.000%					-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786693	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	6,941,586	11,259,739	1,327,341	1,289,126	1,252,075	1,216,151	1,181,319	1,147,543	1,114,790
CUMULATIVE ANNUAL COST				-	6,941,586	18,201,325	19,528,666	20,817,792	22,069,867	23,286,018	24,467,337	25,614,880	26,729,670
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				-	6,941,586	18,201,325	19,528,666	20,817,792	22,069,867	23,286,018	24,467,337	25,614,880	26,729,670

SOUTHWESTERN BELL COMMUNICATIONS

				10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				1,749,072	1,782,759	1,817,186	1,852,370	1,888,331	1,925,086	1,962,653	2,001,053	2,040,304	2,080,427
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
SOUTHWESTERN BELL COMMUNICATIONS				1,749,072	1,782,759	1,817,186	1,852,370	1,888,331	1,925,086	1,962,653	2,001,053	2,040,304	2,080,427
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		121,145		121,145	121,145	121,145	121,145	121,145	121,145	121,145	121,145	121,145	121,145
USF		91,070		91,070	91,070	91,070	91,070	91,070	91,070	91,070	91,070	91,070	91,070
RENT PER RSF	$	4.95	1.0%	661,822.89	668,440.92	675,125.33	681,876.58	688,695.35	695,582.30	702,538.12	709,563.51	716,659.14	723,825.73
				5.46	5.52	5.57	5.63	5.68	5.74	5.80	5.86	5.92	5.97
OPERATING EXPENSES PER RSF	$	7.02		1,087,250	1,114,318	1,142,060	1,170,494	1,199,636	1,229,503	1,260,115	1,291,489	1,323,645	1,356,602
HOUSEKEEPING	$	1.14	2.5%	177,332	181,765	186,309	190,967	195,741	200,635	205,650	210,792	216,062	221,463
MAINTENANCE	$	1.57	2.5%	242,790	248,860	255,081	261,458	267,995	274,694	281,562	288,601	295,818	303,211
SECURITY	$	1.00	2.5%	154,719	158,587	162,552	166,615	170,781	175,050	179,427	183,912	188,510	193,223
UTILITIES	$	1.51	2.5%	234,459	240,320	246,328	252,486	258,799	265,269	271,900	278,698	285,665	292,807
ADMINISTRATION	$	1.52	2.5%	235,649	241,540	247,579	253,768	260,112	266,615	273,281	280,113	287,115	294,293
REPLACEMENT INSURANCE	$	0.03	2.5%	4,652	4,769	4,888	5,010	5,135	5,264	5,395	5,530	5,668	5,810
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	37,649	38,477	39,324	40,189	41,073	41,977	42,900	43,844	44,809	45,794
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				8.97	9.20	9.43	9.66	9.90	10.15	10.40	10.66	10.93	11.20
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TI ALLOWANCE CREDIT													
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				1,749,072	1,782,759	1,817,186	1,852,370	1,888,331	1,925,086	1,962,653	2,001,053	2,040,304	2,080,427
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.619200	0.590220	0.562597	0.536266	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST				1,083,026	1,052,221	1,022,343	993,364	965,254	937,987	911,535	885,873	860,976	836,819
CUMULATIVE ANNUAL COST				27,812,696	28,864,916	29,887,259	30,880,623	31,845,877	32,783,864	33,695,399	34,581,272	35,442,246	36,279,067
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				27,812,696	28,864,916	29,687,259	30,880,623	31,845,877	32,783,864	33,695,399	34,581,272	35,442,248	36,279,067

SOUTHWESTERN BELL COMMUNICATIONS

GENERAL INFLATION RATE			2.5%									
REAL ESTATE INFLATION RATE			1.0%	20	21	22	23	24	25	26	27	28	29
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				2,121,443	2,163,373	2,206,238	2,250,061	2,294,864	2,340,672	2,387,507	2,435,394	2,484,358	2,534,425
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
SOUTHWESTERN BELL COMMUNICATIONS				2,121,443	2,163,373	2,206,238	2,250,061	2,294,864	2,340,672	2,387,507	2,435,394	2,484,358	2,534,425
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		121,145		121,145	121,145	121,145	121,145	121,145	121,145	121,145	121,145	121,145	121,145
USF		91,070		91,070	91,070	91,070	91,070	91,070	91,070	91,070	91,070	91,070	91,070
RENT PER RSF	$	4.95	1.0%	731,063.99	738,374.63	745,758.38	753,215.96	760,748.12	768,355.60	776,039.16	783,799.55	791,637.54	799,553.92
				6.03	6.09	6.16	6.22	6.28	6.34	6.41	6.47	6.53	6.60
OPERATING EXPENSES PER RSF	$	7.02		1,390,379	1,424,998	1,460,480	1,496,845	1,534,116	1,572,316	1,611,467	1,651,594	1,692,720	1,734,871
HOUSEKEEPING	$	1.14	2.5%	227,000	232,675	238,492	244,454	250,565	256,829	263,250	269,831	276,577	283,491
MAINTENANCE	$	1.57	2.5%	310,791	318,561	326,525	334,688	343,056	351,632	360,423	369,433	378,669	388,136
SECURITY	$	1.00	2.5%	198,053	203,005	208,080	213,282	218,614	224,079	229,681	235,423	241,309	247,342
UTILITIES	$	1.51	2.5%	300,127	307,630	315,321	323,204	331,284	339,566	348,055	356,757	365,678	374,818
ADMINISTRATION	$	1.52	2.5%	301,651	309,192	316,922	324,845	332,966	341,290	349,822	358,568	367,532	376,720
REPLACEMENT INSURANCE	$	0.03	2.5%	5,955	6,104	6,257	6,413	6,574	6,738	6,906	7,079	7,256	7,437
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	46,802	47,631	46,884	49,959	51,058	52,182	53,330	54,503	55,702	56,927
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.48	11.76	12.06	12.36	12.66	12.98	13.30	13.63	13.97	14.32
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TI ALLOWANCE CREDIT													
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				2,121,443	2,163,373	2,206,238	2,250,061	2,294,864	2,340,672	2,387,507	2,435,394	2,484,358	2,534,425
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.363409	0.365465	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				613,380	790,636	768,565	747,147	726,360	706,185	686,603	667,595	649,144	631,233
CUMULATIVE ANNUAL COST				37,092,447	37,883,084	38,651,649	39,398,796	40,125,155	40,831,340	41,517,943	42,185,538	42,834,683	43,465,916
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				37,092,447	37,883,084	38,651,649	39,398,796	40,125,155	40,831,340	41,517,943	42,185,538	42,834,683	43,465,916

SOUTHWESTERN BELL COMMUNICATIONS

				30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
GENERAL INFLATION RATE			2.5%								
REAL ESTATE INFLATION RATE			1.0%								
CONSTRUCTION INFLATION RATE			2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE				2,585,622	2,637,975	2,691,511	2,746,260	2,802,250	$ 68,644,461		$ 42,998,489
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	$ -		$ -
									$ -		$ -
SOUTHWESTERN BELL COMMUNICATIONS				2,585,622	2,637,975	2,691,511	2,746,260	2,802,250	$ 68,644,461		$ 42,998,489
MONTHS/YEAR				12	12	12	12	12			
RSF		121,145		121,145	121,145	121,145	121,145	121,145			
USF		91,070		91,070	91,070	91,070	91,070	91,070			
									$ -		$ -
RENT PER RSF	$	4.95	1.0%	807,549.46	815,624.95	823,781.20	832,019.01	840,339.20	$ 23,756,044		$ 15,717,345
				6.67	6.73	6.80	6.87	6.94	$ 6.03		$ 5.72
OPERATING EXPENSES PER RSF	$	7.02		1,778,072	1,822,350	1,867,730	1,914,241	1,961,911	$ 44,888,417		$ 27,281,144
HOUSEKEEPING	$	1.14	2.5%	290,579	297,843	305,289	312,922	320,745	$ 7,328,750		$ 4,451,393
MAINTENANCE	$	1.57	2.5%	397,839	407,785	417,980	428,429	439,140	$ 10,033,993		$ 6,094,525
SECURITY	$	1.00	2.5%	253,525	259,863	266,360	273,019	279,844	$ 6,394,211		$ 3,883,766
UTILITIES	$	1.51	2.5%	384,188	393,793	403,638	413,728	424,072	$ 9,689,669		$ 5,885,399
ADMINISTRATION	$	1.52	2.5%	386,138	395,792	405,686	415,829	426,224	$ 9,738,875		$ 5,915,274
REPLACEMENT INSURANCE	$	0.03	2.5%	7,623	7,814	8,009	8,209	8,415	$ 192,268		$ 116,781
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	$ -		$ -
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	58,180	59,460	60,768	62,105	63,471	$ 1,510,630		$ 934,005
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF				14.68	15.04	15.42	15.80	16.19	$ 11.60		10.13
									$ -		$ -
PROJECT EXPENSES				-	-	-	-	-	$ 18,170,737		$ 18,170,737
DFM				-	-	-	-	-	$ 17,177,867		$ 17,177,867
LAND COSTS									$ -		$ -
DESIGN COSTS			2.2%	-	-	-	-	-	$ 1,359,648		$ 1,359,648
CONSTRUCTION COST			2.2%	-	-	-	-	-	$ 17,466,198		$ 17,466,198
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	$ 676,580		$ 676,580
FF&E			2.2%	-	-	-	-	-	$ 1,267,510		$ 1,267,510
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 407,932		$ 407,932
TI ALLOWANCE CREDIT									$ (4,000,000)		$ (4,000,000)
DISC				-	-	-	-	-	$ 992,669		$ 992,869
FF&E			2.2%	-	-	-	-	-	$ 902,356		$ 902,356
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 90,513		$ 90,513
									$ -		$ -
									$ -		$ -
TOTAL ANNUAL COST				2,585,622	2,637,975	2,691,511	2,746,260	2,802,250	$ 86,815,198		$ 61,169,226
											$ -
OBSOLESCENCE FACTOR		99.99333%	20%								$ -
BUILDING REVERSION		-	0.993%	-	-	-	-	-			$ -
LAND REVERSION		-	1.000%	-	-	-	-	-			$ -
											$ -
DISCOUNT FACTOR			4.910%	0.237407	0.226296	0.215705	0.205609	0.195986			$ -
DISCOUNTED ANNUAL COST				613,845	596,963	580,572	564,657	549,203	$ 46,371,154		$ 40,125,155
CUMULATIVE ANNUAL COST				44,079,760	44,676,723	45,257,294	45,821,951	46,371,154	$ 46,371,154		$ 40,125,155
											$ -
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION				-	-	-	-	-	$ -		$ -
											$ -
CUMULATIVE PRESENT VALUE				44,079,760	44,676,723	45,257,294	45,821,951	46,371,154	$ 46,371,154		$ 40,125,155

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	**131,679**	
Net Square Footage	**121,145**	
Useable Square Footage	**91,070**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Apr-06**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	1,004,869	1,055,798
PROGRAMMING/FURNITURE PLAN FEE	157,488	165,470
ENVIRONMENTAL CONSULTANT FEE	70,083	73,635
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 1,232,440	$ 1,294,903
$/GSF	$ 9.36	$ 9.83
%/PROJECT	6%	6%
HARD COSTS		
CONSTRUCTION COSTS	15,225,294	15,996,945
ENVIRONMENTAL REMEDIATION	530,930	557,838
OPEN	-	-
HARD COSTS SUBTOTAL	$ 15,756,224	$ 16,554,783
$/GSF	$ 119.66	$ 125.72
%/PROJECT	75%	75%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	189,313	198,908
OWNER'S REP / PROJECT MANAGEMENT FEE	196,713	206,683
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	75,000	78,801
COMMISSIONING AGENT / ENGINEER	152,253	159,969
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 613,279	$ 644,362
$/GSF	$ 4.66	$ 4.89
%/PROJECT	3%	3%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	34,485	36,232
FURNISHINGS	1,114,438	1,170,920
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,148,922	$ 1,207,152
$/GSF	$ 8.73	$ 9.17
%/PROJECT	5%	5%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	121,145	127,285
FURNITURE RELOCATION/LABOR	248,621	261,222
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 369,766	$ 388,506
$/GSF	$ 2.81	$ 2.95
%/PROJECT	2%	2%
DFM COSTS TOTAL	$ 19,120,632	$ 20,089,706
$/GSF	$ 145.21	$ 152.57
%/PROJECT	91%	91%

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	**131,679**	
Net Square Footage	**121,145**	
Useable Square Footage	**91,070**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Apr-06**
Construction Escalation Rate		**2.2%**

		TOTAL		INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)				
FIXTURES, FURNISHING & EQUIPMENT				
VOICE / DATA NETWORK		817,932		859,387
DISC DATA CENTER		-		-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL		$ 817,932		$ **859,387**
$/GSF		$ 6.21		$ **6.53**
%/PROJECT		4%		**4%**
MOVING & RELOCATION EXPENSES				
VOICE/DATA RELOCATION		82,045		86,203
DISC DATA CENTER RELOCATION		-		-
MOVING & RELOCATION COSTS SUBTOTAL		$ 82,045		$ **86,203**
$/GSF		$ 0.62		$ **0.65**
%/PROJECT		0%		**0%**
DISC COSTS TOTAL		$ 899,977		$ **945,590**
$/GSF		$ 6.83		$ **7.18**
%/PROJECT		4%		**4%**
PROJECT LEVEL CONTINGENCY				
DESIGN & REVIEW CONTINGENCY	5.0%	61,622		64,745
CONSTRUCTION CONTINGENCY	5.0%	761,265		799,847
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	106,186		111,568
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	30,664		32,218
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	57,446		60,358
MOVING & RELOCATION CONTINGENCY	5.0%	18,488		19,425
DISC CONTINGENCY	5.0%	44,999		47,279
CONTINGENCY		$ 1,080,670		$ **1,135,441**
$/GSF		$ 8.21		$ **8.62**
%/PROJECT		5%		**5%**
TOTAL PROJECT COSTS		$ 21,101,279		$ 22,170,737
$/GSF		$ 160		$ 168
$/SEAT		$ 51,438		$ 54,045

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	**131,679**
Net Square Footage	**121,145**
Useable Square Footage	**91,070**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,144.68	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF		75%	
NSF/GSF	92%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	82
SYSTEM FURNISHING	328

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	263,358	$ -	/LAND SF	$ -
LAND ACREAGE	6.05	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	121,145
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,145	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF	0	75%	
NSF/GSF	92%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 1,004,869**
TOTAL CONSTRUCTION COSTS	$	15,225,294				
PROFESSIONAL SERVICES	$	15,225,294	6.0%	$	913,518	
REIMBURSABLE/PRINTING	$	913,518	10.0%	$	91,352	
PROGRAMMING/FURNITURE PLAN FEE						**$ 157,488**
		NSF	$/NSF		TOTAL	
PROGRAMMING		121,145	1.00	$	121,145	
FURNITURE DESIGN/PLAN		121,145	0.30	$	36,343	
ENVIRONMENTAL CONSULTANT FEE						**$ 70,083**
TOTAL REMEDIATION COSTS	$	530,930				
PROFESSIONAL SERVICES	$	530,930	12.0%	$	63,712	
REIMBURSABLE/TESTING	$	63,712	10.0%	$	6,371	
PEER REVIEW						$ -
TOTAL A/E FEE	$	913,518				
PROFESSIONAL SERVICES	$	913,518	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						$ -
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	15,225,294				
PROFESSIONAL SERVICES	$	15,225,294	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 1,232,440**
$/GSF						**$ 9.36**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	121,145
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,145	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF	0	75%	
NSF/GSF	92%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 189,313**
TOTAL HARD, FFE + OTHER	$	18,931,318				
PROFESSIONAL SERVICES	$	18,931,318	1.00%	$	189,313	
REIMBURSABLE	$	189,313	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 196,713**
TOTAL HARD, FFE + OTHER	$	18,734,605				
PROFESSIONAL SERVICES	$	18,734,605	1.00%	$	187,346	
REIMBURSABLE	$	187,346	5.00%	$	9,367	
DEVELOPER FEE						**$ -**
TOTAL LAND, HARD & DESIGN COSTS	$	16,457,734				
PROFESSIONAL SERVICES	$	16,457,734	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	15,756,224				
PROFESSIONAL SERVICES	$	15,756,224	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ 75,000**
COMMISSIONING AGENT / ENGINEER						**$ 152,253**
TOTAL CONSTRUCTION COSTS	$	15,225,294		$	-	
PROFESSIONAL SERVICES	$	15,225,294	1.00%	$	152,253	
REIMBURSABLE/PRINTING	$	152,253	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	15,225,294				
PROFESSIONAL SERVICES	$	15,225,294	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 613,279**
$/GSF						**$ 4.66**

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	121,145
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,145	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF	0	75%	
NSF/GSF	92%		

HARD COSTS

CONSTRUCTION COSTS — $ 15,225,294

SITE/PARKING — $ 175,000

	QTY		UNIT	
LAND SF	263,358	$	0.66	/LAND SF
LAND ACREAGE	6.05	$	28,945	/ACRES
PARKING	393.72	$	444	/SPACE

OFFICE BUILDING PROGRAM — $ 13,666,176

	GSF	$/GSF		TOTAL	
SHELL - WARM SHELL	131,679	62.99	$	8,294,782	
	131,679	-	$	-	
	NSF	**$/NSF**		**TOTAL**	
TI - OFFICE	116,395	34.63	$	4,030,259	
TI - DATA/SWITCH	2,250	200.00	$	450,000	See Note Below
KITCHEN AND DINING	-	127.11	$	-	
FITNESS CENTER	-	75.00	$	-	
CONFERENCE CENTER	2,500	70.62	$	176,549	
DEMOUNTABLE PARTITIONS ADDER	116,395	6.14	$	714,586	

PHASING PREMIUM — 0.0% — $ -

ESTIMATING CONTINGENCY — 10.0% — $ 1,384,118

ENVIRONMENTAL REMEDIATION — $ 530,930 — $ 530,930

	GSF	$/GSF		TOTAL
REMEDIATION	131,679	3.84	$	505,647

PHASING PREMIUM — 0.0% — $ -

ESTIMATING CONTINGENCY — 5.0% — $ 25,282

OPEN — $ -

	GSF	$/GSF	TOTAL
OPEN	131,679	-	$ -

HARD COSTS SUBTOTAL — $ 15,756,224
$/GSF — $ 119.66

HARD COST ASSUMPTION

LSOB RECONSTRUCTION UNIT COST UTILZIED AS BASIS FOR SBC RECONSTRUCTION. REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR LSOB RECONSTRUCTION DATED 12/23/2003. REDUCTION IN GLAZING AND FACADE REPAIR DUE TO SBC GLAZING HAS BEEN REPLACED WITH DUAL PANE GLASS AND BRICK FACADE IN BETTER STATE.

TI DATA/SWITCH FOR A 2,250 SF FOR MAIN (1,000 SF) & PER FLR (125 SF) DATA/PHONE ROOMS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	121,145
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,145	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF	0	75%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			82
SYSTEM FURNISHING			328

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 34,485

ARTWORK — $ -

SIGNAGE — $ 34,485

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	121,145		IN CONSTRUCTION
GENERAL INTERIOR	121,145	0.2	$ 24,229
OFFICE/WORKSTATION	410	25	$ 10,256

OPEN — $ -

FURNISHINGS — $ 1,114,438

SYSTEMS FURNISHING - — $ 738,405

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	328	2,250	$ 738,405
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 307,669

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	82	3,750	$ 307,669

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	**131,679**
Net Square Footage	**121,145**
Useable Square Footage	**91,070**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,145	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF	0	75%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			82
SYSTEM FURNISHING			328

CONFERENCE ROOM FURNITURE — **$ 35,359**

TOTAL SQUARE FOOTAGE	121,145 GSF					
GSF/CONFERENCE RM. FACTOR	10,000					
CONFERENCE ROOMS	12	ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER				
	FACTOR		QTY	UNIT/COST		
NEW CONFERENCE ROOMS						
LARGE 10 -14	25%		3	9,100	$	27,560
MEDIUM 6 - 8	50%		6	5,700	$	34,526
SMALL 4	25%		3	2,850	$	8,632
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS			$	35,359

DINING/BREAKROOM FURNITURE — **$ 12,493**

TOTAL SQUARE FOOTAGE	121,145 GSF					
GSF/BREAK ROOM	20,000					
QTY OF BREAK ROOMS	6	ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA				
	FACTOR		QTY	UNIT/COST		
NEW	0%		-	4,125	$	-
SUPPLEMENT EXISTING	100%		6	2,063	$	12,493
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS				

FILE CABINETS / STORAGE - — **$ 20,511**

EST. SEATS SUPPORTED	410					
SEATS PER FILE CABINET	5	FACTOR				
FILE/STORAGE	82	CABINETS				
	FACTOR		QTY	UNIT/COST		
NEW	0%		-	500	$	-
SUPPLEMENT EXISTING	100%		82	250	$	20,511
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS				

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	121,145
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,145	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF	0	75%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			82
SYSTEM FURNISHING			328

OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	1,148,922
$/GSF	$	8.73

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	**131,679**
Net Square Footage	**121,145**
Useable Square Footage	**91,070**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,145	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF	0	75%	
NSF/GSF	92%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 121,145

	QTY	UNIT/COST	TOTAL
NSF	121,145	$ 1.00	121,145
SEAT	410	$ 295	

FURNITURE RELOCATION — $ 248,621

	QTY	UNIT/COST	TOTAL
USF	91,070	$ 2.73	248,621
SEAT	410	$ 606	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	131,679	$ -	-
SEAT	410	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	121,145	$ -	$ -
SEAT	410	$ -	

MOVING AND RELOCATION SUBTOTAL	**$**	**369,766**
$/GSF	**$**	**2.81**

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	121,145
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,145	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF	0	75%	
NSF/GSF	92%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 817,932

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	513	$ 425	$ 217,932

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	$ 600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	$ -	$ -
SUPPLEMENT EXISTING	0%	-	$ -	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$	817,932
$/GSF	$	6.21

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	121,145
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	121,145	91,070
EST. SEATS SUPPORTED	410	410	410
?SF/SEAT	321	295	222
USF/NSF	0	75%	
NSF/GSF	92%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 82,045

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	410	$ 200	$ 82,045

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ -	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$ 82,045
$/GSF	$ 0.62

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

DOCKING STATE OFFICE BUILDING DEMOLITION
PLUS

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	-	-	-	481,193	-	-	-	-
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
DOCKING STATE OFFICE BUILDING				-	-	-	-	-	481,193	-	-	-	-
MONTHS/YEAR				-	-	-	-	-	6	-	-	-	-
RSF	502,700		25%	-	-	-	-	-	502,700	-	-	-	-
USF	376,720			-	-	-	-	-	376,720	-	-	-	-
RENT PER RSF	$ -		1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 6.77			-	-	-	-	-	481,193	-	-	-	-
HOUSEKEEPING	$ 1.14		2.5%	-	-	-	-	-	81,298	-	-	-	-
MAINTENANCE	$ 1.57		2.5%	-	-	-	-	-	111,308	-	-	-	-
SECURITY	$ 1.00		2.5%	-	-	-	-	-	70,931	-	-	-	-
UTILITIES	$ 1.51		2.5%	-	-	-	-	-	107,488	-	-	-	-
ADMINISTRATION	$ 1.52		2.5%	-	-	-	-	-	108,034	-	-	-	-
REPLACEMENT INSURANCE	$ 0.03		2.5%	-	-	-	-	-	2,133	-	-	-	-
REAL ESTATE TAXES	$ -		2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					-	-	-	-	0.96	-	-	-	-
PROJECT EXPENSES				-	-	-	-	-	12,569,489	-	-	-	-
DFM				-	-	-	-	-	12,475,211	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	716,390	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	10,943,833	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	331,681	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	483,307	-	-	-	-
TI ALLOWANCE CREDIT													
DISC				-	-	-	-	-	94,279	-	-	-	-
FF&E			2.2%	-	-	-	-	-	88,386	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	5,892	-	-	-	-
TOTAL ANNUAL COST					-	-	-	-	13,050,682	-	-	-	-
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%					-	-	-	-	-	-
LAND REVERSION	1,874,387		1.000%						(1,969,999)				
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866083	0.825529	0.788893	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	-	-	-	-	10,269,488	-	-	-	-
CUMULATIVE ANNUAL COST				-	-	-	-	-	10,269,488	10,269,488	10,269,488	10,269,488	10,269,488
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-		(1,550,178)	(1,550,178)	(1,550,178)	(1,550,178)	(1,550,178)
CUMULATIVE PRESENT VALUE				-	-	-	-	-	8,719,310	8,719,310	8,719,310	8,719,310	8,719,310

DOCKING STATE OFFICE BUILDING DEMOLITION
PLUS

			GENERAL INFLATION RATE	2.5%								
			REAL ESTATE INFLATION RATE	1.0%	30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
			CONSTRUCTION INFLATION RATE	2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE					-	-	-	-	-	$ 481,193		$ 481,193
INTERIM SPACE @ SEE SEPARATE WORKSHEET					-	-	-	-	-	$ -		$ -
										$ -		$ -
DOCKING STATE OFFICE BUILDING					-	-	-	-	-	$ 481,193		$ 481,193
MONTHS/YEAR					-	-	-	-	-			
RSF	502,700		25%		-	-	-	-	-	$ 502,700		
USF	376,720				-	-	-	-	-	$ 376,720		
										$ -		$ -
RENT PER RSF	$ -		1.0%		-	-	-	-	-	$ -		$ -
					-	-	-	-	-	$ -		$ -
OPERATING EXPENSES PER RSF	$ 6.77				-	-	-	-	-	$ 481,193		$ 481,193
HOUSEKEEPING	$ 1.14		2.5%		-	-	-	-	-	$ 81,298		$ 81,298
MAINTENANCE	$ 1.57		2.5%		-	-	-	-	-	$ 111,308		$ 111,308
SECURITY	$ 1.00		2.5%		-	-	-	-	-	$ 70,931		$ 70,931
UTILITIES	$ 1.51		2.5%		-	-	-	-	-	$ 107,488		$ 107,488
ADMINISTRATION	$ 1.52		2.5%		-	-	-	-	-	$ 108,034		$ 108,034
REPLACEMENT INSURANCE	$ 0.03		2.5%		-	-	-	-	-	$ 2,133		$ 2,133
REAL ESTATE TAXES	$ -		2.5%		-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$ -		2.2%		-	-	-	-	-	$ -		$ -
TENANT REPLACEMENT RESERVES	$ -		2.2%		-	-	-	-	-	$ -		$ -
EXISTING DEBT SERVICE	$ -		0.0%		-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$ -		0.0%		-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF					-	-	-	-	-	0.03		0.05
										$ -		$ -
PROJECT EXPENSES					-	-	-	-	-	$ 12,569,489		$ 12,569,489
DFM					-	-	-	-	-	$ 12,475,211		$ 12,475,211
LAND COSTS										$ -		$ -
DESIGN COSTS			2.2%		-	-	-	-	-	$ 716,390		$ 716,390
CONSTRUCTION COST			2.2%		-	-	-	-	-	$ 10,943,833		$ 10,943,833
MANAGEMENT & INSPECTION			2.2%		-	-	-	-	-	$ 331,681		$ 331,681
FF&E			2.2%		-	-	-	-	-	$ -		$ -
MOVING & RELOCATION			2.2%		-	-	-	-	-	$ 483,307		$ 483,307
TI ALLOWANCE CREDIT										$ -		$ -
DISC					-	-	-	-	-	$ 94,279		$ 94,279
FF&E			2.2%		-	-	-	-	-	$ 88,386		$ 88,386
MOVING & RELOCATION			2.2%		-	-	-	-	-	$ 5,892		$ 5,892
										$ -		$ -
										$ -		$ -
TOTAL ANNUAL COST					-	-	-	-	-	$ 13,050,682		$ 13,050,682
												$ -
OBSOLESCENCE FACTOR	99.99333%		20%									$ -
BUILDING REVERSION	-		0.993%		-	-	-	-	-			$ -
LAND REVERSION	1,874,387		1.000%									$ -
												$ -
DISCOUNT FACTOR			4.910%		0.237407	0.226296	0.215705	0.205609	0.195986			
												$ -
DISCOUNTED ANNUAL COST					-	-	-	-	-	$ 10,269,488		$ 10,269,488
CUMULATIVE ANNUAL COST					10,269,488	10,269,488	10,269,488	10,269,488	10,269,488	$ 10,269,488		$ 10,269,488
												$ -
DISCOUNTED BUILDING REVERSION					-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION					(1,550,178)	(1,550,178)	(1,550,178)	(1,550,178)	(1,550,178)	$ (1,550,178)		$ (1,550,178)
												$ -
CUMULATIVE PRESENT VALUE					8,719,310	8,719,310	8,719,310	8,719,310	8,719,310	$ 8,719,310		$ 8,719,310

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	**546,812**	
Net Square Footage	**502,700**	
Useable Square Footage	**376,720**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Apr-09**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	393,158	441,267
PROGRAMMING/FURNITURE PLAN FEE	-	-
ENVIRONMENTAL CONSULTANT FEE	214,733	241,009
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 607,891	$ **682,276**
$/USF	$ 1.61	$ **1.81**
%/PROJECT	5%	**5%**
HARD COSTS		
CONSTRUCTION COSTS	7,148,323	8,023,039
ENVIRONMENTAL REMEDIATION	1,952,119	2,190,993
OPEN	-	-
HARD COSTS SUBTOTAL	$ 9,100,442	$ **10,214,032**
$/USF	$ 24.16	$ **27.11**
%/PROJECT	81%	**81%**
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	102,969	115,569
OWNER'S REP / PROJECT MANAGEMENT FEE	106,994	120,087
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	71,483	80,230
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 281,447	$ **315,886**
$/USF	$ 0.75	$ **0.84**
%/PROJECT	3%	**3%**
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	-	-
FURNISHINGS	-	-
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	-	-
FURNITURE RELOCATION/LABOR	-	-
DECOMMISSIONING EXPENSES	410,109	460,293
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 410,109	$ **460,293**
$/USF	$ 1.09	$ **1.22**
%/PROJECT	4%	**4%**
DFM COSTS TOTAL	$ 10,399,889	$ **11,672,487**
$/USF	$ 27.61	$ **30.98**
%/PROJECT	93%	**93%**

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2-2-2016
Att.8.--405

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812	
Net Square Footage	502,700	
Useable Square Footage	376,720	
Estimate Date		Jan-04
Mid-Point of Construction		Apr-09
Construction Escalation Rate		2.2%

	TOTAL	INFLATED TO MID POINT OF PROJECT

DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)

FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	75,000	84,177
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 75,000	$ 84,177
$/USF	$ 0.20	$ 0.22
%/PROJECT	1%	1%
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	5,000	5,612
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 5,000	$ 5,612
$/USF	$ 0.01	$ 0.01
%/PROJECT	0%	0%
DISC COSTS TOTAL	$ 80,000	$ 89,789
$/USF	$ 0.21	$ 0.24
%/PROJECT	1%	1%

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5%	30,395	34,114
CONSTRUCTION CONTINGENCY	5%	357,416	401,152
ENVIRONMENTAL REMEDIATION CONTINGENCY	15%	292,818	328,649
MANAGEMENT & INSPECTION CONTINGENCY	5%	14,072	15,794
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5%	-	-
MOVING & RELOCATION CONTINGENCY	5%	20,505	23,015
DISC CONTINGENCY	5%	4,000	4,489
CONTINGENCY		$ 719,206	$ 807,213
$/USF		$ 1.91	$ 2.14
%/PROJECT		6%	6%

TOTAL PROJECT COSTS	$ 11,199,095	$ 12,569,489
$/USF	$ 29.73	$ 33.37
$/SEAT	$ 5,113	$ 5,739

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	**546,812**
Net Square Footage	**502,700**
Useable Square Footage	**376,720**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	**546,812**	**502,700**	**376,720**
EST. SEATS SUPPORTED	2,190	2,190	**2,190**
?SF/SEAT	250	230	172
USF/NSF		75%	
NSF/GSF	92%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	**20%**
PRIVATE OFFICE	438
SYSTEM FURNISHING	1,752

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	1,093,624	$ -	/LAND SF	$ -
LAND ACREAGE	25.11	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

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2-2-2016
Att.8.--407

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,190	2,190	2,190
?SF/SEAT	250	230	172
USF/NSF	0	75%	
NSF/GSF	92%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 393,158**
TOTAL CONSTRUCTION COSTS	$	7,148,323				
PROFESSIONAL SERVICES	$	7,148,323	5.0%	$	357,416	
REIMBURSABLE/PRINTING	$	357,416	10.0%	$	35,742	
PROGRAMMING/FURNITURE PLAN FEE						**$ -**
		NSF	$/NSF		TOTAL	
PROGRAMMING		502,700	-	$	-	
FURNITURE DESIGN/PLAN		502,700	-	$	-	
ENVIRONMENTAL CONSULTANT FEE						**$ 214,733**
TOTAL REMEDIATION COSTS	$	1,952,119				
PROFESSIONAL SERVICES	$	1,952,119	10.0%	$	195,212	
REIMBURSABLE/TESTING	$	195,212	10.0%	$	19,521	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	357,416				
PROFESSIONAL SERVICES	$	357,416	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	7,148,323				
PROFESSIONAL SERVICES	$	7,148,323	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 607,891**
$/GSF						**$ 1.11**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,190	2,190	2,190
?SF/SEAT	250	230	172
USF/NSF	0	75%	
NSF/GSF	92%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 102,969**
TOTAL HARD, FFE + OTHER	$	10,296,920				
PROFESSIONAL SERVICES	$	10,296,920	1.00%	$	102,969	
REIMBURSABLE	$	102,969	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 106,994**
TOTAL HARD, FFE + OTHER	$	10,189,926				
PROFESSIONAL SERVICES	$	10,189,926	1.00%	$	101,899	
REIMBURSABLE	$	101,899	5.00%	$	5,095	
DEVELOPER FEE						**$ -**
TOTAL LAND, HARD & DESIGN COSTS	$	7,756,214				
PROFESSIONAL SERVICES	$	7,756,214	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	9,100,442				
PROFESSIONAL SERVICES	$	9,100,442	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**
COMMISSIONING AGENT / ENGINEER						**$ 71,483**
TOTAL CONSTRUCTION COSTS	$	7,148,323		$	-	
PROFESSIONAL SERVICES	$	7,148,323	1.00%	$	71,483	
REIMBURSABLE/PRINTING	$	71,483	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	7,148,323				
PROFESSIONAL SERVICES	$	7,148,323	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 281,447**
$/GSF						**$ 0.51**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,190	2,190	2,190
?SF/SEAT	250	230	172
USF/NSF	0	75%	
NSF/GSF	92%		

HARD COSTS

CONSTRUCTION COSTS $ 7,148,323

SITE/PARKING $ 750,000

	QTY		UNIT	
LAND SF	1,093,624	$	0.69	/LAND SF
LAND ACREAGE	25.11	$	29,873	/ACRES
PARKING	2,010.80	$	373	/SPACE

OFFICE BUILDING PROGRAM $ 6,057,927

	GSF	$/GSF		TOTAL
GENERAL REQUIREMENTS	546,812	0.65	$	356,269
STRUCTURAL DEMO	546,812	6.95	$	3,800,343
SOFT DEMO	546,812	1.00	$	546,812
FEE	546,812	0.56	$	304,503

	NSF	$/NSF		TOTAL
RELOCATE BAS/SECURITY CENTER	1	250,000.00	$	250,000
ENTRANCE TO CENTRAL PLANT	600	250.00	$	150,000
RELO UTILITY TUNNELS	1	250,000.00	$	250,000
RELO COM. TOWER	1	50,000.00	$	50,000
RELO COMM RACEWAY	1	50,000.00	$	50,000
REWORK ELECTRICAL	1	300,000.00	$	300,000

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 340,396

ENVIRONMENTAL REMEDIATION $ 1,952,119 $ 1,952,119

	GSF	$/GSF		TOTAL
REMEDIATION	546,812	3.40	$	1,859,161

PHASING PREMIUM 0% $ -

ESTIMATING CONTINGENCY 5% $ 92,958

OPEN $ -

	GSF	$/GSF		TOTAL
OPEN	546,812	-	$	-

HARD COSTS SUBTOTAL $ 9,100,442
$/GSF $ 16.64

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,190	2,190	2,190
?SF/SEAT	250	230	172
USF/NSF	0	75%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			438
SYSTEM FURNISHING			1,752

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

FIXTURES	$ -
ARTWORK	$ -
SIGNAGE	$ -
OPEN	$ -
FURNISHINGS	$ -
SYSTEMS FURNISHING -	$ -
PRIVATE OFFICE FURNITURE	$ -
CONFERENCE ROOM FURNITURE	$ -
DINING/BREAKROOM FURNITURE	$ -
FILE CABINETS / STORAGE -	$ -
OPEN	$ -
EQUIPMENT	$ -
CAFETERIA / FOOD SERVICE	$ -
AUDIO / VISUAL	$ -
MAIL SERVICE	$ -
PHOTOCOPIERS	$ -
FITNESS EQUIPMENT	$ -
OTHER	$ -
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,190	2,190	2,190
?SF/SEAT	250	230	172
USF/NSF	0	75%	
NSF/GSF	92%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ -

	QTY	UNIT/COST	TOTAL
NSF	502,700	$ -	-
SEAT	2,190	$ -	

FURNITURE RELOCATION — $ -

	QTY	UNIT/COST	TOTAL
USF	376,720	$ -	-
SEAT	2,190	$ -	

DECOMMISSIONING EXPENSES — $ 410,109

	QTY	UNIT/COST	TOTAL
GSF	546,812	$ 0.75	410,109
SEAT	2,190	$ 187	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	502,700	$ -	$ -
SEAT	2,190	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 410,109
$/GSF	$ 0.75

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,190	2,190	2,190
?SF/SEAT	250	230	172
USF/NSF	0	75%	
NSF/GSF	92%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 75,000

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	0%	-	425	$ -

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	0%	-	600,000.00	$ -
COMM RACEWAY	100%	1	75,000.00	$ 75,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$ 75,000**
$/GSF	**$ 0.14**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,190	2,190	2,190
?SF/SEAT	250	230	172
USF/NSF	0	75%	
NSF/GSF	92%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 5,000

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	0%	-	200	$ -

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
DECOMMISSIONING	100%	1	5,000.00	$ 5,000
	0%	1	-	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	-	$ -

DISC MOVING & RELOCATION	$	5,000
$/GSF	$	0.01

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

Docking State Office Building Razing
Topeka, Kansas
December 23, 2003

Construction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Sitework Improvement Allowance		750,000	
Demolition	546,812 SF	7,917,088	14.48
Total Construction Cost	**546,812 SF**	**$8,667,088**	

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Docking State Office Building Razing
Topeka, Kansas
December 23, 2003

Demolition
546,812 SF

	Description	Unit	Quantity	Unit Price	Cost	Cost/SF
1	General Requirements				356,269	0.65
2	Asbestos Abatement	SF	546,812	3.40	1,859,161	3.40
3	Structural Demolition	SF	546,812	6.95	3,800,343	6.95
4	Soft Demolition	SF	273,406	2.00	546,812	1.00
5	Relocate Security/BAS Command Ce	LS	1	250,000	250,000	0.46
6	Entrance Structure	SF	600	250.00	150,000	0.27
7	Relocate Utility Tunnels	LS	1	250,000	250,000	0.46
8	Relocate Comm. Towers	LS	1	50,000	50,000	0.09
9	Relocate Comm. Raceway	LS	1	50,000	50,000	0.09
10	Rework Electrical Service	LS	1	300,000	300,000	0.55
	Subtotal				7,612,585	13.92
	Fee				304,503	0.56
	Total				**$7,917,088**	**$14.48**

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LANDON STATE OFFICE BUILDING
DEMOLITION PLUS

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	-	-	-	312,048	-	-	-	-
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING -				-	-	-	-	-	312,048	-	-	-	-
MONTHS/YEAR				-	-	-	-	-	6	-	-	-	-
RSF	325,995		25%	-	-	-	-	-	325,995	-	-	-	-
USF	250,169		25%	-	-	-	-	-	250,189	-	-	-	-
RENT PER RSF	$ -		1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 6.77			-	-	-	-	-	312,048	-	-	-	-
HOUSEKEEPING	$ 1.14		2.5%	-	-	-	-	-	52,721	-	-	-	-
MAINTENANCE	$ 1.57		2.5%	-	-	-	-	-	72,182	-	-	-	-
SECURITY	$ 1.00		2.5%	-	-	-	-	-	45,998	-	-	-	-
UTILITIES	$ 1.51		2.5%	-	-	-	-	-	69,705	-	-	-	-
ADMINISTRATION	$ 1.52		2.5%	-	-	-	-	-	70,059	-	-	-	-
REPLACEMENT INSURANCE	$ 0.03		2.5%	-	-	-	-	-	1,383	-	-	-	-
REAL ESTATE TAXES	$ -		2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					-	-	-	-	0.96	-	-	-	-
PROJECT EXPENSES				-	-	-	-	-	11,722,151	-	-	-	-
DFM				-	-	-	-	-	9,359,289	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	499,119	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	8,292,268	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	258,809	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	309,093	-	-	-	-
TI ALLOWANCE CREDIT													
DISC				-	-	-	-	-	2,362,862	-	-	-	-
FF&E			2.2%	-	-	-	-	-	2,356,970	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	5,892	-	-	-	-
TOTAL ANNUAL COST					-	-	-	-	12,034,199	-	-	-	-
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%					-	-	-	-	-	-
LAND REVERSION	585,000		1.000%						(614,841)	-	-	-	-
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	-	-	-	-	9,469,624	-	-	-	-
CUMULATIVE ANNUAL COST				-	-	-	-	-	9,469,624	9,469,624	9,469,624	9,469,624	9,469,624
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-		(483,814)	(483,814)	(483,814)	(483,814)	(483,814)
CUMULATIVE PRESENT VALUE				-	-	-	-	-	8,985,811	8,985,811	8,985,811	8,985,811	8,985,811

LANDON STATE OFFICE BUILDING
DEMOLITION PLUS

			30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%								
CONSTRUCTION INFLATION RATE		2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE			-	-	-	-	-	$ 312,048		$ 312,048
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	$ -		$ -
								$ -		$ -
LANDON STATE OFFICE BUILDING -			-	-	-	-	-	$ 312,048		$ 312,048
MONTHS/YEAR			-	-	-	-	-			
RSF	325,995	25%	-	-	-	-	-			
USF	250,189	25%	-	-	-	-	-			
								$ -		$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	$ -		$ -
			-	-	-	-	-	$ -		$ -
OPERATING EXPENSES PER RSF	$ 6.77		-	-	-	-	-	$ 312,048		$ 312,048
HOUSEKEEPING	$ 1.14	2.5%	-	-	-	-	-	$ 52,721		$ 52,721
MAINTENANCE	$ 1.57	2.5%	-	-	-	-	-	$ 72,182		$ 72,182
SECURITY	$ 1.00	2.5%	-	-	-	-	-	$ 45,998		$ 45,998
UTILITIES	$ 1.51	2.5%	-	-	-	-	-	$ 69,705		$ 69,705
ADMINISTRATION	$ 1.52	2.5%	-	-	-	-	-	$ 70,059		$ 70,059
REPLACEMENT INSURANCE	$ 0.03	2.5%	-	-	-	-	-	$ 1,383		$ 1,383
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -
TENANT REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF			-	-	-	-	-	0.03		0.05
								$ -		$ -
PROJECT EXPENSES			-	-	-	-	-	$ 11,722,151		$ 11,722,151
DFM			-	-	-	-	-	$ 9,359,289		$ 9,359,289
LAND COSTS								$ -		$ -
DESIGN COSTS		2.2%	-	-	-	-	-	$ 499,119		$ 499,119
CONSTRUCTION COST		2.2%	-	-	-	-	-	$ 8,292,268		$ 8,292,268
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	$ 258,809		$ 258,809
FF&E		2.2%	-	-	-	-	-	$ -		$ -
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 309,093		$ 309,093
TI ALLOWANCE CREDIT								$ -		$ -
DISC			-	-	-	-	-	$ 2,362,862		$ 2,362,862
FF&E		2.2%	-	-	-	-	-	$ 2,356,970		$ 2,356,970
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 5,892		$ 5,892
								$ -		$ -
								$ -		$ -
TOTAL ANNUAL COST			-	-	-	-	-	$ 12,034,199		$ 12,034,199
										$ -
OBSOLESCENCE FACTOR	99.99333%	20%								$ -
BUILDING REVERSION	-	0.993%	-	-	-	-	-			$ -
LAND REVERSION	585,000	1.000%	-	-	-	-	-			$ (742,795)
										$ -
DISCOUNT FACTOR		4.910%	0.237407	0.226296	0.215705	0.205609	0.195986			$ -
DISCOUNTED ANNUAL COST			-	-	-	-	-	$ 9,469,624		$ 9,469,624
CUMULATIVE ANNUAL COST			9,469,624	9,469,624	9,469,624	9,469,624	9,469,624	$ 9,469,624		$ 9,469,624
										$ -
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION			(483,814)	(483,814)	(483,814)	(483,814)	(483,814)	$ (483,814)		$ (483,814)
										$ -
CUMULATIVE PRESENT VALUE			8,985,811	8,985,811	8,985,811	8,985,811	8,985,811	$ 8,985,811		$ 8,985,811

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	**349,707**	
Net Square Footage	**325,995**	
Useable Square Footage	**250,189**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Apr-09**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	**0%**
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	338,301	379,697
PROGRAMMING/FURNITURE PLAN FEE	-	-
ENVIRONMENTAL CONSULTANT FEE	85,225	95,654
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 423,526	$ **475,351**
$/USF	$ 1.69	$ **1.90**
%/PROJECT	4%	**4%**
HARD COSTS		
CONSTRUCTION COSTS	6,150,922	6,903,589
ENVIRONMENTAL REMEDIATION	774,776	869,583
OPEN	-	-
HARD COSTS SUBTOTAL	$ 6,925,698	$ **7,773,172**
$/USF	$ 27.68	$ **31.07**
%/PROJECT	66%	**66%**
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	77,536	87,024
OWNER'S REP / PROJECT MANAGEMENT FEE	80,567	90,425
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	61,509	69,036
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 219,612	$ **246,485**
$/USF	$ 0.88	$ **0.99**
%/PROJECT	2%	**2%**
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	-	-
FURNISHINGS	-	-
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	**0%**
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	-	-
FURNITURE RELOCATION/LABOR	-	-
DECOMMISSIONING EXPENSES	262,280	294,375
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 262,280	$ **294,375**
$/USF	$ 1.05	$ **1.18**
%/PROJECT	3%	**3%**
DFM COSTS TOTAL	$ 7,831,116	$ **8,789,382**
$/USF	$ 31.30	$ **35.13**
%/PROJECT	75%	**75%**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	**349,707**	
Net Square Footage	**325,995**	
Useable Square Footage	**250,189**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Apr-09**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	2,000,000	2,244,733
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 2,000,000	$ **2,244,733**
$/USF	$ 7.99	$ **8.97**
%/PROJECT	19%	**19%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	5,000	5,612
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 5,000	$ **5,612**
$/USF	$ 0.02	$ **0.02**
%/PROJECT	0%	**0%**
DISC COSTS TOTAL	$ 2,005,000	$ **2,250,345**
$/USF	$ 8.01	$ **8.99**
%/PROJECT	19%	**19%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5%	21,176	23,768
CONSTRUCTION CONTINGENCY	5%	307,546	345,179
ENVIRONMENTAL REMEDIATION CONTINGENCY	20%	154,955	173,917
MANAGEMENT & INSPECTION CONTINGENCY	5%	10,981	12,324
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5%	-	-
MOVING & RELOCATION CONTINGENCY	5%	13,114	14,719
DISC CONTINGENCY	5%	100,250	112,517
CONTINGENCY		$ 608,022	$ **682,424**
$/USF		$ 2.43	$ **2.73**
%/PROJECT		6%	**6%**

TOTAL PROJECT COSTS	$ 10,444,138	$ 11,722,151
$/USF	$ 41.74	$ 46.85
$/SEAT	$ 10,444	$ 11,722

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	**349,707**
Net Square Footage	**325,995**
Useable Square Footage	**250,189**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	**349,707**	**325,995**	**250,189**
EST. SEATS SUPPORTED	1,000	1,000	**1,000**
?SF/SEAT	350	326	250
USF/NSF		77%	
NSF/GSF	93%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	**20%**
PRIVATE OFFICE	200
SYSTEM FURNISHING	800

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	699,414	$ -	/LAND SF	$ -
LAND ACREAGE	16.06	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,000	1,000	1,000
?SF/SEAT	350	326	250
USF/NSF	0	77%	
NSF/GSF	93%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						$ 338,301
TOTAL CONSTRUCTION COSTS	$	6,150,922				
PROFESSIONAL SERVICES	$	6,150,922	5.0%	$	307,546	
REIMBURSABLE/PRINTING	$	307,546	10.0%	$	30,755	
PROGRAMMING/FURNITURE PLAN FEE						$ -
		NSF	$/NSF		TOTAL	
PROGRAMMING		325,995	-	$	-	
FURNITURE DESIGN/PLAN		325,995	-	$	-	
ENVIRONMENTAL CONSULTANT FEE						$ 85,225
TOTAL REMEDIATION COSTS	$	774,776				
PROFESSIONAL SERVICES	$	774,776	10.0%	$	77,478	
REIMBURSABLE/TESTING	$	77,478	10.0%	$	7,748	
PEER REVIEW						$ -
TOTAL A/E FEE	$	307,546				
PROFESSIONAL SERVICES	$	307,546	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						$ -
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	6,150,922				
PROFESSIONAL SERVICES	$	6,150,922	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						$ 423,526
$/GSF						$ 1.21

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,000	1,000	1,000
?SF/SEAT	350	326	250
USF/NSF	0	77%	
NSF/GSF	93%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						$ 77,536
TOTAL HARD, FFE + OTHER	$	7,753,580				
PROFESSIONAL SERVICES	$	7,753,580	1.00%	$	77,536	
REIMBURSABLE	$	77,536	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						$ 80,567
TOTAL HARD, FFE + OTHER	$	7,673,014				
PROFESSIONAL SERVICES	$	7,673,014	1.00%	$	76,730	
REIMBURSABLE	$	76,730	5.00%	$	3,837	
DEVELOPER FEE						$ -
TOTAL CONSTRUCTION COSTS	$	6,150,922				
PROFESSIONAL SERVICES	$	6,150,922	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						$ -
TOTAL HARD COSTS	$	6,925,698				
PROFESSIONAL SERVICES	$	6,925,698	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						$ -
COMMISSIONING AGENT / ENGINEER						$ 61,509
TOTAL CONSTRUCTION COSTS	$	6,150,922		$	-	
PROFESSIONAL SERVICES	$	6,150,922	1.00%	$	61,509	
REIMBURSABLE/PRINTING	$	61,509	0.00%	$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	6,150,922				
PROFESSIONAL SERVICES	$	6,150,922	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						$ 219,612
$/GSF						$ 0.63

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,000	1,000	1,000
?SF/SEAT	350	326	250
USF/NSF	0	77%	
NSF/GSF	93%		

HARD COSTS

CONSTRUCTION COSTS $ 6,150,922

SITE/PARKING $ 750,000

	QTY		UNIT	
LAND SF	699,414	$	1.07	/LAND SF
LAND ACREAGE	16.06	$	46,711	/ACRES
PARKING	1,059.48	$	708	/SPACE

OFFICE BUILDING PROGRAM $ 5,108,021

	GSF	$/GSF		TOTAL
GENERAL REQUIREMENTS	349,707	0.75	$	263,066
STRUCTURAL DEMO	349,707	7.15	$	2,500,405
SOFT DEMO	349,707	1.00	$	349,708
FEE	349,707	0.64	$	224,842

	NSF	$/NSF		TOTAL
NEW CHILLER MEMORIAL	600	1,200.00	$	720,000
RELO/FURNISH EMERGENCY POWER	1	250,000.00	$	250,000
RELO COMM RACEWAY	1	200,000.00	$	200,000
REMOVE DIESEL TANKS	1	100,000.00	$	100,000
RELOCATE DISC SERVICE	1	500,000.00	$	500,000
			$	-

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 292,901

ENVIRONMENTAL REMEDIATION $ 774,776 $ 774,776

	GSF	$/GSF	TOTAL
REMEDIATION	349,707	2.11	$ 737,882

PHASING PREMIUM 0% $ -

ESTIMATING CONTINGENCY 5% $ 36,894

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	349,707	-	$ -

HARD COSTS SUBTOTAL $ 6,925,698
$/GSF $ 19.80

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,000	1,000	1,000
?SF/SEAT	350	326	250
USF/NSF	0	77%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			200
SYSTEM FURNISHING			800

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

FIXTURES	$ -
ARTWORK	$ -
SIGNAGE	$ -
OPEN	$ -
FURNISHINGS	$ -
SYSTEMS FURNISHING -	$ -
PRIVATE OFFICE FURNITURE	$ -
CONFERENCE ROOM FURNITURE	$ -
DINING/BREAKROOM FURNITURE	$ -
FILE CABINETS / STORAGE -	$ -
OPEN	$ -
EQUIPMENT	$ -
CAFETERIA / FOOD SERVICE	$ -
AUDIO / VISUAL	$ -
MAIL SERVICE	$ -
PHOTOCOPIERS	$ -
FITNESS EQUIPMENT	$ -
OTHER	$ -
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,000	1,000	1,000
?SF/SEAT	350	326	250
USF/NSF	0	77%	
NSF/GSF	93%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ -

	QTY	UNIT/COST	TOTAL
NSF	325,995	$ -	-
SEAT	1,000	$ -	

FURNITURE RELOCATION — $ -

	QTY	UNIT/COST	TOTAL
USF	250,189	$ -	-
SEAT	1,000	$ -	

DECOMMISSIONING EXPENSES — $ 262,280

	QTY	UNIT/COST	TOTAL
GSF	349,707	$ 0.75	262,280
SEAT	1,000	$ 262	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	325,995	$ -	$ -
SEAT	1,000	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 262,280
$/GSF	$ 0.75

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,000	1,000	1,000
?SF/SEAT	350	326	250
USF/NSF	0	77%	
NSF/GSF	93%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 2,000,000

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	0%	-	425	$ -

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	0%	-	600,000.00	$ -
BOT ROOM - STATE'S COST	100%	1	1,000,000.00	$ 1,000,000
BOT ROOM - BELL SERVICE	100%	1	1,000,000.00	$ 1,000,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$	2,000,000
$/GSF	$	5.72

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2) VOICE/DATA $/USF COST WAS UTILIZED FROM INITIAL "OCTOBER STUDY"

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,000	1,000	1,000
?SF/SEAT	350	326	250
USF/NSF	0	77%	
NSF/GSF	93%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 5,000

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	0%	-	200	$ -

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
DECOMMISSIONING	100%	1	5,000.00	$ 5,000
COMM RACEWAY	100%	1	-	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	-	$ -

DISC MOVING & RELOCATION	$	5,000
$/GSF	$	0.01

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

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Landon State Office Building Razing
Topeka, Kansas
December 23, 2003

Construction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Sitework Improvement Allowance		750,000	
Demolition	349,707 SF	5,845,903	16.71
Total Construction Cost	**349,707 SF**	**$6,595,903**	

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S:\EST_Share\Range Estimates\2003 Range Estimates\Landon Docking State Office Bldgs\Sum Files

Landon State Office Building Razing
Topeka, Kansas
December 23, 2003

Demolition
349,707 SF

	Description	Unit	Quantity	Unit Price	Cost	Cost/SF
1	General Requirements				263,066	0.75
2	Asbestos Abatement	SF	349,707	2.11	737,882	2.11
3	Structural Demolition	SF	349,707	7.15	2,500,405	7.15
4	Soft Demolition	SF	174,854	2.00	349,708	1.00
5	New Chiller Plant (Memorial)	TN	600	1,200	720,000	2.06
6	Relocate Emergency Power (300KW)	LS	1	250,000	250,000	0.71
7	Relocate Communication Raceway	LS	1	200,000	200,000	0.57
8	Remove Diesel Fuel Tanks	LS	1	100,000	100,000	0.29
9	Relocate D.I.S.C.Service	LS	1	500,000	500,000	1.43
	Subtotal				5,621,061	16.07
	Fee				224,842	0.64
	Total				**$5,845,903**	**$16.71**

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LANDON STATE OFFICE BUILDING VACATE PLUS

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	-	-	-	624,096	639,698	-	-	-
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING -				-	-	-	-	-	624,096	639,698	-	-	-
MONTHS/YEAR				-	-	-	-	-	12	12	-	-	-
RSF	325,995		25%	-	-	-	-	-	325,995	325,995	-	-	-
USF	250,189		25%	-	-	-	-	-	250,189	250,189	-	-	-
RENT PER RSF	$ -		1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 6.77			-	-	-	-	-	624,096	639,698	-	-	-
HOUSEKEEPING	$ 1.14		2.5%	-	-	-	-	-	105,442	108,078	-	-	-
MAINTENANCE	$ 1.57		2.5%	-	-	-	-	-	144,364	147,973	-	-	-
SECURITY	$ 1.00		2.5%	-	-	-	-	-	91,996	94,296	-	-	-
UTILITIES	$ 1.51		2.5%	-	-	-	-	-	139,410	142,895	-	-	-
ADMINISTRATION	$ 1.52		2.5%	-	-	-	-	-	140,118	143,621	-	-	-
REPLACEMENT INSURANCE	$ 0.03		2.5%	-	-	-	-	-	2,766	2,835	-	-	-
REAL ESTATE TAXES	$ -		2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				-	-	-	-	-	1.91	1.96	-	-	-
PROJECT EXPENSES				-	-	-	-	-	5,746,585	-	-	-	-
DFM				-	-	-	-	-	3,383,703	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	184,401	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	2,793,956	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	96,253	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	309,093	-	-	-	-
TI ALLOWANCE CREDIT													
DISC				-	-	-	-	-	2,362,882	-	-	-	-
FF&E			2.2%	-	-	-	-	-	2,356,970	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	5,892	-	-	-	-
TOTAL ANNUAL COST					-	-	-	-	6,370,661	639,698	-	-	-
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%					-	-	-	-	-	-
LAND REVERSION	585,000		1.000%						(614,841)				
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750085	0.714960	0.681498	0.649803
DISCOUNTED ANNUAL COST				-	-	-	-	-	5,013,027	479,815	-	-	-
CUMULATIVE ANNUAL COST				-	-	-	-	-	5,013,027	5,492,843	5,492,843	5,492,843	5,492,843
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-		(483,814)	(483,814)	(483,814)	(483,814)	(483,814)
CUMULATIVE PRESENT VALUE				-	-	-	-	-	4,529,214	5,009,029	5,009,029	5,009,029	5,009,029

LANDON STATE OFFICE BUILDING VACATE PLUS

			30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%								
CONSTRUCTION INFLATION RATE		2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE			-	-	-	-	-	$ 1,263,794		$ 1,263,794
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	$ -		$ -
								$ -		$ -
LANDON STATE OFFICE BUILDING -			-	-	-	-	-	$ 1,263,794		$ 1,263,794
MONTHS/YEAR			-	-	-	-	-			
RSF	325,995	25%	-	-	-	-	-			
USF	250,189	25%	-	-	-	-	-			
								$ -		$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	$ -		$ -
			-	-	-	-	-	$ -		$ -
OPERATING EXPENSES PER RSF	$ 6.77		-	-	-	-	-	$ 1,263,794		$ 1,263,794
HOUSEKEEPING	$ 1.14	2.5%	-	-	-	-	-	$ 213,520		$ 213,520
MAINTENANCE	$ 1.57	2.5%	-	-	-	-	-	$ 292,336		$ 292,336
SECURITY	$ 1.00	2.5%	-	-	-	-	-	$ 186,293		$ 186,293
UTILITIES	$ 1.51	2.5%	-	-	-	-	-	$ 282,305		$ 282,305
ADMINISTRATION	$ 1.52	2.5%	-	-	-	-	-	$ 283,738		$ 283,738
REPLACEMENT INSURANCE	$ 0.03	2.5%	-	-	-	-	-	$ 5,602		$ 5,602
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -
TENANT REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF			-	-	-	-	-	0.13		0.19
								$ -		$ -
PROJECT EXPENSES			-	-	-	-	-	$ 5,746,585		$ 5,746,565
DFM			-	-	-	-	-	$ 3,383,703		$ 3,383,703
LAND COSTS								$ -		$ -
DESIGN COSTS		2.2%	-	-	-	-	-	$ 184,401		$ 184,401
CONSTRUCTION COST		2.2%	-	-	-	-	-	$ 2,793,956		$ 2,793,956
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	$ 96,253		$ 96,253
FF&E		2.2%	-	-	-	-	-	$ -		$ -
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 309,093		$ 309,093
TI ALLOWANCE CREDIT								$ -		$ -
DISC			-	-	-	-	-	$ 2,362,862		$ 2,362,862
FF&E		2.2%	-	-	-	-	-	$ 2,356,970		$ 2,356,970
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 5,892		$ 5,892
								$ -		$ -
								$ -		$ -
TOTAL ANNUAL COST			-	-	-	-	-	$ 7,010,360		$ 7,010,360
										$ -
OBSOLESCENCE FACTOR	99.99333%	20%								$ -
BUILDING REVERSION	-	0.993%	-	-	-	-	-			$ -
LAND REVERSION	585,000	1.000%								$ -
										$ -
DISCOUNT FACTOR		4.910%	0.237407	0.226296	0.215705	0.205609	0.195966			
DISCOUNTED ANNUAL COST			-	-	-	-	-	$ 5,492,843		$ 5,492,843
CUMULATIVE ANNUAL COST			5,492,843	5,492,843	5,492,843	5,492,843	5,492,843	$ 5,492,843		$ 5,492,843
										$ -
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION			(483,814)	(483,814)	(483,814)	(483,814)	(483,614)	$ (483,814)		$ (483,814)
										$ -
CUMULATIVE PRESENT VALUE			5,009,029	5,009,029	5,009,029	5,009,029	5,009,029	$ 5,009,029		$ 5,009,029

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	**349,707**	
Net Square Footage	**325,995**	
Useable Square Footage	**250,189**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Apr-09**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	156,473	175,620
PROGRAMMING/FURNITURE PLAN FEE	-	-
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 156,473	$ 175,620
$/USF	$ 0.63	$ 0.70
%/PROJECT	3%	3%
HARD COSTS		
CONSTRUCTION COSTS	2,370,803	2,660,910
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 2,370,803	$ 2,660,910
$/USF	$ 9.48	$ 10.64
%/PROJECT	46%	46%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	28,428	31,907
OWNER'S REP / PROJECT MANAGEMENT FEE	29,539	33,154
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	23,708	26,609
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 81,675	$ 91,670
$/USF	$ 0.33	$ 0.37
%/PROJECT	2%	2%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	-	-
FURNISHINGS	-	-
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	-	-
FURNITURE RELOCATION/LABOR	-	-
DECOMMISSIONING EXPENSES	262,280	294,375
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 262,280	$ 294,375
$/USF	$ 1.05	$ 1.18
%/PROJECT	5%	5%
DFM COSTS TOTAL	$ 2,871,232	$ 3,222,575
$/USF	$ 11.48	$ 12.88
%/PROJECT	56%	56%

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	**349,707**	
Net Square Footage	**325,995**	
Useable Square Footage	**250,189**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Apr-09**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	2,000,000	2,244,733
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 2,000,000	$ **2,244,733**
$/USF	$ 7.99	$ **8.97**
%/PROJECT	39%	**39%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	5,000	5,612
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 5,000	$ **5,612**
$/USF	$ 0.02	$ **0.02**
%/PROJECT	0%	**0%**
DISC COSTS TOTAL	$ 2,005,000	$ **2,250,345**
$/USF	$ 8.01	$ **8.99**
%/PROJECT	39%	**39%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5%	7,824	8,781
CONSTRUCTION CONTINGENCY	5%	118,540	133,046
ENVIRONMENTAL REMEDIATION CONTINGENCY	20%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5%	4,084	4,583
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5%	-	-
MOVING & RELOCATION CONTINGENCY	5%	13,114	14,719
DISC CONTINGENCY	5%	100,250	112,517
CONTINGENCY		$ 243,812	$ **273,646**
$/USF		$ 0.97	$ **1.09**
%/PROJECT		5%	**5%**

TOTAL PROJECT COSTS	$ 5,120,044	$ 5,746,565
$/USF	$ 20.46	$ 22.97
$/SEAT	$ 4,543	$ 5,099

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	**349,707**
Net Square Footage	**325,995**
Useable Square Footage	**250,189**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	**349,707**	**325,995**	**250,189**
EST. SEATS SUPPORTED	1,127	1,127	**1,127**
?SF/SEAT	310	289	222
USF/NSF		77%	
NSF/GSF	93%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	**20%**
PRIVATE OFFICE	225
SYSTEM FURNISHING	902

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	699,414	$ -	/LAND SF	$ -
LAND ACREAGE	16.06	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	**349,707**
Net Square Footage	**325,995**
Useable Square Footage	**250,189**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 156,473**
TOTAL CONSTRUCTION COSTS	$	2,370,803				
PROFESSIONAL SERVICES	$	2,370,803	6.0%	$	142,248	
REIMBURSABLE/PRINTING	$	142,248	10.0%	$	14,225	
PROGRAMMING/FURNITURE PLAN FEE						**$ -**
		NSF	$/NSF		TOTAL	
PROGRAMMING		325,995	-	$	-	
FURNITURE DESIGN/PLAN		325,995	-	$	-	
ENVIRONMENTAL CONSULTANT FEE						**$ -**
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	142,248				
PROFESSIONAL SERVICES	$	142,248	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	2,370,803				
PROFESSIONAL SERVICES	$	2,370,803	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 156,473**
$/GSF						**$ 0.45**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION					**$**	**28,428**
TOTAL HARD, FFE + OTHER	$	2,842,804				
PROFESSIONAL SERVICES	$	2,842,804	1.00%	$ 28,428		
REIMBURSABLE	$	28,428	0.00%	$ -		
OWNER'S REP / PROJECT MANAGEMENT FEE					**$**	**29,539**
TOTAL HARD, FFE + OTHER	$	2,813,265				
PROFESSIONAL SERVICES	$	2,813,265	1.00%	$ 28,133		
REIMBURSABLE	$	28,133	5.00%	$ 1,407		
DEVELOPER FEE					**$**	**-**
TOTAL LAND, HARD & DESIGN COSTS	$	2,527,276				
PROFESSIONAL SERVICES	$	2,527,276	0.0%	$ -		
REIMBURSABLE/PRINTING	$	-	0.0%	$ -		
CONSTRUCTION MANAGEMENT FEE					**$**	**-**
TOTAL HARD COSTS	$	2,370,803				
PROFESSIONAL SERVICES	$	2,370,803	0.00%	$ -		
REIMBURSABLE	$	-	0.00%	$ -		
PERMITTING					**$**	**-**
COMMISSIONING AGENT / ENGINEER					**$**	**23,708**
TOTAL CONSTRUCTION COSTS	$	2,370,803		$ -		
PROFESSIONAL SERVICES	$	2,370,803	1.00%	$ 23,708		
REIMBURSABLE/PRINTING	$	23,708	0.00%	$ -		
OPEN					**$**	**-**
TOTAL CONSTRUCTION COSTS	$	2,370,803				
PROFESSIONAL SERVICES	$	2,370,803	0.00%	$ -		
REIMBURSABLE/TESTING	$	-	0.00%	$ -		
MANAGEMENT & INSPECTION COSTS SUBTOTAL					**$**	**81,675**
$/GSF					**$**	**0.23**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

HARD COSTS

CONSTRUCTION COSTS $ 2,370,803

SITE/PARKING $ -

	QTY	UNIT	
LAND SF	699,414	$ -	/LAND SF
LAND ACREAGE	16.06	$ -	/ACRES
PARKING	1,059.48	$ -	/SPACE

OFFICE BUILDING PROGRAM $ 2,257,908

	GSF	$/GSF	TOTAL
GENERAL REQUIREMENTS	349,707	0.75	$ 263,066
STRUCTURAL DEMO	349,707	-	$ -
SOFT DEMO	349,707	-	$ -
FEE	349,707	0.64	$ 224,842

	NSF	$/NSF	TOTAL
NEW CHILLER MEMORIAL	600	1,200.00	$ 720,000
RELO/FURNISH EMERGENCY POWER	1	250,000.00	$ 250,000
RELO COMM RACEWAY	1	200,000.00	$ 200,000
REMOVE DIESEL TANKS	1	100,000.00	$ 100,000
RELOCATE DISC SERVICE	1	500,000.00	$ 500,000
			$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 112,895

ENVIRONMENTAL REMEDIATION $ - $ -

	GSF	$/GSF	TOTAL
REMEDIATION	349,707	-	$ -

PHASING PREMIUM 0% $ -

ESTIMATING CONTINGENCY 5% $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	349,707	-	$ -

HARD COSTS SUBTOTAL	$ 2,370,803
$/GSF	$ 6.78

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL DATED 12/23/2003.

UNDER THE "VACATE" VIEW, ESTIMATE ASSUMES NO DEMOLITION PLUS ASBESTOS REMAINS IN PLACE. THEREFORE THE BUILDING WOULD BE MARKETED "AS-IS."

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			225
SYSTEM FURNISHING			902

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

FIXTURES	$ -
ARTWORK	$ -
SIGNAGE	$ -
OPEN	$ -
FURNISHINGS	$ -
SYSTEMS FURNISHING -	$ -
PRIVATE OFFICE FURNITURE	$ -
CONFERENCE ROOM FURNITURE	$ -
DINING/BREAKROOM FURNITURE	$ -
FILE CABINETS / STORAGE -	$ -
OPEN	$ -
EQUIPMENT	$ -
CAFETERIA / FOOD SERVICE	$ -
AUDIO / VISUAL	$ -
MAIL SERVICE	$ -
PHOTOCOPIERS	$ -
FITNESS EQUIPMENT	$ -
OTHER	$ -
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ -

	QTY	UNIT/COST	TOTAL
NSF	325,995	$ -	-
SEAT	1,127	$ -	

FURNITURE RELOCATION — $ -

	QTY	UNIT/COST	TOTAL
USF	250,189	$ -	-
SEAT	1,127	$ -	

DECOMMISSIONING EXPENSES — $ 262,280

	QTY	UNIT/COST	TOTAL
GSF	349,707	$ 0.75	262,280
SEAT	1,127	$ 233	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	325,995	$ -	$ -
SEAT	1,127	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 262,280
$/GSF	$ 0.75

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 2,000,000

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	0%	-	425	$ -

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	0%	-	600,000.00	$ -
BOT ROOM - STATE'S COST	100%	1	1,000,000.00	$ 1,000,000
BOT ROOM - BELL SERVICE	100%	1	1,000,000.00	$ 1,000,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$	2,000,000
$/GSF	$	5.72

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	**349,707**
Net Square Footage	**325,995**
Useable Square Footage	**250,189**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,127	1,127	1,127
?SF/SEAT	310	289	222
USF/NSF	0	77%	
NSF/GSF	93%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 5,000

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	0%	-	200	$ -

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
DECOMMISSIONING	100%	1	5,000.00	$ 5,000
COMM RACEWAY	100%	1	-	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	-	$ -

DISC MOVING & RELOCATION	**$**	**5,000**
$/GSF	**$**	**0.01**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

JCSBC
2-2-2016
Att.8.--442

DOCKING STATE OFFICE BUILDING - STATUS QUO W/ DFM 5 YR CAPITAL PLAN

GENERAL INFLATION RATE		2.5%											
REAL ESTATE INFLATION RATE		1.0%		0	1	2	3	4	5	6	7	8	9
CONSTRUCTION INFLATION RATE		2.2%		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	3,420,488	3,505,296	3,592,209	3,681,279	3,772,559	3,866,105	3,961,973	4,060,220	4,160,906
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
DOCKING STATE OFFICE BUILDING	OCCUPANCY FACTOR	RATE ADJUST	FACTOR	-	3,420,488	3,505,296	3,592,209	3,681,279	3,772,559	3,866,105	3,961,973	4,060,220	4,160,906
MONTHS/YEAR	87%	5%	91%	12	12	12	12	12	12	12	12	12	12
RSF	502,700		0		502,700	502,700	502,700	502,700	502,700	502,700	502,700	502,700	502,700
USF	376,720				376,720	376,720	376,720	376,720	376,720	376,720	376,720	376,720	376,720
RENT PER RSF	$ -	1.0%			-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.27				3,420,488	3,505,296	3,592,209	3,681,279	3,772,559	3,866,105	3,961,973	4,060,220	4,160,906
HOUSEKEEPING	$ 1.14	2.5%			538,251	551,707	565,500	579,637	594,128	608,982	624,206	639,811	655,807
MAINTENANCE	$ 1.57	2.5%			736,934	755,358	774,242	793,598	813,438	833,773	854,618	875,983	897,883
SECURITY	$ 1.00	2.5%			469,815	481,355	493,389	505,724	518,367	531,326	544,609	558,225	572,180
UTILITIES	$ 1.51	2.5%			711,647	729,438	747,674	766,366	785,525	805,164	825,293	845,925	867,073
ADMINISTRATION	$ 1.52	2.5%			715,260	733,141	751,470	770,256	789,513	809,251	829,482	850,219	871,475
REPLACEMENT INSURANCE	$ 0.03	2.5%			14,121	14,474	14,836	15,207	15,587	15,977	16,376	16,785	17,205
REAL ESTATE TAXES	$ -	2.5%			-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.50	2.2%			234,660	239,822	245,098	250,490	256,001	261,633	267,389	273,272	279,284
TENANT REPLACEMENT RESERVES	$ -	2.2%			-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -	0.0%			-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%			-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					6.80	6.97	7.15	7.32	7.50	7.69	7.88	8.08	8.28
PROJECT EXPENSES				201,000	12,117,891	10,918,711	10,401,891	10,184,867	457,869	457,869	457,869	457,869	-
DFM				201,000	12,117,891	10,918,711	10,401,891	10,184,867	457,869	457,869	457,869	457,869	-
LAND COSTS													
DESIGN COSTS		2.2%		-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST		2.2%		201,000	12,117,891	10,918,711	10,401,891	10,184,867	457,869	457,869	457,869	457,869	-
MANAGEMENT & INSPECTION		2.2%		-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST					15,538,379	14,424,007	13,994,100	13,866,146	4,230,428	4,323,974	4,419,842	4,516,089	4,160,906
OBSOLESCENCE FACTOR	99.99333%	20%											
BUILDING REVERSION	-	0.993%						-	-	-	-	-	-
LAND REVERSION	1,874,387	1.000%						(1,950,494)	(1,969,999)	(1,989,699)	(2,009,596)	(2,029,692)	(2,049,989)
DISCOUNT FACTOR		4.910%		1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	14,811,151	13,105,456	12,119,768	11,446,909	3,328,894	3,243,260	3,160,011	3,079,071	2,702,937
CUMULATIVE ANNUAL COST				-	14,811,151	27,916,608	40,036,378	51,483,284	54,812,178	58,055,438	61,215,448	64,294,519	66,997,456
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	(1,610,190)	(1,550,178)	(1,492,403)	(1,436,781)	(1,383,232)	(1,331,679)
CUMULATIVE PRESENT VALUE				-	14,811,151	27,916,608	40,036,376	49,673,094	53,261,999	56,563,035	59,778,667	62,911,287	65,665,777

DOCKING STATE OFFICE BUILDING - STATUS QUO W/ DFM 5 YR CAPITAL PLAN

				10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE	2.5%												
REAL ESTATE INFLATION RATE	1.0%												
CONSTRUCTION INFLATION RATE	2.2%			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				4,284,091	4,369,837	4,478,207	4,589,268	4,703,088	4,819,729	4,939,267	5,061,773	5,187,321	5,315,984
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
DOCKING STATE OFFICE BUILDING	OCCUPANCY FACTOR	RATE ADJUST	FACTOR	4,284,091	4,369,837	4,478,207	4,589,268	4,703,086	4,819,729	4,939,267	5,061,773	5,187,321	5,315,984
MONTHS/YEAR	87%	5%	91%	12	12	12	12	12	12	12	12	12	12
RSF	502,700		0	502,700	502,700	502,700	502,700	502,700	502,700	502,700	502,700	502,700	502,700
USF	376,720			376,720	376,720	376,720	376,720	376,720	376,720	376,720	376,720	376,720	376,720
RENT PER RSF	$ -	1.0%		-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.27			4,264,091	4,369,837	4,478,207	4,589,268	4,703,086	4,819,729	4,939,267	5,061,773	5,187,321	5,315,984
HOUSEKEEPING	$ 1.14	2.5%		672,202	689,007	706,232	723,888	741,985	760,535	779,548	799,037	819,013	839,488
MAINTENANCE	$ 1.57	2.5%		920,330	943,338	966,922	991,095	1,015,672	1,041,289	1,067,301	1,093,983	1,121,333	1,149,366
SECURITY	$ 1.00	2.5%		586,485	601,147	616,176	631,580	647,369	663,554	680,142	697,146	714,575	732,439
UTILITIES	$ 1.51	2.5%		888,750	910,969	933,743	957,086	981,014	1,005,539	1,030,677	1,056,444	1,082,856	1,109,927
ADMINISTRATION	$ 1.52	2.5%		893,261	915,593	938,483	961,945	985,993	1,010,643	1,035,909	1,061,807	1,088,352	1,115,561
REPLACEMENT INSURANCE	$ 0.03	2.5%		17,835	18,076	18,528	18,991	19,466	19,952	20,451	20,963	21,487	22,024
REAL ESTATE TAXES	$ -	2.5%		-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.50	2.2%		285,428	291,707	298,125	304,684	311,367	318,237	325,238	332,394	339,706	347,180
TENANT REPLACEMENT RESERVES	$ -	2.2%		-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -	0.0%		-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%		-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				8.48	8.69	8.91	9.13	9.36	9.59	9.83	10.07	10.32	10.57
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS		2.2%		-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST		2.2%		-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION		2.2%		-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				4,264,091	4,369,837	4,478,207	4,589,268	4,703,086	4,819,729	4,939,267	5,061,773	5,187,321	5,315,984
OBSOLESCENCE FACTOR	99.99333%	20%											
BUILDING REVERSION	-	0.993%		-	-	-	-	-	-	-	-	-	-
LAND REVERSION	1,874,387	1.000%		(2,070,489)	(2,091,194)	(2,112,106)	(2,133,227)	(2,154,559)	(2,176,105)	(2,197,866)	(2,219,845)	(2,242,043)	(2,264,463)
DISCOUNT FACTOR		4.910%		0.819200	0.590220	0.562597	0.536266	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST				2,840,326	2,579,167	2,519,428	2,461,070	2,404,087	2,348,385	2,293,994	2,240,865	2,188,967	2,138,271
CUMULATIVE ANNUAL COST				69,837,782	72,216,949	74,736,375	77,197,445	79,601,511	81,949,896	84,243,891	86,484,755	88,673,722	90,811,993
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(1,282,047)	(1,234,265)	(1,188,264)	(1,143,978)	(1,101,342)	(1,060,295)	(1,020,777)	(982,733)	(946,106)	(910,845)
CUMULATIVE PRESENT VALUE				68,355,735	70,962,684	73,548,111	76,053,467	78,500,170	80,889,602	83,223,113	85,502,022	87,727,815	89,901,148

DOCKING STATE OFFICE BUILDING - STATUS QUO W/ DFM 5 YR CAPITAL PLAN

GENERAL INFLATION RATE		2.5%												
REAL ESTATE INFLATION RATE		1.0%			20	21	22	23	24	25	26	27	28	29
CONSTRUCTION INFLATION RATE		2.2%			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE					5,447,842	5,582,974	5,721,461	5,863,385	6,008,834	6,157,893	8,310,654	6,467,207	6,627,648	6,792,072
INTERIM SPACE @ SEE SEPARATE WORKSHEET					-	-	-	-	-	-	-	-	-	-
DOCKING STATE OFFICE BUILDING	OCCUPANCY FACTOR	RATE ADJUST	FACTOR		5,447,842	5,582,974	5,721,461	5,863,385	6,008,834	6,157,893	6,310,654	6,467,207	6,627,648	6,792,072
MONTHS/YEAR	87%	5%	91%		12	12	12	12	12	12	12	12	12	12
RSF	502,700			0	502,700	502,700	502,700	502,700	502,700	502,700	502,700	502,700	502,700	502,700
USF	376,720				376,720	376,720	376,720	376,720	376,720	376,720	376,720	376,720	376,720	376,720
RENT PER RSF	$ -	1.0%			-	-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.27				5,447,842	5,582,974	5,721,461	5,863,385	6,008,834	6,157,893	6,310,654	6,467,207	6,627,648	6,792,072
HOUSEKEEPING	$ 1.14	2.5%			860,475	881,987	904,037	926,638	949,803	973,549	997,887	1,022,834	1,048,405	1,074,615
MAINTENANCE	$ 1.57	2.5%			1,178,100	1,207,553	1,237,741	1,268,685	1,300,402	1,332,912	1,366,235	1,400,391	1,435,401	1,471,286
SECURITY	$ 1.00	2.5%			750,750	769,519	788,757	808,476	828,688	849,405	870,640	892,406	914,716	937,584
UTILITIES	$ 1.51	2.5%			1,137,675	1,166,117	1,195,270	1,225,152	1,255,780	1,287,175	1,319,354	1,352,338	1,386,147	1,420,800
ADMINISTRATION	$ 1.52	2.5%			1,143,450	1,172,036	1,201,337	1,231,371	1,262,155	1,293,709	1,326,052	1,359,203	1,393,183	1,428,012
REPLACEMENT INSURANCE	$ 0.03	2.5%			22,574	23,139	23,717	24,310	24,918	25,541	26,179	26,834	27,505	28,192
REAL ESTATE TAXES	$ -	2.5%			-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.50	2.2%			354,818	362,624	370,601	378,755	387,087	395,603	404,307	413,201	422,292	431,582
TENANT REPLACEMENT RESERVES	$ -	2.2%			-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -	0.0%			-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%			-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					10.84	11.11	11.38	11.66	11.95	12.25	12.55	12.86	13.18	13.51
PROJECT EXPENSES					-	-	-	-	-	-	-	-	-	-
DFM					-	-	-	-	-	-	-	-	-	-
LAND COSTS														
DESIGN COSTS		2.2%			-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST		2.2%			-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION		2.2%			-	-	-	-	-	-	-	-	-	-
FF&E		2.2%			-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%			-	-	-	-	-	-	-	-	-	-
DISC					-	-	-	-	-	-	-	-	-	-
FF&E		2.2%			-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%			-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST					5,447,842	5,582,974	5,721,461	5,863,385	6,008,834	6,157,893	6,310,654	6,467,207	6,627,648	6,792,072
OBSOLESCENCE FACTOR	99.99333%	20%												
BUILDING REVERSION	-	0.993%			-	-	-	-	-	-	-	-	-	-
LAND REVERSION	1,874,387	1.000%			(2,287,108)	(2,309,979)	(2,333,079)	(2,356,410)	(2,379,974)	(2,403,774)	(2,427,811)	(2,452,089)	(2,476,610)	(2,501,376)
DISCOUNT FACTOR		4.910%			0.383409	0.365465	0.348360	0.332058	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST					2,088,752	2,040,380	1,993,129	1,946,973	1,901,868	1,857,847	1,814,827	1,772,804	1,731,758	1,691,658
CUMULATIVE ANNUAL COST					92,900,745	94,941,125	96,934,253	98,881,227	100,783,115	102,640,962	104,455,789	106,228,594	107,960,349	109,652,007
DISCOUNTED BUILDING REVERSION					-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION					(876,898)	(844,216)	(812,752)	(782,460)	(753,298)	(725,223)	(698,194)	(672,172)	(647,120)	(823,002)
CUMULATIVE PRESENT VALUE					92,023,647	94,096,909	96,121,502	96,098,766	100,029,817	101,915,739	103,757,595	105,556,422	107,313,229	109,029,005

DOCKING STATE OFFICE BUILDING - STATUS QUO W/ DFM 5 YR CAPITAL PLAN

GENERAL INFLATION RATE	2.5%										
REAL ESTATE INFLATION RATE	1.0%			30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
CONSTRUCTION INFLATION RATE	2.2%			2034	2035	2036	2037	2038			
OPERATING EXPENSE				6,960,579	7,133,270	7,310,250	7,491,624	7,677,502	$ 179,302,794		$ 110,374,095
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	$ -		$ -
									$ -		$ -
DOCKING STATE OFFICE BUILDING	OCCUPANCY FACTOR	RATE ADJUST	FACTOR	6,960,579	7,133,270	7,310,250	7,491,624	7,677,502	$ 179,302,794		$ 110,374,095
MONTHS/YEAR	87%	5%	91%	12	12	12	12	12			
RSF	502,700		0	502,700	502,700	502,700	502,700	502,700			
USF	376,720			376,720	376,720	376,720	376,720	376,720			
									$ -		$ -
RENT PER RSF	$ -	1.0%		-	-	-	-	-	$ -		$ -
				-	-	-	-	-	$ -		$ -
OPERATING EXPENSES PER RSF	$ 7.27			6,960,579	7,133,270	7,310,250	7,491,624	7,677,502	$ 179,302,794		$ 110,374,095
HOUSEKEEPING	$ 1.14	2.5%		1,101,481	1,129,018	1,157,243	1,186,174	1,215,829	$ 28,318,938		$ 17,411,902
MAINTENANCE	$ 1.57	2.5%		1,508,068	1,545,769	1,584,414	1,624,024	1,664,625	$ 38,772,237		$ 23,839,114
SECURITY	$ 1.00	2.5%		961,024	985,049	1,009,675	1,034,917	1,060,790	$ 24,707,798		$ 15,191,592
UTILITIES	$ 1.51	2.5%		1,458,320	1,492,728	1,530,046	1,568,298	1,607,505	$ 37,441,817		$ 23,021,105
ADMINISTRATION	$ 1.52	2.5%		1,463,713	1,500,306	1,537,813	1,576,259	1,615,665	$ 37,631,877		$ 23,137,964
REPLACEMENT INSURANCE	$ 0.03	2.5%		28,897	29,620	30,360	31,119	31,897	$ 742,942		$ 456,796
REAL ESTATE TAXES	$ -	2.5%		-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$ 0.50	2.2%		441,077	450,781	460,698	470,833	481,191	$ 11,687,184		$ 7,315,620
TENANT REPLACEMENT RESERVES	$ -	2.2%		-	-	-	-	-	$ -		$ -
EXISTING DEBT SERVICE	$ -	0.0%		-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$ -	0.0%		-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF				13.85	14.19	14.54	14.90	15.27	10.95		9.57
									$ -		$ -
PROJECT EXPENSES				-	-	-	-	-	$ 45,655,836		$ 45,655,836
DFM				-	-	-	-	-	$ 45,655,836		$ 45,655,836
LAND COSTS									$ -		$ -
DESIGN COSTS		2.2%		-	-	-	-	-	$ -		$ -
CONSTRUCTION COST		2.2%		-	-	-	-	-	$ 45,655,836		$ 45,655,836
MANAGEMENT & INSPECTION		2.2%		-	-	-	-	-	$ -		$ -
FF&E		2.2%		-	-	-	-	-	$ -		$ -
MOVING & RELOCATION		2.2%		-	-	-	-	-	$ -		$ -
									$ -		$ -
DISC				-	-	-	-	-	$ -		$ -
FF&E		2.2%		-	-	-	-	-	$ -		$ -
MOVING & RELOCATION		2.2%		-	-	-	-	-	$ -		$ -
									$ -		$ -
									$ -		$ -
TOTAL ANNUAL COST				6,960,579	7,133,270	7,310,250	7,491,624	7,677,502	$ 224,757,630		$ 155,828,931
											$ -
OBSOLESCENCE FACTOR	99.99333%	20%									$ -
BUILDING REVERSION	-	0.993%		-	-	-	-	-	$ -		$ -
LAND REVERSION	1,874,387	1.000%		(2,526,390)	(2,551,654)	(2,577,171)	(2,602,942)	(2,628,972)	$ (2,628,972)		$ (2,379,974)
											$ -
DISCOUNT FACTOR		4.910%		0.237407	0.226296	0.215705	0.205609	0.195986			
											$ -
DISCOUNTED ANNUAL COST				1,652,490	1,814,229	1,578,855	1,540,347	1,504,686	$ 117,540,614		$ 100,783,115
CUMULATIVE ANNUAL COST				111,304,497	112,918,726	114,495,581	116,035,929	117,540,614	$ 117,540,614		$ 100,783,115
											$ -
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION				(599,783)	(577,429)	(555,908)	(535,189)	(515,243)	$ (515,243)		$ (753,298)
											$ -
CUMULATIVE PRESENT VALUE				110,704,714	112,341,297	113,939,873	115,500,739	117,025,372	$ 117,025,372		$ 100,029,817

LANDON STATE OFFICE BUILDING -
STATUS QUO W/ DFM 5 YR CAPITAL PLAN

GENERAL INFLATION RATE	2.5%												
REAL ESTATE INFLATION RATE	1.0%			0	1	2	3	4	5	6	7	8	9
CONSTRUCTION INFLATION RATE	2.2%			2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	2,422,113	2,482,168	2,543,712	2,606,784	2,671,422	2,737,664	2,805,549	2,875,120	2,946,418
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING	OCCUPANCY FACTOR	RATE ADJUST	CTOR	-	2,422,113	2,482,168	2,543,712	2,606,784	2,671,422	2,737,664	2,805,549	2,875,120	2,946,418
MONTHS/YEAR	95%	5%	100%	12	12	12	12	12	12	12	12	12	12
RSF	325,995				325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995
USF	250,189				250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189
RENT PER RSF	$ -	1.0%			-	-	-	-	-	-	-	-	-
					-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.27				2,422,113	2,482,168	2,543,712	2,606,784	2,671,422	2,737,664	2,805,549	2,875,120	2,946,418
HOUSEKEEPING	$ 1.14	2.5%			381,146	390,675	400,441	410,452	420,714	431,232	442,012	453,063	464,389
MAINTENANCE	$ 1.57	2.5%			521,837	534,883	548,255	561,962	576,011	590,411	605,171	620,301	635,808
SECURITY	$ 1.00	2.5%			332,543	340,857	349,378	358,113	367,066	378,242	385,648	395,290	405,172
UTILITIES	$ 1.51	2.5%			503,931	516,529	529,443	542,679	556,246	570,152	584,406	599,016	613,991
ADMINISTRATION	$ 1.52	2.5%			506,489	519,151	532,130	545,433	559,069	573,046	587,372	602,056	617,108
REPLACEMENT INSURANCE	$ 0.03	2.5%			9,999	10,249	10,505	10,768	11,037	11,313	11,596	11,886	12,183
REAL ESTATE TAXES	$ -	2.5%			-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.50	2.2%			166,167	169,823	173,559	177,377	181,279	185,267	189,343	193,509	197,766
TENANT REPLACEMENT RESERVES	$ -	2.2%			-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -	0.0%			-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%			-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					7.43	7.61	7.80	8.00	8.19	8.40	8.61	8.82	9.04
PROJECT EXPENSES				-	11,368,363	7,527,368	7,841,897	751,044	451,044	-	-	-	-
DFM		2.2%		-	11,368,363	7,527,368	7,841,897	751,044	451,044	-	-	-	-
LAND COSTS													
DESIGN COSTS		2.2%		-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST		2.2%		-	11,368,363	7,527,368	7,841,897	751,044	451,044	-	-	-	-
MANAGEMENT & INSPECTION		2.2%		-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST					13,790,476	10,009,536	10,385,609	3,357,828	3,122,466	2,737,664	2,805,549	2,875,120	2,946,418
OBSOLESCENCE FACTOR	99.99333%	20%											
BUILDING REVERSION	-	0.993%						-	-	-	-	-	-
LAND REVERSION	585,000	1.000%						(608,753)	(614,841)	(620,989)	(627,199)	(633,471)	(639,806)
DISCOUNT FACTOR		4.910%		1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	13,145,054	9,094,528	8,994,589	2,771,985	2,457,046	2,053,425	2,005,656	1,959,390	1,914,002
CUMULATIVE ANNUAL COST				-	13,145,054	22,239,582	31,234,171	34,006,156	36,463,202	38,516,627	40,522,483	42,481,873	44,395,874
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	(502,544)	(483,814)	(465,782)	(448,422)	(431,710)	(415,620)
CUMULATIVE PRESENT VALUE				-	13,145,054	22,239,582	31,234,171	33,503,613	35,979,388	38,050,845	40,074,060	42,050,163	43,980,254

LANDON STATE OFFICE BUILDING -
STATUS QUO W/ DFM 5 YR CAPITAL PLAN

GENERAL INFLATION RATE	2.5%										
REAL ESTATE INFLATION RATE	1.0%	10	11	12	13	14	15	16	17	18	19
CONSTRUCTION INFLATION RATE	2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE		3,019,485	3,094,365	3,171,105	3,249,749	3,330,346	3,412,943	3,497,590	3,584,339	3,673,242	3,764,351
INTERIM SPACE @ SEE SEPARATE WORKSHEET		-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING	OCCUPANCY FACTOR / RATE ADJUST / FACTOR	3,019,485	3,094,365	3,171,105	3,249,749	3,330,346	3,412,943	3,497,590	3,584,339	3,673,242	3,764,351
MONTHS/YEAR	95% / 5% / 100%	12	12	12	12	12	12	12	12	12	12
RSF	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995
USF	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189
RENT PER RSF	$ - / 1.0%	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.27	3,019,485	3,094,365	3,171,105	3,249,749	3,330,346	3,412,943	3,497,590	3,584,339	3,673,242	3,764,351
HOUSEKEEPING	$ 1.14 / 2.5%	475,999	487,899	500,096	512,599	525,414	538,549	552,013	565,813	579,959	594,458
MAINTENANCE	$ 1.57 / 2.5%	651,703	667,996	684,696	701,813	719,359	737,342	755,776	774,670	794,037	813,888
SECURITY	$ 1.00 / 2.5%	415,301	425,684	436,328	447,234	458,415	469,875	481,622	493,663	506,004	518,654
UTILITIES	$ 1.51 / 2.5%	629,341	645,074	661,201	677,731	694,675	712,042	729,843	748,089	766,791	785,961
ADMINISTRATION	$ 1.52 / 2.5%	632,536	648,349	664,558	681,172	698,201	715,656	733,547	751,886	770,683	789,950
REPLACEMENT INSURANCE	$ 0.03 / 2.5%	12,488	12,800	13,120	13,448	13,784	14,129	14,482	14,844	15,215	15,595
REAL ESTATE TAXES	$ - / 2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.50 / 2.2%	202,117	206,564	211,108	215,752	220,499	225,350	230,308	235,374	240,553	245,845
TENANT REPLACEMENT RESERVES	$ - / 2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ - / 0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ - / 0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF		9.26	9.49	9.73	9.97	10.22	10.47	10.73	11.00	11.27	11.55
PROJECT EXPENSES		-	-	-	-	-	-	-	-	-	-
DFM	2.2%	-	-	-	-	-	-	-	-	-	-
LAND COSTS											
DESIGN COSTS	2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST	2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION	2.2%	-	-	-	-	-	-	-	-	-	-
FF&E	2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION	2.2%	-	-	-	-	-	-	-	-	-	-
DISC		-	-	-	-	-	-	-	-	-	-
FF&E	2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION	2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST		3,019,485	3,094,365	3,171,105	3,249,749	3,330,346	3,412,943	3,497,590	3,584,339	3,673,242	3,764,351
OBSOLESCENCE FACTOR	99.99333% / 20%	-	-	-	-	-	-	-	-	-	-
BUILDING REVERSION	- / 0.993%										
LAND REVERSION	585,000 / 1.000%	(646,204)	(652,666)	(659,193)	(665,785)	(672,442)	(679,167)	(685,959)	(692,818)	(699,746)	(706,744)
DISCOUNT FACTOR	4.910%	0.619200	0.590220	0.562597	0.536266	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST		1,869,666	1,826,358	1,764,054	1,742,731	1,702,366	1,662,937	1,624,422	1,586,799	1,550,049	1,514,151
CUMULATIVE ANNUAL COST		46,265,540	48,091,898	49,875,952	51,618,682	53,321,048	54,983,985	56,808,407	58,195,206	59,745,255	61,259,407
DISCOUNTED BUILDING REVERSION		-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION		(400,130)	(385,217)	(370,860)	(357,038)	(343,731)	(330,920)	(318,587)	(306,713)	(295,282)	(284,277)
CUMULATIVE PRESENT VALUE		45,865,410	47,706,681	49,505,092	51,261,645	52,977,317	54,653,065	56,289,820	57,888,493	59,449,974	60,975,130

LANDON STATE OFFICE BUILDING -
STATUS QUO W/ DFM 5 YR CAPITAL PLAN

GENERAL INFLATION RATE	2.5%													
REAL ESTATE INFLATION RATE	1.0%			20	21	22	23	24	25	26	27	28	29
CONSTRUCTION INFLATION RATE	2.2%			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				3,857,722	3,953,411	4,051,476	4,151,976	4,254,971	4,360,523	4,468,695	4,579,554	4,693,165	4,809,597
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING	OCCUPANCY FACTOR	RATE ADJUST	2TOR	3,857,722	3,953,411	4,051,476	4,151,976	4,254,971	4,360,523	4,468,695	4,579,554	4,693,165	4,809,597
MONTHS/YEAR	95%	5%	100%	12	12	12	12	12	12	12	12	12	12
RSF	325,995			325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995	325,995
USF	250,189			250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189	250,189
RENT PER RSF	$ -	1.0%		-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.27			3,857,722	3,953,411	4,051,476	4,151,976	4,254,971	4,360,523	4,468,695	4,579,554	4,693,165	4,809,597
HOUSEKEEPING	$ 1.14	2.5%		609,319	624,552	640,166	656,170	672,574	689,388	706,623	724,289	742,396	760,956
MAINTENANCE	$ 1.57	2.5%		834,235	855,091	876,469	898,380	920,840	943,861	967,457	991,644	1,016,435	1,041,846
SECURITY	$ 1.00	2.5%		531,621	544,911	558,534	572,497	586,810	601,480	616,517	631,930	647,728	663,921
UTILITIES	$ 1.51	2.5%		805,610	825,750	846,394	867,553	889,242	911,473	934,260	957,617	981,557	1,006,096
ADMINISTRATION	$ 1.52	2.5%		809,699	829,941	850,690	871,957	893,756	916,100	939,003	962,478	986,540	1,011,203
REPLACEMENT INSURANCE	$ 0.03	2.5%		15,985	16,385	16,795	17,214	17,645	18,086	18,538	19,002	19,477	19,964
REAL ESTATE TAXES	$ -	2.5%		-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.50	2.2%		251,253	256,781	262,430	268,204	274,104	280,134	286,297	292,596	299,033	305,612
TENANT REPLACEMENT RESERVES	$ -	2.2%		-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -	0.0%		-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%		-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.83	12.13	12.43	12.74	13.05	13.38	13.71	14.05	14.40	14.75
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM		2.2%		-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS		2.2%		-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST		2.2%		-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION		2.2%		-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E		2.2%		-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				3,857,722	3,953,411	4,051,476	4,151,976	4,254,971	4,360,523	4,468,695	4,579,554	4,693,165	4,809,597
OBSOLESCENCE FACTOR	99.99333%	20%											
BUILDING REVERSION	-	0.993%		-	-	-	-	-	-	-	-	-	-
LAND REVERSION	585,000	1.000%		(713,811)	(720,949)	(728,159)	(735,440)	(742,795)	(750,223)	(757,725)	(765,302)	(772,955)	(780,685)
DISCOUNT FACTOR		4.910%		0.383409	0.365465	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				1,479,085	1,444,832	1,411,373	1,378,689	1,346,763	1,315,577	1,285,114	1,255,357	1,226,269	1,197,896
CUMULATIVE ANNUAL COST				62,738,492	64,183,324	65,594,897	66,973,386	68,320,150	69,635,727	70,920,841	72,176,198	73,402,488	74,600,383
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				(273,682)	(263,481)	(253,662)	(244,208)	(235,106)	(226,344)	(217,908)	(209,786)	(201,968)	(194,440)
CUMULATIVE PRESENT VALUE				62,464,810	63,919,842	65,341,035	66,729,179	68,065,044	69,409,364	70,702,933	71,966,412	73,200,520	74,405,943

LANDON STATE OFFICE BUILDING -
STATUS QUO W/ DFM 5 YR CAPITAL PLAN

GENERAL INFLATION RATE	2.5%									
REAL ESTATE INFLATION RATE	1.0%		30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
CONSTRUCTION INFLATION RATE	2.2%		2034	2035	2036	2037	2038			
OPERATING EXPENSE			4,928,920	5,051,206	5,176,529	5,304,963	5,436,587	$ 126,967,762		$ 78,158,022
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	$ -		$ -
								$ -		$ -
LANDON STATE OFFICE BUILDING	OCCUPANCY FACTOR	RATE ADJUST CTOR	4,928,920	5,051,206	5,176,529	5,304,963	5,436,587	$ 126,967,762		$ 78,158,022
MONTHS/YEAR	95%	5% 100%	12	12	12	12	12			
RSF	325,995		325,995	325,995	325,995	325,995	325,995			
USF	250,189		250,189	250,189	250,189	250,189	250,189			
								$ -		$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	$ -		$ -
			-	-	-	-	-	$ -		$ -
OPERATING EXPENSES PER RSF	$ 7.27		4,928,920	5,051,206	5,176,529	5,304,963	5,436,587	$ 126,967,762		$ 78,158,022
HOUSEKEEPING	$ 1.14	2.5%	779,980	799,479	819,466	839,953	860,952	$ 20,053,185		$ 12,329,703
MAINTENANCE	$ 1.57	2.5%	1,067,892	1,094,589	1,121,954	1,150,003	1,178,753	$ 27,455,368		$ 16,880,936
SECURITY	$ 1.00	2.5%	680,519	697,532	714,971	732,845	751,166	$ 17,496,068		$ 10,757,459
UTILITIES	$ 1.51	2.5%	1,031,248	1,057,030	1,083,455	1,110,542	1,138,305	$ 26,513,272		$ 16,301,688
ADMINISTRATION	$ 1.52	2.5%	1,038,483	1,062,395	1,088,955	1,116,179	1,144,084	$ 26,647,857		$ 16,384,438
REPLACEMENT INSURANCE	$ 0.03	2.5%	20,463	20,974	21,499	22,036	22,587	$ 526,091		$ 323,467
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$ 0.50	2.2%	312,335	319,206	326,229	333,406	340,741	$ 6,275,920		$ 5,180,331
TENANT REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF			15.12	15.49	15.88	16.27	16.68	11.95		10.45
								$ -		$ -
PROJECT EXPENSES			-	-	-	-	-	$ 27,939,716		$ 27,939,716
DFM		2.2%	-	-	-	-	-	$ 27,939,716		$ 27,939,716
								$ -		$ -
LAND COSTS								$ -		$ -
DESIGN COSTS		2.2%	-	-	-	-	-	$ 27,939,716		$ 27,939,716
CONSTRUCTION COST		2.2%	-	-	-	-	-	$ -		$ -
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	$ -		$ -
FF&E		2.2%	-	-	-	-	-	$ -		$ -
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ -		$ -
								$ -		$ -
DISC			-	-	-	-	-	$ -		$ -
FF&E		2.2%	-	-	-	-	-	$ -		$ -
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ -		$ -
								$ -		$ -
TOTAL ANNUAL COST			4,928,920	5,051,206	5,176,529	5,304,963	5,436,587	$ 154,907,478		$ 106,097,738
										$ -
OBSOLESCENCE FACTOR	99.99333%	20%								$ -
BUILDING REVERSION	-	0.993%	-	-	-	-	-	$ -		$ -
LAND REVERSION	585,000	1.000%	(788,492)	(796,377)	(804,340)	(812,384)	(820,508)	$ (820,508)		$ (742,795)
										$ -
DISCOUNT FACTOR		4.910%	0.237407	0.226298	0.215705	0.205609	0.195988			
										$ -
DISCOUNTED ANNUAL COST			1,170,160	1,143,067	1,116,802	1,090,750	1,065,497	$ 80,166,456		$ 68,320,150
CUMULATIVE ANNUAL COST			75,770,543	76,913,610	78,030,211	79,120,961	80,186,458	$ 80,186,458		$ 88,320,150
										$ -
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION			(187,193)	(180,217)	(173,500)	(167,034)	(160,808)	$ (160,808)		$ (235,106)
										$ -
CUMULATIVE PRESENT VALUE			75,583,350	76,733,393	77,856,711	78,953,927	80,025,650	$ 80,025,650		$ 68,085,044

Kansas Department of Administration
Division of Facilities Management
5 Year Capital Improvement Plan

7/11/2003 4:50 PM

Priority	Item #	Description	Division	Estimated Capital Cost	Prior Years	Current Year FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	Subsequent Years
Landon State Office Building												
A09	24	Landon State Office Building Fire Pump	V	$75,000			$75,000					
C18	25	Landon State Office Building Upgrade Controls on Generators	II	$40,000			$40,000					
B18	26	Landon State Office Building Roof Northwest Corner Repairs	III	$86,000			$86,000					
C19	28	Landon State Office Building Ventilation & Relief	II	$423,061			$423,061					
C17	31	Landon State Office Building Replacement of DISC's HVAC System	IV	$1,400,000			$1,400,000					
B04	33	Landon State Office Building Replacement/Rewind Building Transformers	IV	$116,000			$40,000	$40,000	$36,000			
A11	34	Landon State Office Building Fire Suppression System	V	$2,255,220			$451,044	$451,044	$451,044	$451,044	$451,044	
C11	35	Landon State Office Building Building Chillers Replacement	IV	$728,992			$728,992					
B02	37	Landon State Office Building Replace Motor Control Center for Building Chillers	IV	$98,720				$98,720				
C21	38	Landon State Office Building Remodel	I	$20,564,560			$6,854,853	$6,854,854	$6,854,853			
D01	39	Landon State Office Building New Generator Exhaust System	II	$300,000			$300,000					
A07	40	Landon State Office Building Fire Detection & Notification Improvements	V	$754,503			$754,503					
B07	43	Landon State Office Building Change Out Electrical Panels	IV	$101,250			$67,500	$33,750				
C06	44	Landon State Office Building Install Lighting Sensors	VI	$98,000			$49,000	$49,000				
A05	50	Landon State Office Building Chiller Room Upgrade	V	$98,410			$98,410					
B13	62	Landon State Office Building Domestic Water Line Replacement	II	$800,000					$500,000	$300,000		
		SUBTOTAL FOR EACH FISCAL YEAR FOR LSOB		$27,939,716	$0	$0	$11,368,363	$7,527,368	$7,841,897	$751,044	$451,044	$0
		SUBTOTAL FOR FISCAL YEARS 2005 - 2009 FOR LSOB	$27,939,716									
Docking State Office Building												
A2	27	Docking State Office Building Replace Penthouse Roof	III	$91,000		$91,000						
C10	29	Docking State Office Building Retrofit Lighting to High Efficiency Lighting	VI	$543,417			$181,139	$181,139	$181,139			
B10	30	Docking State Office Building Roof Drain Replacement	II	$800,000			$100,000	$300,000	$200,000	$200,000		
B17	32	Docking State Office Building Exterior Envelope	II	$320,000			$320,000					
C12	36	Docking State Office Building Heating/Cooling Water Piping Replacement	II	$1,400,000			$1,400,000					
C20	45	Docking State Office Building Remodel	I	$36,780,961			$9,195,240	$9,195,240	$9,195,240	$9,195,241		
A10	46	Docking State Office Building Install Fire Suppression System Installation	V	$3,662,956			$457,870	$457,870	$457,870	$457,870	$457,869	$1,373,607.00
A06	47	Docking State Office Building Fire Detection & Notification Improvements	IV	$1,225,474			$367,642	$367,642	$367,642	$122,548		
B05	53	Docking State Office Building Replace/Rewind Transformers	IV	$50,000				$50,000				
C14	54	Docking State Office Building 11th Floor Computer Room A/C Units	IV	$100,000				$100,000				
C08	55	Docking State Office Building Replace Exterior Ceiling	I	$85,000				$85,000				
C07	56	Docking State Office Building Replace Electric Boiler/Hot Water Tanks	IV	$50,000				$50,000				
B11	59	Docking State Office Building Re-Roof 11th Floor North Wing	III	$131,820				$131,820				
Docking State Office Building Continued												
B12	65	Docking State Office Building Re-Roof 3rd Floor North & South Wings	III	$209,208						$209,208		
A04	66	Docking State Office Building Chiller Room Upgrade	V	$96,000			$96,000					
C1	68	Docking State Office Building Lighting Control System	VI	$110,000		$110,000						
		SUBTOTAL FOR EACH FISCAL YEAR FOR DSOB		$45,655,836	$0	$201,000	$12,117,891	$10,918,711	$10,401,891	$10,184,867	$457,869	$1,373,607
		SUBTOTAL FOR FISCAL YEARS 2005 - 2009 FOR DSOB	$44,081,229									

INTERIM SPACE CALCULATION

GENERAL DATA

	GSF	RSF	USF	SEAT	HEAD	% OCCUPIED	OPERATING %
DSOB	546,812	502,700	371,720	2,161	1,675	78%	
LSOB	349,707	325,995	250,189	1,127	1,040	92%	
SUBTOTAL	**896,519**	**828,695**	**621,909**	**3,288**	**2,715**	**83%**	
BNSF @ 142K	142,468	142,468	128,976	581	-	0%	
TOTAL	**1,038,987**	**971,163**	**750,885**	**3,869**	**2,715**	**70%**	

OPERATINIG COST	**$**	**9.46 /USF**

DSOB RECONSTRUCT & BNSF @

	GSF	RSF	USF	SEAT	HEAD	% OCCUPIED	OPERATING %	
1/2 DSOB OUT OF SERVICE	273,406	251,350	185,860	-	-		40%	OPERATING OF TOTAL COST DURING CONSTRUCTION
DSOB INTERIM @ 50% SPACE	273,406	251,350	185,860	1,081	1,076	50%	100%	1/2 SPACE @ INTERIM
LSOB @ 100%	349,707	325,995	250,189	1,127	1,088	97%	100%	INTERIM
BNSF @ 142K	142,468	142,468	128,976	581	600	103%	100%	PERMANENT SPACE -
	765,581	**719,813**	**565,025**	**2,789**	**2,764**	**99%**		
INTERIM SPACE								
DSOB	**546,812**	**502,700**	**371,720**	**1,081**	**1,076**	**100%**	**70%**	
LSOB	**349,707**	**325,995**	**250,189**	**1,127**	**1,088**	**100%**	**98%**	
			621,909	**2,208**	**2,164**	**98%**	**81%**	
4YR - INTERIM COSTS		**$**	**19,116,813.41**					

BNSF @ 358K & BCBS

	GSF	RSF	USF	SEAT	HEAD	% OCCUPIED	OPERATING %	
							40%	VACANT SPACE
DSOB @ 100%	546,812	502,700	371,720	2,161	1,121	52%	100%	INTERIM
LSOB @ 100%	349,707	325,995	250,189	1,127	1,040	92%	100%	INTERIM
BNSF @ 142K	142,468	142,468	128,976	581	600	103%	100%	PERMANENT SPACE -
	1,038,987	**971,163**	**750,885**	**3,869**	**2,761**	**71%**		
INTERIM SPACE								
DSOB	**546,812**	**502,700**	**371,720**	**2,161**	**1,121**	**100%**	**71%**	
LSOB	**349,707**	**325,995**	**250,189**	**1,127**	**1,040**	**100%**	**95%**	
			621,909	**3,288**	**2,161**	**66%**	**81%**	
4YR - INTERIM COSTS		**$**	**19,032,717.79**					

BNSF @ 358K & LANDON

	GSF	RSF	USF	SEAT	HEAD	% OCCUPIED	OPERATING %	
1/2 LSOB OUT OF SERVICE	174,854	162,998	125,095	-	-		40%	OPERATING OF TOTAL COST DURING CONSTRUCTION
DSOB @ 100%	546,812	502,700	371,720	2,161	1,671	77%	100%	INTERIM
LSOB INTERIM @ 50% SPACE	174,854	162,998	125,095	563	544	50%	100%	1/2 SPACE @ INTERIM
BNSF @ 142K	142,468	142,468	128,976	581	550	95%	100%	PERMANENT SPACE -
	864,134	**808,166**	**625,791**	**3,306**	**2,765**	**84%**		
INTERIM SPACE								
DSOB	**546,812**	**502,700**	**371,720**	**2,161**	**1,671**	**100%**	**86%**	
LSOB	**349,707**	**325,995**	**250,189**	**563**	**544**	**100%**	**70%**	
			621,909	**2,725**	**2,215**	**81%**	**80%**	
4YR - INTERIM COSTS		**$**	**18,778,762.20**					

INTERIM SPACE CALCULATION

NEW FACILITY

	GSF	RSF	USF	SEAT	HEAD	% OCCUPIED	OPERATING %	
				-	-		40%	VACANT SPACE
DSOB @ 100%	546,812	502,700	371,720	2,161	1,675	78%	100%	INTERIM
LSOB @ 100%	349,707	325,995	250,189	1,127	1,040	92%	100%	INTERIM
							100%	
	896,519	**828,695**	**621,909**	**3,288**	**2,715**	**83%**		
INTERIM SPACE								
DSOB	**546,812**	**502,700**	**371,720**	**2,161**	**1,675**	**100%**	**87%**	
LSOB	**349,707**	**325,995**	**250,189**	**1,127**	**1,040**	**100%**	**95%**	
		828,695	**621,909**	**3,288**	**2,715**	**83%**	**90%**	
4YR - INTERIM COSTS			**$ 21,196,136.54**					

DSOB & LSOB

	GSF	RSF	USF	SEAT	HEAD	% OCCUPIED	OPERATING %	
1/2 DSOB OUT OF SERVICE	273,406	251,350	185,860	-	-		40%	VACANT SPACE
1/2 LSOB OUT OF SERVICE	174,854	162,998	125,095	-	-		40%	VACANT SPACE
DSOB INTERIM @ 50% SPACE	273,406	251,350	185,860	1,081	1,076	50%	100%	INTERIM
LSOB INTERIM @ 50% SPACE	174,854	162,998	125,095	563	544	50%	100%	INTERIM
PORTFOLIO SPACE	289,003	265,882.35	226,000	1,130	1,130	100%	100%	INTERIM
	737,262	**680,230**	**536,955**	**2,774**	**2,750**	**99%**		
INTERIM SPACE								
DSOB	**546,812**	**502,700**	**371,720**	**1,081**	**1,076**	**100%**	**70%**	
LSOB	**349,707**	**325,995**	**250,189**	**563**	**544**	**100%**	**70%**	
PORTFOLIO SPACE	**289,003**	**265,882**	**226,000**	**1,130**	**1,130**	**100%**	**100%**	
		1,094,577	**847,909**	**2,774**	**2,750**	**99%**	**78%**	
4YR - INTERIM COSTS			**$ 25,024,965.59**					

DSOB & LSOB - STATUS QUO

	GSF	RSF	USF	SEAT	HEAD	% OCCUPIED	OPERATING %	
							40%	
DSOB	546,812	502,700	371,720	2,161	1,675	78%	100%	INTERIM
LSOB	349,707	325,995	250,189	1,127	1,040	92%	100%	INTERIM
	-	-	-	-	-	0%		INTERIM
	896,519	**828,695**	**621,909**	**3,288**	**2,715**	**83%**		
INTERIM SPACE								
DSOB	**546,812**	**502,700**	**371,720**	**2,161**	**1,677**	**100%**	**87%**	
LSOB	**349,707**	**325,995**	**250,189**	**1,127**	**1,040**	**100%**	**95%**	
PORTFOLIO SPACE	-	-	-	-	-	**100%**	**0%**	
			621,909	**3,288**	**2,717**	**83%**	**90%**	
4YR - INTERIM COSTS			**$ 21,196,136.54**					

INTERIM HOUSING - RECOMMENDATION OF DSOB & LSOB AND OTHERS OF BNSF & BCBS PLUS BNSF & LANDON

			0	1	2	3	4	5	6	4 YEAR PROJECT 30 YEAR OPERATIONS	4 YEAR PROJECT 20 YEAR OPERATIONS
GENERAL INFLATION RATE		2.5%									
REAL ESTATE INFLATION RATE		1.0%									
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010		
OPERATING EXPENSE			-	5,161,497	5,289,474	5,420,628	5,555,036	-	-	$ 21,426,636	$ 21,426,636
INTERIM SPACE	ASSUME EXPENSES @ 82%		-	5,161,497	5,289,474	5,420,628	5,555,036	-	-	$ 21,426,636	$ 21,426,636
MONTHS/YEAR			-	12	12	12	12	-			
RSF	828,695	82%	-	828,695	828,695	828,695	828,695	-	-		
USF	626,909	82%	-	626,909	626,909	626,909	626,909	-	-		
										$ -	$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	$ -	$ -
										-	-
EXPENSES PER RSF	$ 7.41		-	5,161,497	5,289,474	5,420,628	5,555,036	-	-	$ 21,426,636	$ 21,426,636
OP. EX STOP	$ -	2.5%	-	-	-	-	-	-	-	$ -	$ -
HOUSEKEEPING	$ 1.17	2.5%	-	812,412	832,722	853,540	874,879	-	-	$ 3,373,552	$ 3,373,552
MAINTENANCE	$ 1.60	2.5%	-	1,112,295	1,140,103	1,168,605	1,197,820	-	-	$ 4,618,823	$ 4,618,823
SECURITY	$ 1.02	2.5%	-	708,816	726,536	744,699	763,317	-	-	$ 2,943,368	$ 2,943,368
UTILITIES	$ 1.54	2.5%	-	1,074,128	1,100,981	1,128,506	1,156,719	-	-	$ 4,460,334	$ 4,460,334
ADMINISTRATION	$ 1.55	2.5%	-	1,079,581	1,106,570	1,134,234	1,162,590	-	-	$ 4,482,975	$ 4,482,975
REPLACEMENT INSURANCE	$ 0.03	2.5%	-	20,896	21,418	21,953	22,502	-	-	$ 86,769	$ 86,769
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	-	-	$ -	$ -
REPLACEMENT RESERVES	$ 0.51	2.2%	-	353,370	361,145	369,090	377,210	-	-	$ 1,460,815	$ 1,460,815
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	$ -	$ -
										$ -	$ -
										$ -	$ -
PROJECT EXPENSES			-	-	-	-	-	-	-	$ -	$ -
										$ -	$ -
TOTAL ANNUAL COST				5,161,497	5,289,474	5,420,628	5,555,036	-	-	$ 21,426,636	$ 21,426,636
											$ -
OBSOLESCENCE FACTOR	99.99333%	20%									$ -
BUILDING REVERSION	-	0.993%					-	-	-		$ -
LAND REVERSION	-	1.000%					-	-	-		$ -
											$ -
DISCOUNT FACTOR		4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065		
											$ -
DISCOUNTED ANNUAL COST			-	4,919,929	4,805,945	4,694,604	4,585,845	-	-	$ 19,006,322	$ 19,006,322
CUMULATIVE ANNUAL COST			-	4,919,929	9,725,873	14,420,477	19,006,322	19,006,322	19,006,322	$ 19,006,322	$ 19,006,322
											$ -
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	$ -	$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	$ -	$ -
											$ -
CUMULATIVE PRESENT VALUE			-	4,919,929	9,725,873	14,420,477	19,006,322	19,006,322	19,006,322	$ 19,006,322	$ 19,006,322

INTERIM HOUSING - NEW FACILITY

			0	1	2	3	4	5	6	4 YEAR PROJECT 30 YEAR OPERATIONS	4 YEAR PROJECT 20 YEAR OPERATIONS
GENERAL INFLATION RATE	2.5%										
REAL ESTATE INFLATION RATE	1.0%										
CONSTRUCTION INFLATION RATE	2.2%		2004	2005	2006	2007	2008	2009	2010		
OPERATING EXPENSE			-	5,728,003	5,870,027	6,015,575	6,164,735	-	-	$ 23,778,340	$ 23,778,340
INTERIM SPACE	ASSUME EXPENSES @ 91%		-	5,728,003	5,870,027	6,015,575	6,164,735	-	-	$ 23,778,340	$ 23,778,340
MONTHS/YEAR			-	12	12	12	12	-			
RSF	828,695	91%	-	828,695	828,695	828,695	828,695	-	-		
USF	626,909	91%	-	626,909	626,909	626,909	626,909	-	-		
										$ -	$ -
										$ -	$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-	-
										$ 23,778,340	$ 23,778,340
EXPENSES PER RSF	$ 7.41		-	5,728,003	5,870,027	6,015,575	6,164,735	-	-	$ -	$ -
OP. EX STOP	$ -	2.5%	-	-	-	-	-	-	-	$ 3,743,820	$ 3,743,820
HOUSEKEEPING	$ 1.17	2.5%	-	901,579	924,118	947,221	970,902	-	-	$ 5,125,767	$ 5,125,767
MAINTENANCE	$ 1.60	2.5%	-	1,234,376	1,265,236	1,296,867	1,329,288	-	-	$ 3,266,420	$ 3,266,420
SECURITY	$ 1.02	2.5%	-	786,612	806,278	826,435	847,095	-	-	$ 4,949,883	$ 4,949,883
UTILITIES	$ 1.54	2.5%	-	1,192,020	1,221,821	1,252,366	1,283,675	-	-	$ 4,975,009	$ 4,975,009
ADMINISTRATION	$ 1.55	2.5%	-	1,198,071	1,228,023	1,258,724	1,290,192	-	-	$ 96,293	$ 96,293
REPLACEMENT INSURANCE	$ 0.03	2.5%	-	23,189	23,769	24,363	24,972	-	-	$ -	$ -
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	-	-	$ 1,621,148	$ 1,621,148
REPLACEMENT RESERVES	$ 0.51	2.2%	-	392,155	400,782	409,600	418,611	-	-	$ -	$ -
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	$ -	$ -
										$ -	$ -
										$ -	$ -
PROJECT EXPENSES			-	-	-	-	-	-	-	$ -	$ -
										$ -	$ -
TOTAL ANNUAL COST				5,728,003	5,870,027	6,015,575	6,164,735	-	-	$ 23,778,340	$ 23,778,340
											$ -
OBSOLESCENCE FACTOR	99.99333%	20%									$ -
BUILDING REVERSION	-	0.993%					-	-	-		$ -
LAND REVERSION	-	1.000%					-	-	-		$ -
DISCOUNT FACTOR		0.000%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786693	0.750065		$ -
DISCOUNTED ANNUAL COST			-	5,459,921	5,333,426	5,209,865	5,089,169	-	-	$ 21,092,381	$ 21,092,381
CUMULATIVE ANNUAL COST			-	5,459,921	10,793,347	16,003,212	21,092,381	21,092,381	21,092,381	$ 21,092,381	$ 21,092,381
											$ -
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	$ -	$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	$ -	$ -
											$ -
CUMULATIVE PRESENT VALUE			-	5,459,921	10,793,347	16,003,212	21,092,381	21,092,381	21,092,381	$ 21,092,381	$ 21,092,381

INTERIM HOUSING - DSOB & LSOB
RECONSTRUCT

			0	1	2	3	4	5	6	4 YEAR PROJECT 30 YEAR OPERATIONS	4 YEAR PROJECT 20 YEAR OPERATIONS
GENERAL INFLATION RATE		2.5%									
REAL ESTATE INFLATION RATE		1.0%									
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010		
OPERATING EXPENSE			-	6,484,973	6,645,766	6,810,548	6,979,421	-	-	$ 26,920,708	$ 26,920,708
INTERIM SPACE	ASSUME EXPENSES @ 91%		-	6,484,973	6,645,766	6,810,548	6,979,421	-	-	$ 26,920,708	$ 26,920,708
MONTHS/YEAR			-	12	12	12	12	-			
RSF	1,094,577	78%	-	1,094,577	1,094,577	1,094,577	1,094,577	-	-		
USF	852,909	78%	-	852,909	852,909	852,909	852,909	-	-		
										$ -	$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	$ -	$ -
										-	-
EXPENSES PER RSF	$ 7.41		-	6,484,973	6,645,766	6,810,548	6,979,421	-	-	$ 26,920,708	$ 26,920,708
										$ -	$ -
										$ -	$ -
PROJECT EXPENSES			-	-	-	-	-	-	-	$ -	$ -
										$ -	$ -
TOTAL ANNUAL COST				6,484,973	6,645,766	6,810,548	6,979,421	-	-	$ 26,920,708	$ 26,920,708
											$ -
OBSOLESCENCE FACTOR	99.99333%	20%									$ -
BUILDING REVERSION	-	0.993%					-	-	-		$ -
LAND REVERSION	-	1.000%					-	-	-		$ -
											$ -
DISCOUNT FACTOR		0.000%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750085		
											$ -
DISCOUNTED ANNUAL COST			-	6,181,463	6,038,252	5,898,362	5,761,716	-	-	$ 23,879,793	$ 23,879,793
CUMULATIVE ANNUAL COST			-	6,181,463	12,219,715	18,118,077	23,879,793	23,879,793	23,879,793	$ 23,879,793	$ 23,879,793
											$ -
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	$ -	$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	$ -	$ -
											$ -
CUMULATIVE PRESENT VALUE			-	6,181,463	12,219,715	18,118,077	23,879,793	23,879,793	23,879,793	$ 23,879,793	$ 23,879,793

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE LANDON (WITHOUT DATA CENTER ANALYSIS)

GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%	0	1	2	3	4	5	6	7	8	9
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	1,685,898	2,285,606	2,324,104	4,152,417	6,042,180	6,144,940	6,249,783	6,358,755	6,465,905
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BURLINGTON NORTHERN SANTA FE				-	1,685,898	2,285,606	2,324,104	4,152,417	6,042,180	6,144,940	6,249,783	6,358,755	6,465,905
MONTHS/YEAR				-	12	12	12	12	12	12	12	12	12
RSF		358,160		-	106,851	142,468	142,468	250,314	358,160	358,160	358,160	358,160	358,160
USF		300,854		-	96,732	128,976	128,976	214,915	300,854	300,854	300,854	300,854	300,854
RENT PER RSF	$	8.50	1%	-	917,316	1,235,319	1,247,672	2,214,061	3,199,653	3,231,649	3,263,966	3,296,606	3,329,572
					8.59	8.67	8.76	8.85	8.93	9.02	9.11	9.20	9.30
OPERATING EXPENSES PER RSF	$	7.02		-	768,583	1,050,287	1,076,432	1,938,356	2,842,527	2,913,291	2,985,817	3,060,149	3,136,333
HOUSEKEEPING	$	1.14	2.5%	-	125,241	171,162	175,442	315,954	463,383	474,967	486,842	499,013	511,488
MAINTENANCE	$	1.57	2.5%	-	171,471	234,343	240,202	432,582	634,430	650,291	666,548	683,212	700,292
SECURITY	$	1.00	2.5%	-	109,271	149,336	153,070	275,665	404,294	414,401	424,761	435,380	446,265
UTILITIES	$	1.51	2.5%	-	165,587	226,302	231,960	417,738	612,661	627,977	643,676	659,768	676,263
ADMINISTRATION	$	1.52	2.5%	-	166,427	227,451	233,137	419,859	615,770	631,165	646,944	663,117	679,695
REPLACEMENT INSURANCE	$	0.03	2.5%	-	3,286	4,490	4,603	8,289	12,157	12,461	12,772	13,091	13,419
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	-	27,300	37,201	38,020	68,270	99,832	102,029	104,273	106,567	108,912
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					7.19	7.37	7.56	7.74	7.94	8.13	8.34	8.54	8.76
PROJECT EXPENSES				-	8,567,763	-	-	12,367,773	-	-	-	-	-
DFM				-	7,449,471	-	-	11,641,791	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	494,890	-	-	803,604		-	-	-	-
CONSTRUCTION COST			2.2%	-	4,436,244	-	-	7,060,133		-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	222,040	-	-	336,318		-	-	-	-
FF&E			2.2%	-	1,756,624	-	-	2,614,143		-	-	-	-
MOVING & RELOCATION			2.2%	-	539,673	-	-	827,594		-	-	-	-
DISC				-	1,118,293	-	-	725,982	-	-	-	-	-
FF&E			2.2%	-	991,502	-	-	538,583		-	-	-	-
MOVING & RELOCATION			2.2%	-	126,791	-	-	187,399		-	-	-	-
TOTAL ANNUAL COST					10,253,662	2,285,606	2,324,104	16,520,190	6,042,180	6,144,940	6,249,783	6,358,755	6,465,905
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%					-	-	-	-	-	-
LAND REVERSION		-	1.000%					-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786693	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	9,773,769	2,076,670	2,012,820	13,637,900	4,754,548	4,609,102	4,468,345	4,332,119	4,200,271
CUMULATIVE ANNUAL COST				-	9,773,769	11,850,440	13,863,260	27,501,159	32,255,707	36,864,809	41,333,155	45,665,274	49,865,545
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				-	9,773,769	11,850,440	13,863,260	27,501,159	32,255,707	36,864,809	41,333,155	45,665,274	49,865,545

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE LANDON (WITHOUT DATA CENTER ANALYSIS)

				10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				6,577,282	8,690,938	6,806,922	6,925,290	7,046,094	7,169,391	7,295,237	7,423,691	7,554,813	7,688,663
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BURLINGTON NORTHERN SANTA FE				6,577,282	6,690,938	6,806,922	6,925,290	7,046,094	7,169,391	7,295,237	7,423,691	7,554,813	7,688,663
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF	358,160			358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160
USF	300,854			300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854
RENT PER RSF	$ 8.50		1%	3,362,867	3,396,496	3,430,461	3,464,766	3,499,413	3,534,407	3,569,752	3,605,449	3,641,504	3,677,919
				9.39	9.48	9.58	9.67	9.77	9.87	9.97	10.07	10.17	10.27
OPERATING EXPENSES PER RSF	$ 7.02			3,214,415	3,294,442	3,376,461	3,460,524	3,546,681	3,634,983	3,725,486	3,818,242	3,913,310	4,010,745
HOUSEKEEPING	$ 1.14		2.5%	524,275	537,382	550,817	564,587	578,702	593,169	607,998	623,198	638,778	654,748
MAINTENANCE	$ 1.57		2.5%	717,800	735,745	754,138	772,992	792,318	812,124	832,427	853,238	874,569	896,433
SECURITY	$ 1.00		2.5%	457,421	468,857	480,578	492,593	504,907	517,530	530,468	543,730	557,323	571,256
UTILITIES	$ 1.51		2.5%	693,169	710,498	728,261	746,467	765,129	784,257	803,864	823,960	844,559	865,673
ADMINISTRATION	$ 1.52		2.5%	696,688	714,105	731,958	750,257	769,013	788,238	807,944	828,143	848,846	870,068
REPLACEMENT INSURANCE	$ 0.03		2.5%	13,754	14,098	14,451	14,812	15,182	15,562	15,951	16,349	16,758	17,177
REAL ESTATE TAXES	$ -		2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$ 0.25		2.2%	111,308	113,757	116,259	118,817	121,431	124,102	126,833	129,623	132,475	135,389
EXISTING DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				8.97	9.20	9.43	9.66	9.90	10.15	10.40	10.66	10.93	11.20
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				6,577,282	6,690,938	6,806,922	6,925,290	7,046,094	7,169,391	7,295,237	7,423,691	7,554,813	7,688,663
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION	-		1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.819200	0.590220	0.562597	0.536266	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST				4,072,655	3,949,128	3,829,554	3,713,799	3,601,737	3,493,244	3,388,201	3,286,494	3,188,011	3,092,644
CUMULATIVE ANNUAL COST				53,938,200	57,887,328	61,716,882	65,430,681	69,032,418	72,525,662	75,913,864	79,200,358	82,388,368	85,481,013
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				53,938,200	57,667,328	61,716,682	65,430,681	69,032,418	72,525,662	75,913,864	79,200,358	82,388,368	85,481,013

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE LANDON (WITHOUT DATA CENTER ANALYSIS)

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				7,825,305	7,964,802	8,107,220	8,252,627	8,401,090	8,552,682	8,707,473	8,865,539	9,026,954	9,191,797
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BURLINGTON NORTHERN SANTA FE				7,825,305	7,964,802	8,107,220	8,252,627	8,401,090	8,552,682	8,707,473	8,865,539	9,026,954	9,191,797
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF	358,160			358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160
USF	300,854			300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854
RENT PER RSF	$ 8.50		1%	3,714,698	3,751,845	3,789,363	3,827,257	3,865,529	3,904,185	3,943,227	3,982,659	4,022,485	4,062,710
				10.37	10.48	10.58	10.69	10.79	10.90	11.01	11.12	11.23	11.34
OPERATING EXPENSES PER RSF	$ 7.02			4,110,607	4,212,957	4,317,857	4,425,370	4,535,561	4,648,497	4,764,247	4,882,880	5,004,469	5,129,086
HOUSEKEEPING	$ 1.14		2.5%	871,117	687,894	705,092	722,719	740,787	759,307	778,289	797,747	817,690	838,133
MAINTENANCE	$ 1.57		2.5%	918,844	941,815	965,361	989,495	1,014,232	1,039,588	1,065,577	1,092,217	1,119,522	1,147,510
SECURITY	$ 1.00		2.5%	585,538	600,176	615,181	630,560	646,324	662,482	679,044	696,021	713,421	731,257
UTILITIES	$ 1.51		2.5%	887,315	909,498	932,235	955,541	979,430	1,003,916	1,029,014	1,054,739	1,081,107	1,108,135
ADMINISTRATION	$ 1.52		2.5%	891,819	914,115	936,968	960,392	984,402	1,009,012	1,034,237	1,060,093	1,086,595	1,113,760
REPLACEMENT INSURANCE	$ 0.03		2.5%	17,607	18,047	18,498	18,960	19,434	19,920	20,418	20,929	21,452	21,988
REAL ESTATE TAXES	$ -		2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$ 0.25		2.2%	138,368	141,412	144,523	147,702	150,952	154,273	157,667	161,136	164,680	168,303
EXISTING DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -		0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.48	11.76	12.06	12.36	12.66	12.98	13.30	13.63	13.97	14.32
									0				
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				7,825,305	7,964,802	8,107,220	8,252,627	8,401,090	8,552,682	8,707,473	8,865,539	9,026,954	9,191,797
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION	-		1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.363409	0.365465	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				3,000,292	2,910,854	2,824,233	2,740,338	2,659,074	2,580,359	2,504,108	2,430,240	2,358,677	2,289,342
CUMULATIVE ANNUAL COST				88,481,305	91,392,159	94,216,391	96,956,727	99,615,801	102,196,160	104,700,268	107,130,508	109,489,185	111,778,527
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				88,461,305	91,392,159	94,216,391	96,958,727	99,615,801	102,196,160	104,700,268	107,130,508	109,489,185	111,778,527

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE LANDON
(WITHOUT DATA CENTER ANALYSIS)

GENERAL INFLATION RATE			2.5%								
REAL ESTATE INFLATION RATE			1.0%	30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
CONSTRUCTION INFLATION RATE			2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE				9,360,146	9,532,083	9,707,693	9,887,059	10,070,269	$ 246,338,650		$ 153,436,955
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	$ -		$ -
									$ -		$ -
BURLINGTON NORTHERN SANTA FE				9,360,146	9,532,083	9,707,693	9,887,059	10,070,269	$ 246,338,650		$ 153,436,955
MONTHS/YEAR				12	12	12	12	12			
RSF	358,160			358,160	358,160	358,160	358,160	358,160			
USF	300,854			300,854	300,854	300,854	300,854	300,854			
									$ -		$ -
RENT PER RSF	$ 8.50		1%	4,103,337	4,144,371	4,185,814	4,227,673	4,269,949	116,913,948		76,067,538
				11.46	11.57	11.69	11.80	11.92	$ 10.36		$ 9.84
OPERATING EXPENSES PER RSF	$ 7.02			5,256,809	5,387,713	5,521,878	5,659,386	5,800,320	$ 129,424,702		$ 77,369,417
HOUSEKEEPING	$ 1.14		2.5%	859,086	880,563	902,577	925,142	948,270	$ 21,131,558		$ 12,624,755
MAINTENANCE	$ 1.57		2.5%	1,176,198	1,205,803	1,235,743	1,266,637	1,298,303	$ 28,931,798		$ 17,284,900
SECURITY	$ 1.00		2.5%	749,538	768,276	787,483	807,170	827,350	$ 18,436,930		$ 11,014,887
UTILITIES	$ 1.51		2.5%	1,135,838	1,164,234	1,193,340	1,223,174	1,253,753	$ 27,939,040		$ 16,891,790
ADMINISTRATION	$ 1.52		2.5%	1,141,604	1,170,144	1,199,398	1,229,383	1,260,117	$ 28,080,863		$ 16,778,520
REPLACEMENT INSURANCE	$ 0.03		2.5%	22,538	23,101	23,679	24,271	24,878	$ 554,382		$ 331,208
REAL ESTATE TAXES	$ -		2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$ -		2.2%	-	-	-	-	-	$ -		$ -
TENANT REPLACEMENT RESERVES	$ 0.25		2.2%	172,006	175,790	179,658	183,610	187,650	$ 4,350,129		$ 2,645,356
EXISTING DEBT SERVICE	$ -		0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$ -		0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF				14.68	15.04	15.42	15.80	16.19	11.60		10.13
									$ 0		$ -
PROJECT EXPENSES				-	-	-	-	-	$ 20,935,537		$ 20,935,537
DFM				-	-	-	-	-	$ 19,091,262		$ 19,091,262
LAND COSTS									$ -		$ -
DESIGN COSTS			2.2%	-	-	-	-	-	$ 1,298,493		$ 1,298,493
CONSTRUCTION COST			2.2%	-	-	-	-	-	$ 11,496,377		$ 11,496,377
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	$ 558,357		$ 558,357
FF&E			2.2%	-	-	-	-	-	$ 4,370,767		$ 4,370,767
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 1,367,267		$ 1,367,267
									$ -		$ -
DISC				-	-	-	-	-	$ 1,844,275		$ 1,844,275
FF&E			2.2%	-	-	-	-	-	$ 1,530,085		$ 1,530,085
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 314,189		$ 314,189
									$ -		$ -
									$ -		$ -
TOTAL ANNUAL COST				9,360,146	9,532,083	9,707,693	9,887,059	10,070,269	$ 267,274,187		$ 174,372,492
											$ -
OBSOLESCENCE FACTOR	99.99333%		20%								$ -
BUILDING REVERSION	-		0.993%	-	-	-	-	-			$ -
LAND REVERSION	-		1.000%	-	-	-	-	-			$ -
											$ -
DISCOUNT FACTOR			4.910%	0.237407	0.226296	0.215705	0.205609	0.195986			$ -
DISCOUNTED ANNUAL COST				2,222,163	2,157,070	2,093,995	2,032,871	1,973,635	$ 122,258,262		$ 99,615,801
CUMULATIVE ANNUAL COST				114,000,690	116,157,761	116,251,756	120,284,627	122,258,262	$ 122,258,262		$ 99,615,801
											$ -
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION				-	-	-	-	-	$ -		$ -
											$ -
CUMULATIVE PRESENT VALUE				114,000,690	116,157,761	118,251,756	120,284,627	122,258,262	$ 122,258,262		$ 99,615,801

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	**358,160**	
Net Square Footage	**358,160**	
Useable Square Footage	**300,854**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jul-08**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	**0%**
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	654,556	722,629
PROGRAMMING/FURNITURE PLAN FEE	465,608	514,031
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 1,120,164	$ **1,236,660**
$/GSF	$ 3.13	$ **3.45**
%/PROJECT	6%	**6%**
HARD COSTS		
CONSTRUCTION COSTS	9,917,514	10,948,930
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 9,917,514	$ **10,948,930**
$/GSF	$ 27.69	$ **30.57**
%/PROJECT	52%	**52%**
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	163,063	180,021
OWNER'S REP / PROJECT MANAGEMENT FEE	169,437	187,058
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	50,000	55,200
COMMISSIONING AGENT / ENGINEER	99,175	109,489
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 481,675	$ **531,769**
$/GSF	$ 1.34	$ **1.48**
%/PROJECT	3%	**3%**
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	105,512	116,485
FURNISHINGS	3,664,993	4,046,151
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 3,770,505	$ **4,162,636**
$/GSF	$ 10.53	$ **11.62**
%/PROJECT	20%	**20%**
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	358,160	395,408
FURNITURE RELOCATION/LABOR	821,333	906,751
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,179,493	$ **1,302,159**
$/GSF	$ 3.29	$ **3.64**
%/PROJECT	6%	**6%**
DFM COSTS TOTAL	$ 16,469,351	$ **18,182,154**
$/GSF	$ 45.98	$ **50.77**
%/PROJECT	87%	**87%**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	**358,160**	
Net Square Footage	**358,160**	
Useable Square Footage	**300,854**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jul-08**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	1,319,950	1,457,224
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,319,950	$ **1,457,224**
$/GSF	$ 3.69	$ **4.07**
%/PROJECT	7%	**7%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	271,040	299,228
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 271,040	$ **299,228**
$/GSF	$ 0.76	$ **0.84**
%/PROJECT	1%	**1%**
DISC COSTS TOTAL	$ 1,590,990	$ **1,756,452**
$/GSF	$ 4.44	$ **4.90**
%/PROJECT	8%	**8%**

PROJECT LEVEL CONTINGENCY			
DESIGN & REVIEW CONTINGENCY	5.0%	56,008	61,833
CONSTRUCTION CONTINGENCY	5.0%	495,876	547,447
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	24,084	26,588
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	188,525	208,132
MOVING & RELOCATION CONTINGENCY	5.0%	58,975	65,108
DISC CONTINGENCY	5.0%	79,550	87,823
CONTINGENCY		$ 903,017	$ **996,930**
$/GSF		$ 2.52	$ **2.78**
%/PROJECT		5%	**5%**

TOTAL PROJECT COSTS	$ 18,963,358	$ 20,935,537
$/GSF	$ 53	$ 58
$/SEAT	$ 13,993	$ 15,448

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	**358,160**
Net Square Footage	**358,160**
Useable Square Footage	**300,854**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	**222**
USF/NSF		84.0%	
NSF/GSF	100%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	**20%**
PRIVATE OFFICE	271
SYSTEM FURNISHING	1,084

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	716,320	$ -	/LAND SF	$ -
LAND ACREAGE	16.44	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	222
USF/NSF	0	84%	
NSF/GSF	100%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE					**$**	**654,556**
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	6.0%	$ 595,051		
REIMBURSABLE/PRINTING	$	595,051	10.0%	$ 59,505		
PROGRAMMING/FURNITURE PLAN FEE					**$**	**465,608**
		NSF	$/NSF	TOTAL		
PROGRAMMING		358,160	1.00	$ 358,160		
FURNITURE DESIGN/PLAN		358,160	0.30	$ 107,448		
ENVIRONMENTAL CONSULTANT FEE					**$**	**-**
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$ -		
REIMBURSABLE/TESTING	$	-	10.0%	$ -		
PEER REVIEW					**$**	**-**
TOTAL A/E FEE	$	595,051				
PROFESSIONAL SERVICES	$	595,051	0.0%	$ -		
REIMBURSABLE	$	-	0.0%	$ -		
FEASIBILITY STUDIES					**$**	**-**
CENTRAL PLANT				$ -		
DE-MOUNTABLE VS HARD WALL				$ -		
OFFICE RAISE FLOOR				$ -		
NEW VS EXISTING FURNITURE				$ -		
OPEN					**$**	**-**
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	-	$ -		
REIMBURSABLE/TESTING	$	-	-	$ -		
DESIGN & REVIEW COSTS SUBTOTAL					**$**	**1,120,164**
$/GSF					**$**	**3.13**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	222
USF/NSF	0	84%	
NSF/GSF	100%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION					**$**	**163,063**
TOTAL HARD, FFE + OTHER	$	16,306,288				
PROFESSIONAL SERVICES	$	16,306,288	1.00%	$ 163,063		
REIMBURSABLE	$	163,063	0.00%	$ -		
OWNER'S REP / PROJECT MANAGEMENT FEE					**$**	**169,437**
TOTAL HARD, FFE + OTHER	$	16,136,851				
PROFESSIONAL SERVICES	$	16,136,851	1.00%	$ 161,369		
REIMBURSABLE	$	161,369	5.00%	$ 8,068		
DEVELOPER FEE					**$**	**-**
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.0%	$ -		
REIMBURSABLE/PRINTING	$	-	0.0%	$ -		
CONSTRUCTION MANAGEMENT FEE					**$**	**-**
TOTAL HARD COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.00%	$ -		
REIMBURSABLE	$	-	0.00%	$ -		
PERMITTING					**$**	**50,000**
COMMISSIONING AGENT / ENGINEER					**$**	**99,175**
TOTAL CONSTRUCTION COSTS	$	9,917,514		$ -		
PROFESSIONAL SERVICES	$	9,917,514	1.00%	$ 99,175		
REIMBURSABLE/PRINTING	$	99,175	0.00%	$ -		
OPEN					**$**	**-**
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.00%	$ -		
REIMBURSABLE/TESTING	$	-	0.00%	$ -		
MANAGEMENT & INSPECTION COSTS SUBTOTAL					**$**	**481,675**
$/GSF					**$**	**1.34**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	222
USF/NSF	0	84%	
NSF/GSF	100%		

HARD COSTS

CONSTRUCTION COSTS $ 9,917,514

SITE/PARKING $ -

	QTY		UNIT
LAND SF	716,320	$ -	/LAND SF
LAND ACREAGE	16.44	$ -	/ACRES
PARKING	1,164.02	$ -	/SPACE

OFFICE BUILDING PROGRAM $ 9,445,251

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	358,160	-	$ -	
	358,160	-	$ -	
	NSF	**$/NSF**	**TOTAL**	
TI - OFFICE	355,410	20.12	$ 7,149,477	
TI - DATA/SWITCH	2,750	200.00	$ 550,000	See Note Below
KITCHEN AND DINING	-	127.11	$ -	
FITNESS CENTER	-	75.00	$ -	
CONFERENCE CENTER	-	70.62	$ -	
DEMOUNTABLE PARTITIONS ADDER	355,410	4.91	$ 1,745,774	

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 472,263

ENVIRONMENTAL REMEDIATION $ - $ -

	GSF	$/GSF	TOTAL
REMEDIATION	358,160	-	$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	358,160	-	$ -

HARD COSTS SUBTOTAL	$ 9,917,514
$/GSF	$ 27.69

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

TI DATA/SWITCH FOR A 2,750 SF FOR MAIN (1,000 SF) & PER FLR (125 SF) DATA/PHONE ROOMS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	222
USF/NSF	0	84%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			271
SYSTEM FURNISHING			1,084

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 105,512

ARTWORK — $ -

SIGNAGE — $ 105,512

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	358,160		IN CONSTRUCTION
GENERAL INTERIOR	358,160	0.2	$ 71,632
OFFICE/WORKSTATION	1,355	25	$ 33,880

OPEN — $ -

FURNISHINGS — $ 3,664,993

SYSTEMS FURNISHING - — $ 2,439,360

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	1,084	2,250	$ 2,439,360
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 1,016,400

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	271	3,750	$ 1,016,400

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	222
USF/NSF	0	84%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			271
SYSTEM FURNISHING			1,084

CONFERENCE ROOM FURNITURE — **$ 104,538**

TOTAL SQUARE FOOTAGE 358,160 GSF
GSF/CONFERENCE RM. FACTOR 10,000
CONFERENCE ROOMS 36 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST	
NEW CONFERENCE ROOMS				
LARGE 10 -14	25%	9	9,100	$ 81,481
MEDIUM 6 - 8	50%	18	5,700	$ 102,076
SMALL 4	25%	9	2,850	$ 25,519

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS — $ 104,538

DINING/BREAKROOM FURNITURE — **$ 36,935**

TOTAL SQUARE FOOTAGE 358,160 GSF
GSF/BREAK ROOM 20,000
QTY OF BREAK ROOMS 18 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	4,125	$ -
SUPPLEMENT EXISTING	100%	18	2,063	$ 36,935

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - — **$ 67,760**

EST. SEATS SUPPORTED 1,355
SEATS PER FILE CABINET 5 FACTOR
FILE/STORAGE 271 CABINETS

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	500	$ -
SUPPLEMENT EXISTING	100%	271	250	$ 67,760

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	222
USF/NSF	0	84%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			271
SYSTEM FURNISHING			1,084

OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	3,770,505
$/GSF	$	10.53

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	222
USF/NSF	0	84%	
NSF/GSF	100%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 358,160

	QTY	UNIT/COST	TOTAL
NSF	358,160	$ 1.00	358,160
SEAT	1,355	$ 264	

FURNITURE RELOCATION — $ 821,333

	QTY	UNIT/COST	TOTAL
USF	300,854	$ 2.73	821,333
SEAT	1,355	$ 606	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	358,160	$ -	-
SEAT	1,355	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	358,160	$ -	$ -
SEAT	1,355	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 1,179,493
$/GSF	$ 3.29

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	222
USF/NSF	0	84%	
NSF/GSF	100%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 1,319,950

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	1,694	425	$ 719,950

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$ 1,319,950
$/GSF	$ 3.69

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - LANDON REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,355	1,355	1,355
?SF/SEAT	264	264	222
USF/NSF	0	84%	
NSF/GSF	100%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 271,040

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	1,355	$ 200	$ 271,040

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ -	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$ 271,040
$/GSF	$ 0.76

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

JCSBC
2-2-2016
Att.8.--472

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE DOCKING (WITHOUT DATA CENTER ANALYSIS)

GENERAL INFLATION RATE			2.5%									
REAL ESTATE INFLATION RATE			1.0%	0	1	2	3	4	5	6	7	8	9
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	1,685,898	2,285,606	2,324,104	4,152,417	6,042,180	6,144,940	6,249,783	6,356,755	6,465,905
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BURLINGTON NORTHERN SANTA FE				-	1,685,898	2,285,606	2,324,104	4,152,417	6,042,180	6,144,940	6,249,783	6,356,755	6,465,905
MONTHS/YEAR				-	12	12	12	12	12	12	12	12	12
RSF		358,160		-	106,851	142,468	142,468	250,314	358,160	358,160	358,160	358,160	358,160
USF		300,854		-	96,732	128,976	128,976	214,915	300,854	300,854	300,854	300,854	300,854
RENT PER RSF	$	8.50	1.0%	-	917,316	1,235,319	1,247,672	2,214,061	3,199,653	3,231,649	3,263,965.98	3,296,605.64	3,329,571.70
					8.59	8.67	8.76	8.85	8.93	9.02	9.11	9.20	9.30
OPERATING EXPENSES PER RSF	$	7.02		-	768,583	1,050,287	1,076,432	1,938,356	2,842,527	2,913,291	2,985,817	3,060,149	3,136,333
HOUSEKEEPING	$	1.14	2.5%	-	125,241	171,162	175,442	315,954	463,383	474,967	486,842	499,013	511,488
MAINTENANCE	$	1.57	2.5%	-	171,471	234,343	240,202	432,582	634,430	650,291	666,548	683,212	700,292
SECURITY	$	1.00	2.5%	-	109,271	149,338	153,070	275,665	404,294	414,401	424,761	435,380	446,265
UTILITIES	$	1.51	2.5%	-	165,587	226,302	231,960	417,738	612,881	627,977	643,676	659,768	676,263
ADMINISTRATION	$	1.52	2.5%	-	166,427	227,451	233,137	419,859	615,770	631,165	646,944	663,117	679,695
REPLACEMENT INSURANCE	$	0.03	2.5%	-	3,286	4,490	4,603	8,289	12,157	12,461	12,772	13,091	13,419
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	-	27,300	37,201	38,020	68,270	99,832	102,029	104,273	106,567	108,912
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					7.19	7.37	7.56	7.74	7.94	8.13	8.34	8.54	8.76
PROJECT EXPENSES				-	8,587,763	-	-	13,925,175	-	-	-	-	-
DFM				-	7,449,471	-	-	12,885,252	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	494,890	-	-	803,604		-	-	-	-
CONSTRUCTION COST			2.2%	-	4,436,244	-	-	7,060,133		-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	222,040	-	-	361,018		-	-	-	-
FF&E			2.2%	-	1,756,624	-	-	3,812,904		-	-	-	-
MOVING & RELOCATION			2.2%	-	539,673	-	-	827,594		-	-	-	-
DISC				-	1,118,293	-	-	1,059,923	-	-	-	-	-
FF&E			2.2%	-	991,502	-	-	781,190		-	-	-	-
MOVING & RELOCATION			2.2%	-	126,791	-	-	278,733		-	-	-	-
TOTAL ANNUAL COST					10,253,662	2,285,606	2,324,104	18,077,592	6,042,180	6,144,940	6,249,783	6,356,755	6,465,905
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%					-	-	-	-	-	-
LAND REVERSION		-	1.000%					-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498	0.649803
DISCOUNTED ANNUAL COST				-	9,773,769	2,076,670	2,012,820	14,923,560	4,754,548	4,609,102	4,468,345	4,332,119	4,200,271
CUMULATIVE ANNUAL COST				-	9,773,769	11,850,440	13,863,260	28,786,840	33,541,388	38,150,490	42,618,835	46,950,954	51,151,225
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				-	9,773,769	11,850,440	13,863,260	28,786,840	33,541,388	38,150,490	42,618,835	46,950,954	51,151,225

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE DOCKING (WITHOUT DATA CENTER ANALYSIS)

			10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE		2.5%										
REAL ESTATE INFLATION RATE		1.0%										
CONSTRUCTION INFLATION RATE		2.2%	2014	2015	2016	2017	2016	2019	2020	2021	2022	2023
OPERATING EXPENSE			6,577,282	6,690,936	6,806,922	6,925,290	7,046,094	7,169,391	7,295,237	7,423,691	7,554,613	7,688,663
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	-	-	-	-	-
			6,577,282	6,690,938	6,806,922	6,925,290	7,046,094	7,169,391	7,295,237	7,423,691	7,554,813	7,688,663
BURLINGTON NORTHERN SANTA FE												
MONTHS/YEAR			12	12	12	12	12	12	12	12	12	12
RSF	358,160		358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160
USF	300,854		300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854
RENT PER RSF	$ 8.50	1.0%	3,362,867.41	3,396,496.09	3,430,461.05	3,464,765.66	3,499,413.32	3,534,407.45	3,569,751.52	3,605,449.04	3,641,503.53	3,677,918.56
			9.39	9.48	9.58	9.67	9.77	9.87	9.97	10.07	10.17	10.27
OPERATING EXPENSES PER RSF	$ 7.02		3,214,415	3,294,442	3,376,461	3,460,524	3,546,681	3,634,983	3,725,486	3,818,242	3,913,310	4,010,745
HOUSEKEEPING	$ 1.14	2.5%	524,275	537,382	550,817	564,587	578,702	593,169	607,998	623,198	838,778	654,748
MAINTENANCE	$ 1.57	2.5%	717,800	735,745	754,138	772,992	792,316	812,124	832,427	853,238	874,569	896,433
SECURITY	$ 1.00	2.5%	457,421	468,857	480,578	492,593	504,907	517,530	530,468	543,730	557,323	571,258
UTILITIES	$ 1.51	2.5%	693,169	710,498	728,261	746,487	765,129	784,257	803,864	823,960	844,559	865,673
ADMINISTRATION	$ 1.52	2.5%	696,688	714,105	731,958	750,257	789,013	768,238	607,944	828,143	848,846	870,068
REPLACEMENT INSURANCE	$ 0.03	2.5%	13,754	14,098	14,451	14,812	15,182	15,562	15,951	18,349	16,758	17,177
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$ 0.25	2.2%	111,308	113,757	116,259	118,817	121,431	124,102	126,833	129,623	132,475	135,389
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF			8.97	9.20	9.43	9.66	9.90	10.15	10.40	10.66	10.93	11.20
PROJECT EXPENSES			-	-	-	-	-	-	-	-	-	-
DFM			-	-	-	-	-	-	-	-	-	-
LAND COSTS			-	-	-	-	-	-	-	-	-	-
DESIGN COSTS		2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST		2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	-	-	-	-	-
FF&E		2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	-	-	-
DISC			-	-	-	-	-	-	-	-	-	-
FF&E		2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST			6,577,282	6,690,938	6,806,922	6,925,290	7,046,094	7,169,391	7,295,237	7,423,691	7,554,813	7,688,663
OBSOLESCENCE FACTOR	99.99333%	20%										
BUILDING REVERSION	-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION	-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR		4.910%	0.819200	0.590220	0.562597	0.536268	0.511188	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST			4,072,655	3,949,128	3,829,554	3,713,799	3,601,737	3,493,244	3,388,201	3,288,494	3,188,011	3,092,644
CUMULATIVE ANNUAL COST			55,223,880	59,173,009	63,002,562	66,716,361	70,318,099	73,811,343	77,199,544	80,488,038	83,674,049	86,766,693
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE			55,223,880	59,173,009	63,002,562	66,716,361	70,318,099	73,811,343	77,199,544	80,488,038	83,674,049	86,766,693

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE DOCKING (WITHOUT DATA CENTER ANALYSIS)

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				7,825,305	7,964,802	8,107,220	8,252,627	8,401,090	8,552,682	8,707,473	8,865,539	9,026,954	9,191,797
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BURLINGTON NORTHERN SANTA FE				7,825,305	7,964,802	8,107,220	8,252,627	8,401,090	8,552,682	8,707,473	8,865,539	9,026,954	9,191,797
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		358,180		358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160	358,160
USF		300,854		300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854	300,854
RENT PER RSF	$	8.50	1.0%	3,714,697.75	3,751,844.73	3,789,363.17	3,827,256.81	3,865,529.37	3,904,184.67	3,943,226.52	3,982,658.78	4,022,485.37	4,062,710.22
				10.37	10.48	10.58	10.89	10.79	10.90	11.01	11.12	11.23	11.34
OPERATING EXPENSES PER RSF	$	7.02		4,110,607	4,212,957	4,317,857	4,425,370	4,535,561	4,648,497	4,764,247	4,882,880	5,004,469	5,129,086
HOUSEKEEPING	$	1.14	2.5%	871,117	687,894	705,092	722,719	740,787	759,307	778,289	797,747	817,690	838,133
MAINTENANCE	$	1.57	2.5%	918,844	941,815	965,381	989,495	1,014,232	1,039,588	1,065,577	1,092,217	1,119,522	1,147,510
SECURITY	$	1.00	2.5%	585,538	600,176	615,181	630,560	646,324	662,482	679,044	696,021	713,421	731,257
UTILITIES	$	1.51	2.5%	887,315	909,498	932,235	955,541	979,430	1,003,916	1,029,014	1,054,739	1,081,107	1,108,135
ADMINISTRATION	$	1.52	2.5%	891,819	914,115	936,968	960,392	984,402	1,009,012	1,034,237	1,060,093	1,086,595	1,113,760
REPLACEMENT INSURANCE	$	0.03	2.5%	17,607	18,047	18,496	18,960	19,434	19,920	20,418	20,929	21,452	21,988
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	138,368	141,412	144,523	147,702	150,952	154,273	157,667	161,136	164,680	168,303
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.48	11.78	12.06	12.36	12.68	12.98	13.30	13.63	13.97	14.32
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				7,825,305	7,964,802	8,107,220	8,252,627	8,401,090	8,552,682	8,707,473	8,865,539	9,026,954	9,191,797
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.363409	0.365465	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				3,000,292	2,910,854	2,824,233	2,740,336	2,659,074	2,580,359	2,504,108	2,430,240	2,358,677	2,289,342
CUMULATIVE ANNUAL COST				89,766,985	92,677,839	95,502,071	98,242,407	100,901,481	103,481,840	105,985,948	108,416,188	110,774,865	113,064,207
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				89,766,985	92,677,839	95,502,071	98,242,407	100,901,481	103,481,840	105,985,948	108,416,188	110,774,865	113,064,207

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE DOCKING (WITHOUT DATA CENTER ANALYSIS)

GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%	30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
CONSTRUCTION INFLATION RATE		2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE			9,360,146	9,532,083	9,707,693	9,887,059	10,070,269	$ 246,338,650		$ 153,436,955
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	$ -		$ -
								$ -		$ -
BURLINGTON NORTHERN SANTA FE			9,360,146	9,532,083	9,707,693	9,887,059	10,070,269	$ 246,338,650		$ 153,436,955
MONTHS/YEAR			12	12	12	12	12			
RSF	358,160		358,160	358,160	358,160	358,160	358,160			
USF	300,854		300,854	300,854	300,854	300,854	300,854			
								$ -		$ -
RENT PER RSF	$ 8.50	1.0%	4,103,337.32	4,144,370.70	4,185,814.40	4,227,672.55	4,269,949.27	$ 116,913,948		$ 76,067,538
			11.46	11.57	11.69	11.80	11.92	$ 10.36		$ 9.84
OPERATING EXPENSES PER RSF	$ 7.02		5,256,809	5,387,713	5,521,878	5,659,386	5,800,320	$ 129,424,702		$ 77,369,417
HOUSEKEEPING	$ 1.14	2.5%	859,086	880,563	902,577	925,142	948,270	$ 21,131,558		$ 12,624,755
MAINTENANCE	$ 1.57	2.5%	1,176,198	1,205,603	1,235,743	1,266,637	1,298,303	$ 28,931,798		$ 17,284,900
SECURITY	$ 1.00	2.5%	749,538	768,276	787,483	807,170	827,350	$ 18,436,930		$ 11,014,887
UTILITIES	$ 1.51	2.5%	1,135,838	1,164,234	1,193,340	1,223,174	1,253,753	$ 27,939,040		$ 16,691,790
ADMINISTRATION	$ 1.52	2.5%	1,141,604	1,170,144	1,199,398	1,229,383	1,260,117	$ 28,080,863		$ 16,776,520
REPLACEMENT INSURANCE	$ 0.03	2.5%	22,538	23,101	23,679	24,271	24,878	$ 554,362		$ 331,208
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -
TENANT REPLACEMENT RESERVES	$ 0.25	2.2%	172,006	175,790	179,658	183,610	187,650	$ 4,350,129		$ 2,645,356
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF			14.68	15.04	15.42	15.80	16.19	11.60		10.13
								$ -		$ -
PROJECT EXPENSES			-	-	-	-	-	$ 22,492,938		$ 22,492,938
DFM			-	-	-	-	-	$ 20,314,723		$ 20,314,723
								$ -		$ -
LAND COSTS								$ 1,298,493		$ 1,298,493
DESIGN COSTS		2.2%	-	-	-	-	-	$ 11,496,377		$ 11,496,377
CONSTRUCTION COST		2.2%	-	-	-	-	-	$ 583,058		$ 583,058
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	$ 5,569,528		$ 5,569,528
FF&E		2.2%	-	-	-	-	-	$ 1,367,267		$ 1,367,267
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ -		$ -
								$ 2,178,215		$ 2,178,215
DISC			-	-	-	-	-	$ 1,772,692		$ 1,772,692
FF&E		2.2%	-	-	-	-	-	$ 405,524		$ 405,524
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ -		$ -
								$ -		$ -
TOTAL ANNUAL COST			9,360,146	9,532,083	9,707,693	9,887,059	10,070,269	$ 268,831,588		$ 175,929,893
										$ -
OBSOLESCENCE FACTOR	99.99333%	20%								$ -
BUILDING REVERSION	-	0.993%	-	-	-	-	-			$ -
LAND REVERSION	-	1.000%	-	-	-	-	-			$ -
										$ -
DISCOUNT FACTOR		4.910%	0.237407	0.226296	0.215705	0.205609	0.195986			$ -
DISCOUNTED ANNUAL COST			2,222,163	2,157,070	2,093,995	2,032,871	1,973,635	$ 123,543,943		$ 100,901,481
CUMULATIVE ANNUAL COST			115,288,371	117,443,441	119,537,438	121,570,307	123,543,943	$ 123,543,943		$ 100,901,481
										$ -
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	$ -		$ -
										$ -
CUMULATIVE PRESENT VALUE			115,286,371	117,443,441	119,537,436	121,570,307	123,543,943	$ 123,543,943		$ 100,901,481

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	**358,160**	
Net Square Footage	**358,160**	
Useable Square Footage	**300,854**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jul-08**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	**0%**
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	654,556	722,629
PROGRAMMING/FURNITURE PLAN FEE	465,608	514,031
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 1,120,164	$ **1,236,660**
$/GSF	$ 3.13	$ **3.45**
%/PROJECT	5%	**5%**
HARD COSTS		
CONSTRUCTION COSTS	9,917,514	10,948,930
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 9,917,514	$ **10,948,930**
$/GSF	$ 27.69	$ **30.57**
%/PROJECT	49%	**49%**
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	173,513	191,558
OWNER'S REP / PROJECT MANAGEMENT FEE	180,295	199,046
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	50,000	55,200
COMMISSIONING AGENT / ENGINEER	99,175	109,489
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 502,983	$ **555,293**
$/GSF	$ 1.40	$ **1.55**
%/PROJECT	2%	**2%**
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	115,361	127,358
FURNISHINGS	4,689,272	5,176,954
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 4,804,633	$ **5,304,312**
$/GSF	$ 13.41	$ **14.81**
%/PROJECT	24%	**24%**
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	358,160	395,408
FURNITURE RELOCATION/LABOR	821,333	906,751
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,179,493	$ **1,302,159**
$/GSF	$ 3.29	$ **3.64**
%/PROJECT	6%	**6%**
DFM COSTS TOTAL	$ 17,524,787	$ **19,347,355**
$/GSF	$ 48.93	$ **54.02**
%/PROJECT	86%	**86%**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	**358,160**	
Net Square Footage	**358,160**	
Useable Square Footage	**300,854**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jul-08**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	1,529,238	1,688,278
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,529,238	$ **1,688,278**
$/GSF	$ 4.27	$ **4.71**
%/PROJECT	8%	**8%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	349,831	386,213
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 349,831	$ **386,213**
$/GSF	$ 0.98	$ **1.08**
%/PROJECT	2%	**2%**
DISC COSTS TOTAL	$ 1,879,068	$ **2,074,491**
$/GSF	$ 5.25	$ **5.79**
%/PROJECT	9%	**9%**

PROJECT LEVEL CONTINGENCY			
DESIGN & REVIEW CONTINGENCY	5.0%	56,008	61,833
CONSTRUCTION CONTINGENCY	5.0%	495,876	547,447
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	25,149	27,765
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	240,232	265,216
MOVING & RELOCATION CONTINGENCY	5.0%	58,975	65,108
DISC CONTINGENCY	5.0%	93,953	103,725
CONTINGENCY		$ 970,193	$ **1,071,092**
$/GSF		$ 2.71	$ **2.99**
%/PROJECT		5%	**5%**

TOTAL PROJECT COSTS	$ 20,374,048	$ 22,492,938
$/GSF	$ 57	$ 63
$/SEAT	$ 11,648	$ 12,859

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	**358,160**
Net Square Footage	**358,160**
Useable Square Footage	**300,854**

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,749	1,749	1,749
?SF/SEAT	205	205	172
USF/NSF		84.0%	
NSF/GSF	100%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	350
SYSTEM FURNISHING	1,399

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	716,320	$ -	/LAND SF	$ -
LAND ACREAGE	16.44	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,749	1,749	1,749
?SF/SEAT	205	205	172
USF/NSF	0	84%	
NSF/GSF	100%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE — $ 654,556

TOTAL CONSTRUCTION COSTS	$	9,917,514			
PROFESSIONAL SERVICES	$	9,917,514	6.0%	$	595,051
REIMBURSABLE/PRINTING	$	595,051	10.0%	$	59,505

PROGRAMMING/FURNITURE PLAN FEE — $ 465,608

	NSF	$/NSF		TOTAL
PROGRAMMING	358,160	1.00	$	358,160
FURNITURE DESIGN/PLAN	358,160	0.30	$	107,448

ENVIRONMENTAL CONSULTANT FEE — $ -

TOTAL REMEDIATION COSTS	$	-			
PROFESSIONAL SERVICES	$	-	10.0%	$	-
REIMBURSABLE/TESTING	$	-	10.0%	$	-

PEER REVIEW — $ -

TOTAL A/E FEE	$	595,051			
PROFESSIONAL SERVICES	$	595,051	0.0%	$	-
REIMBURSABLE	$	-	0.0%	$	-

FEASIBILITY STUDIES — $ -

CENTRAL PLANT	$ -
DE-MOUNTABLE VS HARD WALL	$ -
OFFICE RAISE FLOOR	$ -
NEW VS EXISTING FURNITURE	$ -

OPEN — $ -

TOTAL CONSTRUCTION COSTS	$	9,917,514			
PROFESSIONAL SERVICES	$	9,917,514	-	$	-
REIMBURSABLE/TESTING	$	-	-	$	-

DESIGN & REVIEW COSTS SUBTOTAL	$	1,120,164
$/GSF	$	3.13

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,749	1,749	1,749
?SF/SEAT	205	205	172
USF/NSF	0	84%	
NSF/GSF	100%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 173,513**
TOTAL HARD, FFE + OTHER	$	17,351,274				
PROFESSIONAL SERVICES	$	17,351,274	1.00%	$	173,513	
REIMBURSABLE	$	173,513	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 180,295**
TOTAL HARD, FFE + OTHER	$	17,170,979				
PROFESSIONAL SERVICES	$	17,170,979	1.00%	$	171,710	
REIMBURSABLE	$	171,710	5.00%	$	8,585	
DEVELOPER FEE						**$ -**
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ 50,000**
COMMISSIONING AGENT / ENGINEER						**$ 99,175**
TOTAL CONSTRUCTION COSTS	$	9,917,514		$	-	
PROFESSIONAL SERVICES	$	9,917,514	1.00%	$	99,175	
REIMBURSABLE/PRINTING	$	99,175	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 502,983**
$/GSF						**$ 1.40**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,749	1,749	1,749
?SF/SEAT	205	205	172
USF/NSF	0	84%	
NSF/GSF	100%		

HARD COSTS

CONSTRUCTION COSTS $ 9,917,514

SITE/PARKING $ -

	QTY	UNIT	
LAND SF	716,320	$ -	/LAND SF
LAND ACREAGE	16.44	$ -	/ACRES
PARKING	1,164.02	$ -	/SPACE

OFFICE BUILDING PROGRAM $ 9,445,251

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	358,160	-	$ -	
	358,160	-	$ -	
	NSF	**$/NSF**	**TOTAL**	
TI - OFFICE	355,410	20.12	$ 7,149,477	
TI - DATA/SWITCH	2,750	200.00	$ 550,000	See Note Below
KITCHEN AND DINING	-	127.11	$ -	
FITNESS CENTER	-	75.00	$ -	
CONFERENCE CENTER	-	70.62	$ -	
DEMOUNTABLE PARTITIONS ADDER	355,410	4.91	$ 1,745,774	

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 472,263

ENVIRONMENTAL REMEDIATION $ - $ -

	GSF	$/GSF	TOTAL
REMEDIATION	358,160	-	$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	358,160	-	$ -

HARD COSTS SUBTOTAL	$	9,917,514
$/GSF	$	27.69

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

TI DATA/SWITCH FOR A 2,750 SF FOR MAIN (1,000 SF) & PER FLR (125 SF) DATA/PHONE ROOMS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	**358,160**
Net Square Footage	**358,160**
Useable Square Footage	**300,854**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,749	1,749	1,749
?SF/SEAT	205	205	172
USF/NSF	0	84%	
NSF/GSF	100%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	350
SYSTEM FURNISHING	1,399

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 115,361

ARTWORK — $ -

SIGNAGE — $ 115,361

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	358,160		IN CONSTRUCTION
GENERAL INTERIOR	358,160	0.2	$ 71,632
OFFICE/WORKSTATION	1,749	25	$ 43,729

OPEN — $ -

FURNISHINGS — $ 4,689,272

SYSTEMS FURNISHING - — $ 3,148,476

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	1,399	2,250	$ 3,148,476
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 1,311,865

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	350	3,750	$ 1,311,865

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,749	1,749	1,749
?SF/SEAT	205	205	172
USF/NSF	0	84%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			350
SYSTEM FURNISHING			1,399

CONFERENCE ROOM FURNITURE — $ 104,538

TOTAL SQUARE FOOTAGE 358,160 GSF
GSF/CONFERENCE RM. FACTOR 10,000
CONFERENCE ROOMS 36 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST	
NEW CONFERENCE ROOMS				
LARGE 10 -14	25%	9	9,100	$ 81,481
MEDIUM 6 - 8	50%	18	5,700	$ 102,076
SMALL 4	25%	9	2,850	$ 25,519

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS $ 104,538

DINING/BREAKROOM FURNITURE — $ 36,935

TOTAL SQUARE FOOTAGE 358,160 GSF
GSF/BREAK ROOM 20,000
QTY OF BREAK ROOMS 18 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	4,125	$ -
SUPPLEMENT EXISTING	100%	18	2,063	$ 36,935

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - — $ 87,458

EST. SEATS SUPPORTED 1,749
SEATS PER FILE CABINET 5 FACTOR
FILE/STORAGE 350 CABINETS

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	500	$ -
SUPPLEMENT EXISTING	100%	350	250	$ 87,458

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,749	1,749	1,749
?SF/SEAT	205	205	172
USF/NSF	0	84%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			350
SYSTEM FURNISHING			1,399

OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	4,804,633
$/GSF	$	13.41

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,749	1,749	1,749
?SF/SEAT	205	205	172
USF/NSF	0	84%	
NSF/GSF	100%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 358,160

	QTY	UNIT/COST	TOTAL
NSF	358,160	$ 1.00	358,160
SEAT	1,749	$ 205	

FURNITURE RELOCATION — $ 821,333

	QTY	UNIT/COST	TOTAL
USF	300,854	$ 2.73	821,333
SEAT	1,749	$ 470	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	358,160	$ -	-
SEAT	1,749	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	358,160	$ -	$ -
SEAT	1,749	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 1,179,493
$/GSF	$ 3.29

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF - DOCKING REPLACEMENT

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	300,854

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	300,854
EST. SEATS SUPPORTED	1,749	1,749	1,749
?SF/SEAT	205	205	172
USF/NSF	0	84%	
NSF/GSF	100%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 1,529,238

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	2,186	425	$ 929,238

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$ 1,529,238**
$/GSF	**$ 4.27**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

STATE OF KANSAS ANALYSIS

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USF/NSF	0	84%	
NSF/GSF	100%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 349,831

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST		TOTAL
STAFF/PERSONNEL MOVE	100%	1,749	200	$	349,831

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST		TOTAL
SWITCHES/ROUTERS ETC.	100%	1	-	$	-

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST		TOTAL
RELOCATION	100%	-	-	$	-

DISC MOVING & RELOCATION	$	349,831
$/GSF	$	0.98

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004

2) REFERENCE SEPARATE DATA CENTER PROJECT ESTIMATE FOR ASSOCIATED COSTS.

JCSBC
2-2-2016
Att.8.--488

NEW DATA CENTER

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	-	-	-	251,326	257,558	263,945	270,490	277,198
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
NEW 2750 SEAT FACILITY				-	-	-	-	-	251,326	257,558	263,945	270,490	277,198
MONTHS/YEAR				-	-	-	-	-	12	12	12	12	12
RSF		30,000		-	-	-	-	-	30,000	30,000	30,000	30,000	30,000
USF		15,000		-	-	-	-	-	15,000	15,000	15,000	15,000	15,000
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.41		-	-	-	-	-	251,326	257,558	263,945	270,490	277,198
HOUSEKEEPING	$	1.17	2.5%	-	-	-	-	-	39,590	40,580	41,594	42,634	43,700
MAINTENANCE	$	1.60	2.5%	-	-	-	-	-	54,204	55,559	56,948	58,371	59,831
SECURITY	$	1.02	2.5%	-	-	-	-	-	34,542	35,405	36,290	37,197	38,127
UTILITIES	$	1.54	2.5%	-	-	-	-	-	52,344	53,652	54,994	56,368	57,778
ADMINISTRATION	$	1.55	2.5%	-	-	-	-	-	52,609	53,925	55,273	56,655	58,071
REPLACEMENT INSURANCE	$	0.03	2.5%	-	-	-	-	-	1,018	1,044	1,070	1,097	1,124
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.51	2.2%	-	-	-	-	-	17,019	17,394	17,777	18,168	18,567
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF					-	-	-	-	8.38	8.59	8.80	9.02	9.24
PROJECT EXPENSES				-	-	-	4,738,643	5,419,146	-	-	-	-	-
DFM				-	-	-	4,738,643	4,376,755	-	-	-	-	-
LAND COSTS				-									
DESIGN COSTS			2.2%	-	-	-	641,585	213,862	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	3,888,392	3,888,392	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	208,667	208,667	-	-	-	-	-
FF&E			2.2%	-	-	-	-	32,918	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	32,918	-	-	-	-	-
DISC				-	-	-	-	1,042,391	-	-	-	-	-
FF&E			2.2%	-	-	-	-	384,039	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	658,352	-	-	-	-	-
TOTAL ANNUAL COST				-	-	-	4,738,643	5,419,146	251,326	257,558	263,945	270,490	277,198
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%					-	-	-	-	-	-
LAND REVERSION		-	1.000%					-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750085	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	-	-	4,103,962	4,473,663	197,766	193,185	188,710	184,339	180,068
CUMULATIVE ANNUAL COST				-	-	-	4,103,962	8,577,626	8,775,392	8,968,577	9,157,287	9,341,626	9,521,694
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				-	-	-	4,103,962	8,577,626	8,775,392	8,968,577	9,157,287	9,341,626	9,521,694

NEW DATA CENTER

			10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE		2.5%										
REAL ESTATE INFLATION RATE		1.0%										
CONSTRUCTION INFLATION RATE		2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE			284,072	291,117	298,337	305,736	313,318	321,089	329,053	337,214	345,578	354,150
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	-	-	-	-	-
			284,072	291,117	298,337	305,736	313,318	321,089	329,053	337,214	345,578	354,150
NEW 2750 SEAT FACILITY			12	12	12	12	12	12	12	12	12	12
MONTHS/YEAR			30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
RSF	30,000		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
USF	15,000											
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$ 7.41		284,072	291,117	298,337	305,736	313,318	321,089	329,053	337,214	345,578	354,150
HOUSEKEEPING	$ 1.17	2.5%	44,792	45,912	47,060	48,236	49,442	50,678	51,945	53,244	54,575	55,939
MAINTENANCE	$ 1.60	2.5%	61,326	62,860	64,431	66,042	67,693	69,385	71,120	72,898	74,720	76,588
SECURITY	$ 1.02	2.5%	39,081	40,058	41,059	42,085	43,138	44,218	45,321	46,454	47,616	48,806
UTILITIES	$ 1.54	2.5%	59,222	60,703	62,220	63,776	65,370	67,004	68,679	70,396	72,156	73,960
ADMINISTRATION	$ 1.55	2.5%	59,523	61,011	62,536	64,099	65,702	67,344	69,028	70,754	72,523	74,336
REPLACEMENT INSURANCE	$ 0.03	2.5%	1,152	1,181	1,210	1,241	1,272	1,303	1,336	1,369	1,404	1,439
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$ 0.51	2.2%	18,976	19,393	19,820	20,256	20,702	21,157	21,623	22,098	22,584	23,081
TENANT REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF			9.47	9.70	9.94	10.19	10.44	10.70	10.97	11.24	11.52	11.80
PROJECT EXPENSES			-	-	-	-	-	-	-	-	-	-
DFM			-	-	-	-	-	-	-	-	-	-
LAND COSTS												
DESIGN COSTS		2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST		2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	-	-	-	-	-
FF&E		2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	-	-	-
DISC			-	-	-	-	-	-	-	-	-	-
FF&E		2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST			284,072	291,117	298,337	305,736	313,318	321,089	329,053	337,214	345,578	354,150
OBSOLESCENCE FACTOR	99.99333%	20%										
BUILDING REVERSION	-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION	-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR		4.910%	0.619200	0.590220	0.562597	0.536268	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST			175,897	171,823	167,843	163,956	160,158	156,449	152,825	149,286	145,829	142,451
CUMULATIVE ANNUAL COST			9,697,592	9,869,415	10,037,258	10,201,214	10,361,372	10,517,821	10,670,646	10,819,932	10,965,760	11,108,212
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE			9,697,592	9,869,415	10,037,258	10,201,214	10,361,372	10,517,821	10,670,646	10,819,932	10,965,760	11,108,212

NEW DATA CENTER

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				362,934	371,937	381,163	390,618	400,308	410,239	420,416	430,846	441,534	452,488
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
NEW 2750 SEAT FACILITY				362,934	371,937	381,163	390,618	400,308	410,239	420,416	430,846	441,534	452,488
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		30,000		30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
USF		15,000		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSES PER RSF	$	7.41		362,934	371,937	381,163	390,618	400,308	410,239	420,416	430,846	441,534	452,488
HOUSEKEEPING	$	1.17	2.5%	57,338	58,771	60,241	61,747	63,290	64,873	66,494	68,157	69,861	71,607
MAINTENANCE	$	1.60	2.5%	78,503	80,466	82,477	84,539	86,653	88,819	91,039	93,315	95,646	98,039
SECURITY	$	1.02	2.5%	50,026	51,277	52,559	53,873	55,220	56,600	58,015	59,466	60,952	62,476
UTILITIES	$	1.54	2.5%	75,809	77,704	79,647	81,638	83,679	85,771	87,915	90,113	92,366	94,675
ADMINISTRATION	$	1.55	2.5%	76,194	78,099	80,051	82,053	84,104	86,207	88,362	90,571	92,835	95,156
REPLACEMENT INSURANCE	$	0.03	2.5%	1,475	1,512	1,549	1,588	1,628	1,669	1,710	1,753	1,797	1,842
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	0.51	2.2%	23,589	24,108	24,838	25,180	25,734	26,301	26,879	27,470	28,075	28,692
TENANT REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				12.10	12.40	12.71	13.02	13.34	13.67	14.01	14.36	14.72	15.08
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				362,934	371,937	381,163	390,618	400,308	410,239	420,416	430,846	441,534	452,488
OBSOLESCENCE FACTOR	99.99333%		20%										
BUILDING REVERSION	-		0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION	-		1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.383409	0.365465	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249084
DISCOUNTED ANNUAL COST				139,152	135,930	132,782	129,707	126,704	123,770	120,904	118,104	115,370	112,698
CUMULATIVE ANNUAL COST				11,247,364	11,383,294	11,516,076	11,645,783	11,772,487	11,896,256	12,017,160	12,135,265	12,250,634	12,363,333
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				11,247,364	11,383,294	11,516,076	11,645,783	11,772,487	11,896,256	12,017,160	12,135,265	12,250,634	12,363,333

NEW DATA CENTER

GENERAL INFLATION RATE		2.5%									
REAL ESTATE INFLATION RATE		1.0%	30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS	
CONSTRUCTION INFLATION RATE		2.2%	2034	2035	2036	2037	2038				
OPERATING EXPENSE			463,715	475,219	487,010	499,093	511,477	$ 10,999,178		$ 6,407,141	
INTERIM SPACE @ SEE SEPARATE WORKSHEET			-	-	-	-	-	$ -		$ -	
								$ -		$ -	
NEW 2750 SEAT FACILITY			463,715	475,219	487,010	499,093	511,477	$ 10,999,178		$ 8,407,141	
MONTHS/YEAR			12	12	12	12	12				
RSF		30,000	30,000	30,000	30,000	30,000	30,000				
USF		15,000	15,000	15,000	15,000	15,000	15,000				
								$ -		$ -	
RENT PER RSF	$ -	1.0%	-	-	-	-	-	$ -		$ -	
			-	-	-	-	-	$ -		$ -	
OPERATING EXPENSES PER RSF	$ 7.41		463,715	475,219	487,010	499,093	511,477	$ 10,999,178		$ 6,407,141	
HOUSEKEEPING	$ 1.17	2.5%	73,397	75,232	77,113	79,041	81,017	$ 1,738,103		$ 1,011,310	
MAINTENANCE	$ 1.60	2.5%	100,490	103,003	105,578	108,217	110,923	$ 2,379,665		$ 1,384,613	
SECURITY	$ 1.02	2.5%	64,038	65,639	67,280	88,962	70,686	$ 1,516,466		$ 882,351	
UTILITIES	$ 1.54	2.5%	97,042	99,468	101,955	104,504	107,116	$ 2,298,029		$ 1,337,101	
ADMINISTRATION	$ 1.55	2.5%	97,535	99,973	102,473	105,034	107,660	$ 2,309,694		$ 1,343,889	
REPLACEMENT INSURANCE	$ 0.03	2.5%	1,868	1,935	1,983	2,033	2,084	$ 44,705		$ 26,011	
REAL ESTATE TAXES	$ -	2.5%	-	-	-	-	-	$ -		$ -	
REPLACEMENT RESERVES	$ 0.51	2.2%	29,324	29,969	30,628	31,302	31,991	$ 712,496		$ 421,865	
TENANT REPLACEMENT RESERVES	$ -	2.2%	-	-	-	-	-	$ -		$ -	
EXISTING DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -	
NEW DEBT SERVICE	$ -	0.0%	-	-	-	-	-	$ -		$ -	
OPERATING EXPENSE PER RSF			15.46	15.84	16.23	16.64	17.05	12.22		10.68	
								$ -		$ -	
PROJECT EXPENSES			-	-	-	-	-	$ 10,157,789		$ 10,157,789	
DFM			-	-	-	-	-	$ 9,115,399		$ 9,115,399	
								$ -		$ -	
LAND COSTS								$ 855,446		$ 855,446	
DESIGN COSTS		2.2%	-	-	-	-	-	$ 7,776,783		$ 7,776,783	
CONSTRUCTION COST		2.2%	-	-	-	-	-	$ 417,334		$ 417,334	
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	$ 32,918		$ 32,918	
FF&E		2.2%	-	-	-	-	-	$ 32,918		$ 32,918	
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ -		$ -	
DISC			-	-	-	-	-	$ 1,042,391		$ 1,042,391	
FF&E		2.2%	-	-	-	-	-	$ 384,039		$ 384,039	
MOVING & RELOCATION		2.2%	-	-	-	-	-	$ 658,352		$ 658,352	
								$ -		$ -	
								$ -		$ -	
TOTAL ANNUAL COST			463,715	475,219	487,010	499,093	511,477	$ 21,158,987		$ 18,564,930	
										$ -	
										$ -	
OBSOLESCENCE FACTOR	99.99333%	20%								$ -	
BUILDING REVERSION	-	0.993%	-	-	-	-	-	$ -		$ -	
LAND REVERSION	-	1.000%	-	-	-	-	-	$ -		$ -	
										$ -	
DISCOUNT FACTOR		4.910%	0.237407	0.226298	0.215705	0.205809	0.195988			$ -	
DISCOUNTED ANNUAL COST			110,089	107,540	105,050	102,618	100,242	$ 12,888,873		$ 11,772,487	
CUMULATIVE ANNUAL COST			12,473,422	12,580,962	12,686,012	12,788,630	12,888,873	$ 12,888,873		$ 11,772,487	
										$ -	
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	$ -		$ -	
DISCOUNTED LAND REVERSION			-	-	-	-	-	$ -		$ -	
										$ -	
CUMULATIVE PRESENT VALUE			12,473,422	12,580,962	12,688,012	12,788,630	12,888,873	$ 12,888,873		$ 11,772,487	

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	**33,000**	
Net Square Footage	**30,000**	
Useable Square Footage	**15,000**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-06**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	779,625	814,711
PROGRAMMING/FURNITURE PLAN FEE	-	-
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 779,625	$ 814,711
$/USF	$ 51.98	$ 54.31
%/PROJECT	8%	8%
HARD COSTS		
CONSTRUCTION COSTS	7,087,500	7,406,460
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 7,087,500	$ 7,406,460
$/USF	$ 472.50	$ 493.76
%/PROJECT	73%	73%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	82,252	85,954
OWNER'S REP / PROJECT MANAGEMENT FEE	85,467	89,314
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	212,625	222,194
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 380,345	$ 397,461
$/USF	$ 25.36	$ 26.50
%/PROJECT	4%	4%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	30,000	31,350
FURNISHINGS	-	-
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 30,000	$ 31,350
$/USF	$ 2.00	$ 2.09
%/PROJECT	0%	0%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	30,000	31,350
FURNITURE RELOCATION/LABOR	-	-
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 30,000	$ 31,350
$/USF	$ 2.00	$ 2.09
%/PROJECT	0%	0%
DFM COSTS TOTAL	$ 8,307,470	$ 8,681,332
$/USF	$ 553.83	$ 578.76
%/PROJECT	85%	85%

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	**33,000**	
Net Square Footage	**30,000**	
Useable Square Footage	**15,000**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-06**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT	-	-
VOICE / DATA NETWORK		
DISC DATA CENTER	350,000	365,751
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 350,000	$ 365,751
$/USF	$ 23.33	$ 24.38
%/PROJECT	4%	4%
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	-	-
DISC DATA CENTER RELOCATION	600,000	627,002
MOVING & RELOCATION COSTS SUBTOTAL	$ 600,000	$ 627,002
$/USF	$ 40.00	$ 41.80
%/PROJECT	6%	6%
DISC COSTS TOTAL	$ 950,000	$ 992,753
$/USF	$ 63.33	$ 66.18
%/PROJECT	10%	10%
PROJECT LEVEL CONTINGENCY		
DESIGN & REVIEW CONTINGENCY 5%	38,981	40,736
CONSTRUCTION CONTINGENCY 5%	354,375	370,323
ENVIRONMENTAL REMEDIATION CONTINGENCY 20%	-	-
MANAGEMENT & INSPECTION CONTINGENCY 5%	19,017	19,873
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY 5%	1,500	1,568
MOVING & RELOCATION CONTINGENCY 5%	1,500	1,568
DISC CONTINGENCY 5%	47,500	49,638
CONTINGENCY	$ 462,873	$ 483,704
$/USF	$ 30.86	$ 32.25
%/PROJECT	5%	5%
TOTAL PROJECT COSTS	$ 9,720,343	$ 10,157,789
$/USF	$ 648.02	$ 677.19
$/SEAT	#DIV/0!	#DIV/0!

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	33,000
Net Square Footage	30,000
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	33,000	30,000	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF		50%	
NSF/GSF	91%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	-
SYSTEM FURNISHING	-

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	66,000	$ -	/LAND SF	$ -
LAND ACREAGE	1.52	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	33,000
Net Square Footage	30,000
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	33,000	30,000	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						$ 779,625
TOTAL CONSTRUCTION COSTS	$	7,087,500				
PROFESSIONAL SERVICES	$	7,087,500	10.0%	$	708,750	
REIMBURSABLE/PRINTING	$	708,750	10.0%	$	70,875	
PROGRAMMING/FURNITURE PLAN FEE						$ -
		NSF	$/NSF		TOTAL	
PROGRAMMING		30,000	-	$	-	
FURNITURE DESIGN/PLAN		30,000	-	$	-	
ENVIRONMENTAL CONSULTANT FEE						$ -
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	12.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						$ -
TOTAL A/E FEE	$	708,750				
PROFESSIONAL SERVICES	$	708,750	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						$ -
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	7,087,500				
PROFESSIONAL SERVICES	$	7,087,500	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						$ 779,625
$/GSF						$ 23.63

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	33,000
Net Square Footage	30,000
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	33,000	30,000	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 82,252**
TOTAL HARD, FFE + OTHER	$	8,225,217				
PROFESSIONAL SERVICES	$	8,225,217	1.00%	$	82,252	
REIMBURSABLE	$	82,252	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 85,467**
TOTAL HARD, FFE + OTHER	$	8,139,750				
PROFESSIONAL SERVICES	$	8,139,750	1.00%	$	81,398	
REIMBURSABLE	$	81,398	5.00%	$	4,070	
DEVELOPER FEE						**$ -**
TOTAL CONSTRUCTION COSTS	$	7,087,500				
PROFESSIONAL SERVICES	$	7,087,500	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	7,087,500				
PROFESSIONAL SERVICES	$	7,087,500	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**
THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.						
COMMISSIONING AGENT / ENGINEER						**$ 212,625**
TOTAL CONSTRUCTION COSTS	$	7,087,500		$	-	
PROFESSIONAL SERVICES	$	7,087,500	3.00%	$	212,625	
REIMBURSABLE/PRINTING	$	212,625	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	7,087,500				
PROFESSIONAL SERVICES	$	7,087,500	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 380,345**
$/GSF						**$ 11.53**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	33,000
Net Square Footage	30,000
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	33,000	30,000	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

HARD COSTS

CONSTRUCTION COSTS $ 7,087,500

SITE/PARKING $ -

	QTY		UNIT	
LAND SF	66,000	$	-	/LAND SF
LAND ACREAGE	1.52	$	-	/ACRES
PARKING	120.00	$	-	/SPACE

OFFICE BUILDING PROGRAM $ 6,750,000

	GSF	$/GSF	TOTAL
SHELL - WARM SHELL	33,000	-	$ -
	33,000	-	$ -

	NSF	$/NSF	TOTAL
TI - OFFICE	-	-	$ -
TI - DATA/SWITCH	30,000	225.00	$ 6,750,000
KITCHEN AND DINING	-	-	$ -
FITNESS CENTER	-	-	$ -
CONFERENCE CENTER	-	-	$ -
DEMOUNTABLE PARTITIONS ADDER	-	-	$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 337,500

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	33,000	-	$ -

HARD COSTS SUBTOTAL $ 7,087,500
$/GSF $ 214.77

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

TI DATA CENTER IS 15,000 SF RAISED FLOOR WHICH REQUIRES 30,000 SF IN TOTAL W/ SUPPORT M/E SPACE.

RAISED FLOOR BREAKOUT BY DEPT.: 10,200 SF FOR DISC, 2,200 SF FOR SRS AND 2,600 SF FOR REV.

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	33,000
Net Square Footage	30,000
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	33,000	30,000	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			-
SYSTEM FURNISHING			-

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

FIXTURES	$	30,000
ARTWORK	$	-
SIGNAGE	$	30,000
OPEN	$	-
FURNISHINGS	$	-
SYSTEMS FURNISHING -	$	-
PRIVATE OFFICE FURNITURE	$	-
CONFERENCE ROOM FURNITURE	$	-
DINING/BREAKROOM FURNITURE	$	-
FILE CABINETS / STORAGE -	$	-
OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	30,000
$/GSF	$	0.91

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	33,000
Net Square Footage	30,000
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	33,000	30,000	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 30,000

	QTY	UNIT/COST	TOTAL
NSF	30,000	$ 1.00	30,000
SEAT	-	#DIV/0!	

FURNITURE RELOCATION — $ -

	QTY	UNIT/COST	TOTAL
USF	15,000	$ -	-
SEAT	-	#DIV/0!	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	33,000	$ -	-
SEAT	-	#DIV/0!	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	30,000	$ -	$ -
SEAT	-	#DIV/0!	

MOVING AND RELOCATION SUBTOTAL	$	30,000
$/GSF	$	0.91

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	33,000
Net Square Footage	30,000
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	33,000	30,000	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ -

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	0%	-	425	$ -

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	0%	-	600,000.00	$ -

DISC DATA CENTER $ 350,000

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW CONNECTIVITY	100%	1	150,000	$ 150,000
INSTALLATION/CABLING/TESTING	100%	1	200,000	$ 200,000
				$ -

DISC FF&E SUBTOTAL	$ 350,000
$/GSF	$ 10.61

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW DISC DATA CENTER - NEW CONSTRUCTION 15,000 SF OF RAISED FLOOR

Gross Square Footage	33,000
Net Square Footage	30,000
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	33,000	30,000	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ -

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	-	200 $	-

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	0%	-	150,000.00 $	-

DISC DATA CENTER RELOCATION COSTS $ 600,000

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	1	600,000 $	600,000

DISC MOVING & RELOCATION	$ 600,000
$/GSF	$ 18.18

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

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LSOB and DSOB Data Center
Topeka, Kansas
December 22, 2003

Data Center
30,000 SF

	Description	Cost	Cost/SF
1	General Requirements	505,898	16.86
2	Interior Masonry	72,686	2.42
3	Misc and Ornamental Metal	13,500	0.45
4	Rough Carpentry	2,979	0.10
5	Finish Carpentry and Millwork	18,990	0.63
6	Doors, Frames and Hardware	11,760	0.39
7	Glass and Glazing	1,920	0.06
8	Drywall Systems	47,143	1.57
9	Stone and Tile	50,206	1.67
10	Acoustical Ceilings	42,750	1.43
11	Resilient Flooring and Carpet	77,630	2.59
12	Painting and Wall Coverings	22,878	0.76
13	Specialties	9,164	0.31
14	Equipment and Furnishings	13,474	0.45
15	Mechanical	1,706,342	56.88
16	Fire Protection	87,500	2.92
17	Electrical	3,801,047	126.70
	Subtotal	6,485,867	216.20
	Fee	259,435	8.65
	Total	**$6,745,302**	**$224.84**

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S:\EST_Share\Range Estimates\2003 Range Estimates\Landon Docking State Office Bldgs\Sum Files

BLUE CROSS BLUE SHIELD - DATA CENTER

				0	1	2	3	4	5	6	7	8	9
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
OPERATING EXPENSE				-	-	-	-	-	389,786	396,919	404,204	411,644	419,244
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BLUE CROSS BLUE SHIELD				-	-	-	-	-	389,786	396,919	404,204	411,644	419,244
MONTHS/YEAR				-	-	-	-	-	12	12	12	12	12
RSF		27,366		-	-	-	-	-	27,368	27,368	27,368	27,368	27,368
USF		15,000		-	-	-	-	-	15,000	15,000	15,000	15,000	15,000
RENT PER RSF	$	6.00	1.0%	-	-	-	-	-	172,583	174,309	176,051.59	177,812.11	179,590.23
				-	-	-	-	-	6.31	6.37	6.43	6.50	6.56
OPERATING EXPENSES PER RSF	$	7.02		-	-	-	-	-	217,203	222,611	228,152	233,832	239,654
HOUSEKEEPING	$	1.14	2.5%	-	-	-	-	-	35,408	36,293	37,201	38,131	39,084
MAINTENANCE	$	1.57	2.5%	-	-	-	-	-	48,478	49,690	50,932	52,206	53,511
SECURITY	$	1.00	2.5%	-	-	-	-	-	30,893	31,665	32,457	33,268	34,100
UTILITIES	$	1.51	2.5%	-	-	-	-	-	46,815	47,985	49,185	50,414	51,675
ADMINISTRATION	$	1.52	2.5%	-	-	-	-	-	47,052	48,229	49,434	50,670	51,937
REPLACEMENT INSURANCE	$	0.03	2.5%	-	-	-	-	-	929	952	976	1,000	1,025
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	-	-	-	-	-	7,626	7,796	7,968	8,143	8,322
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				-	-	-	-	-	7.94	8.13	8.34	8.54	8.76
PROJECT EXPENSES				-	-	-	-	3,157,019	4,630,464	-	-	-	-
DFM				-	-	-	-	2,878,642	3,795,332	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	468,591	156,197	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	2,271,957	3,407,935	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	122,055	163,083	-	-	-	-
FF&E			2.2%	-	-	-	-	8,020	24,059	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	8,020	24,059	-	-	-	-
DISC				-	-	-	-	278,377	835,132	-	-	-	-
FF&E			2.2%	-	-	-	-	102,560	307,680	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	175,817	527,452	-	-	-	-
TOTAL ANNUAL COST					-	-	-	3,157,019	5,020,250	396,919	404,204	411,644	419,244
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%					-	-	-	-	-	-
LAND REVERSION		-	1.000%					-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	1.000000	0.953196	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498	0.649603
DISCOUNTED ANNUAL COST				-	-	-	-	2,606,212	3,950,398	297,715	288,990	280,535	272,342
CUMULATIVE ANNUAL COST				-	-	-	-	2,606,212	6,556,610	6,854,325	7,143,315	7,423,850	7,696,192
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				-	-	-	-	2,606,212	6,556,610	6,854,325	7,143,315	7,423,850	7,696,192

BLUE CROSS BLUE SHIELD - DATA CENTER

				10	11	12	13	14	15	16	17	18	19
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
OPERATING EXPENSE				427,006	434,935	443,034	451,308	459,760	468,395	477,217	486,230	495,439	504,849
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BLUE CROSS BLUE SHIELD				427,006	434,935	443,034	451,308	459,760	468,395	477,217	486,230	495,439	504,849
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		27,368		27,368	27,368	27,368	27,368	27,368	27,368	27,368	27,368	27,368	27,368
USF		15,000		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
RENT PER RSF	$	6.00	1.0%	181,386.13	183,199.99	185,031.99	186,882.31	188,751.14	190,638.65	192,545.04	194,470.49	196,415.19	198,379.34
				6.63	6.69	6.76	6.83	6.90	6.97	7.04	7.11	7.18	7.25
OPERATING EXPENSES PER RSF	$	7.02		245,620	251,735	258,002	264,426	271,009	277,757	284,672	291,760	299,024	306,469
HOUSEKEEPING	$	1.14	2.5%	40,061	41,062	42,089	43,141	44,220	45,325	46,458	47,620	48,810	50,031
MAINTENANCE	$	1.57	2.5%	54,849	56,220	57,825	59,066	60,543	62,056	63,608	65,198	66,828	68,498
SECURITY	$	1.00	2.5%	34,953	35,826	36,722	37,640	38,581	39,546	40,534	41,548	42,586	43,651
UTILITIES	$	1.51	2.5%	52,968	54,291	55,648	57,039	58,465	59,927	61,425	62,961	64,535	66,148
ADMINISTRATION	$	1.52	2.5%	53,235	54,566	55,930	57,329	58,762	60,231	61,737	63,280	64,862	66,484
REPLACEMENT INSURANCE	$	0.03	2.5%	1,051	1,077	1,104	1,132	1,160	1,189	1,219	1,249	1,281	1,313
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	8,505	8,692	8,884	9,079	9,279	9,483	9,692	9,905	10,123	10,345
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				8.97	9.20	9.43	9.66	9.90	10.15	10.40	10.66	10.93	11.20
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				427,006	434,935	443,034	451,308	459,760	468,395	477,217	486,230	495,439	504,849
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.619200	0.590220	0.562597	0.536268	0.511168	0.487244	0.464440	0.442703	0.421984	0.402234
DISCOUNTED ANNUAL COST				264,402	256,708	249,250	242,021	235,015	228,223	221,639	215,256	209,067	203,067
CUMULATIVE ANNUAL COST				7,960,594	8,217,302	8,466,552	8,708,573	8,943,588	9,171,811	9,393,450	9,608,706	9,817,773	10,020,840
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				7,960,594	8,217,302	8,466,552	8,708,573	8,943,588	9,171,811	9,393,450	9,608,706	9,817,773	10,020,840

BLUE CROSS BLUE SHIELD - DATA CENTER

				20	21	22	23	24	25	26	27	28	29
GENERAL INFLATION RATE			2.5%										
REAL ESTATE INFLATION RATE			1.0%										
CONSTRUCTION INFLATION RATE			2.2%	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPERATING EXPENSE				514,463	524,288	534,327	544,586	555,070	565,785	576,736	587,927	599,366	611,058
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	-	-	-	-	-
BLUE CROSS BLUE SHIELD				514,463	524,288	534,327	544,586	555,070	565,785	576,736	587,927	599,366	611,058
MONTHS/YEAR				12	12	12	12	12	12	12	12	12	12
RSF		27,368		27,368	27,368	27,368	27,368	27,368	27,368	27,368	27,368	27,368	27,368
USF		15,000		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
RENT PER RSF	$	6.00	1.0%	200,363.14	202,366.77	204,390.43	206,434.34	208,498.68	210,583.67	212,689.51	214,816.40	216,964.57	219,134.21
				7.32	7.39	7.47	7.54	7.62	7.69	7.77	7.85	7.93	8.01
OPERATING EXPENSES PER RSF	$	7.02		314,100	321,921	329,936	338,152	346,572	355,201	364,046	373,111	382,402	391,924
HOUSEKEEPING	$	1.14	2.5%	51,281	52,563	53,878	55,224	56,605	58,020	59,471	60,957	62,481	64,043
MAINTENANCE	$	1.57	2.5%	70,211	71,966	73,765	75,609	77,500	79,437	81,423	83,459	85,545	87,684
SECURITY	$	1.00	2.5%	44,742	45,861	47,007	48,182	49,387	50,622	51,887	53,184	54,514	55,877
UTILITIES	$	1.51	2.5%	67,802	69,497	71,234	73,015	74,840	76,711	78,629	80,595	82,810	84,675
ADMINISTRATION	$	1.52	2.5%	68,146	69,849	71,596	73,386	75,220	77,101	79,028	81,004	83,029	85,105
REPLACEMENT INSURANCE	$	0.03	2.5%	1,345	1,379	1,413	1,449	1,485	1,522	1,560	1,599	1,639	1,680
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	-	-	-	-	-
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	10,573	10,806	11,043	11,286	11,535	11,788	12,048	12,313	12,584	12,860
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENSE PER RSF				11.48	11.76	12.06	12.36	12.66	12.98	13.30	13.63	13.97	14.32
PROJECT EXPENSES				-	-	-	-	-	-	-	-	-	-
DFM				-	-	-	-	-	-	-	-	-	-
LAND COSTS													
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
DISC				-	-	-	-	-	-	-	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	-	-	-
TOTAL ANNUAL COST				514,463	524,288	534,327	544,586	555,070	565,785	576,736	587,927	599,366	611,058
OBSOLESCENCE FACTOR		99.99333%	20%										
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	-	-	-
LAND REVERSION		-	1.000%	-	-	-	-	-	-	-	-	-	-
DISCOUNT FACTOR			4.910%	0.383409	0.365465	0.348360	0.332056	0.316515	0.301702	0.287581	0.274122	0.261293	0.249064
DISCOUNTED ANNUAL COST				197,250	191,609	186,138	180,833	175,688	170,698	165,858	161,164	156,610	152,192
CUMULATIVE ANNUAL COST				10,218,090	10,409,699	10,595,837	10,776,670	10,952,358	11,123,057	11,288,915	11,450,079	11,606,889	11,758,882
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				10,218,090	10,409,699	10,595,837	10,776,670	10,952,358	11,123,057	11,288,915	11,450,079	11,606,889	11,758,882

BLUE CROSS BLUE SHIELD - DATA CENTER

GENERAL INFLATION RATE			2.5%								
REAL ESTATE INFLATION RATE			1.0%	30	31	32	33	34	4 YEAR PROJECT 30 YEAR OPERATIONS		4 YEAR PROJECT 20 YEAR OPERATIONS
CONSTRUCTION INFLATION RATE			2.2%	2034	2035	2036	2037	2038			
OPERATING EXPENSE				623,009	635,225	647,712	660,477	673,527	$ 15,523,530		$ 9,342,707
INTERIM SPACE @ SEE SEPARATE WORKSHEET				-	-	-	-	-	$ -		$ -
									$ -		$ -
BLUE CROSS BLUE SHIELD				623,009	635,225	647,712	660,477	673,527	$ 15,523,530		$ 9,342,707
MONTHS/YEAR				12	12	12	12	12			
RSF		27,368		27,368	27,368	27,368	27,368	27,368			
USF		15,000		15,000	15,000	15,000	15,000	15,000			
									$ -		$ -
RENT PER RSF	$	6.00	1.0%	221,325.55	223,538.81	225,774.20	228,031.94	230,312.26	$ 6,003,270		$ 3,800,099
				8.09	8.17	8.25	8.33	8.42	$ 7.31		$ 8.94
OPERATING EXPENSES PER RSF	$	7.02		401,684	411,686	421,938	432,445	443,215	$ 9,520,261		$ 5,542,608
HOUSEKEEPING	$	1.14	2.5%	65,645	67,286	68,968	70,692	72,459	$ 1,554,509		$ 904,486
MAINTENANCE	$	1.57	2.5%	89,876	92,123	94,426	96,786	99,206	$ 2,128,321		$ 1,238,357
SECURITY	$	1.00	2.5%	57,274	56,706	60,173	61,678	63,220	$ 1,356,283		$ 789,149
UTILITIES	$	1.51	2.5%	86,792	88,962	91,186	93,465	95,802	$ 2,055,290		$ 1,195,865
ADMINISTRATION	$	1.52	2.5%	87,232	89,413	91,646	93,940	96,288	$ 2,065,723		$ 1,201,935
REPLACEMENT INSURANCE	$	0.03	2.5%	1,722	1,765	1,809	1,855	1,901	$ 40,782		$ 23,729
REAL ESTATE TAXES	$	-	2.5%	-	-	-	-	-	$ -		$ -
REPLACEMENT RESERVES	$	-	2.2%	-	-	-	-	-	$ -		$ -
TENANT REPLACEMENT RESERVES	$	0.25	2.2%	13,143	13,433	13,728	14,030	14,339	$ 319,352		$ 189,087
EXISTING DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -		$ -
NEW DEBT SERVICE	$	-	0.0%	-	-	-	-	-	$ -		$ -
OPERATING EXPENSE PER RSF				14.68	15.04	15.42	15.80	16.19	11.60		10.13
									$ -		$ -
PROJECT EXPENSES				-	-	-	-	-	$ 7,767,483		$ 7,767,483
DFM				-	-	-	-	-	$ 6,673,974		$ 6,673,974
LAND COSTS									$ -		$ -
DESIGN COSTS			2.2%	-	-	-	-	-	$ 624,788		$ 624,788
CONSTRUCTION COST			2.2%	-	-	-	-	-	$ 5,679,892		$ 5,679,892
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	$ 305,138		$ 305,138
FF&E			2.2%	-	-	-	-	-	$ 32,078		$ 32,078
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 32,078		$ 32,078
									$ -		$ -
DISC				-	-	-	-	-	$ 1,113,509		$ 1,113,509
FF&E			2.2%	-	-	-	-	-	$ 410,240		$ 410,240
MOVING & RELOCATION			2.2%	-	-	-	-	-	$ 703,269		$ 703,269
									$ -		$ -
									$ -		$ -
TOTAL ANNUAL COST				623,009	635,225	647,712	660,477	673,527	$ 23,311,014		$ 17,130,190
											$ -
OBSOLESCENCE FACTOR		99.99333%	20%								$ -
BUILDING REVERSION		-	0.993%	-	-	-	-	-			$ -
LAND REVERSION		-	1.000%	-	-	-	-	-			$ -
											$ -
DISCOUNT FACTOR			4.910%	0.237407	0.226296	0.215705	0.205609	0.195986			$ -
DISCOUNTED ANNUAL COST				147,907	143,749	139,715	135,800	132,002	$ 12,458,054		$ 10,952,358
CUMULATIVE ANNUAL COST				11,908,788	12,050,537	12,190,252	12,326,052	12,458,054	$ 12,458,054		$ 10,952,358
											$ -
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	$ -		$ -
DISCOUNTED LAND REVERSION				-	-	-	-	-	$ -		$ -
											$ -
CUMULATIVE PRESENT VALUE				11,906,788	12,050,537	12,190,252	12,326,052	12,458,054	$ 12,458,054		$ 10,952,358

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	**31,000**	
Net Square Footage	**27,368**	
Useable Square Footage	**15,000**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-09**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	533,043	595,036
PROGRAMMING/FURNITURE PLAN FEE	-	-
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 533,043	$ **595,036**
$/USF	$ 35.54	$ **39.67**
%/PROJECT	8%	**8%**
HARD COSTS		
CONSTRUCTION COSTS	4,845,848	5,409,421
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 4,845,848	$ **5,409,421**
$/USF	$ 323.06	$ **360.63**
%/PROJECT	69%	**69%**
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	56,376	62,932
OWNER'S REP / PROJECT MANAGEMENT FEE	58,580	65,392
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	145,375	162,283
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 260,331	$ **290,607**
$/USF	$ 17.36	$ **19.37**
%/PROJECT	4%	**4%**
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	27,368	30,551
FURNISHINGS	-	-
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 27,368	$ **30,551**
$/USF	$ 1.82	$ **2.04**
%/PROJECT	0%	**0%**
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	27,368	30,551
FURNITURE RELOCATION/LABOR	-	-
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 27,368	$ **30,551**
$/USF	$ 1.82	$ **2.04**
%/PROJECT	0%	**0%**
DFM COSTS TOTAL	$ 5,693,958	$ **6,356,165**
$/USF	$ 379.60	$ **423.74**
%/PROJECT	82%	**82%**

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Att.8.--508

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	**31,000**	
Net Square Footage	**27,368**	
Useable Square Footage	**15,000**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-09**
Construction Escalation Rate		**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	-	-
DISC DATA CENTER	350,000	390,705
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 350,000	$ **390,705**
$/USF	$ 23.33	$ **26.05**
%/PROJECT	5%	**5%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	-	-
DISC DATA CENTER RELOCATION	600,000	669,780
MOVING & RELOCATION COSTS SUBTOTAL	$ 600,000	$ **669,780**
$/USF	$ 40.00	$ **44.65**
%/PROJECT	9%	**9%**
DISC COSTS TOTAL	$ 950,000	$ **1,060,485**
$/USF	$ 63.33	$ **70.70**
%/PROJECT	14%	**14%**
PROJECT LEVEL CONTINGENCY		
DESIGN & REVIEW CONTINGENCY 5%	26,652	29,752
CONSTRUCTION CONTINGENCY 5%	242,292	270,471
ENVIRONMENTAL REMEDIATION CONTINGENCY 20%	-	-
MANAGEMENT & INSPECTION CONTINGENCY 5%	13,017	14,530
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY 5%	1,368	1,528
MOVING & RELOCATION CONTINGENCY 5%	1,368	1,528
DISC CONTINGENCY 5%	47,500	53,024
CONTINGENCY	$ 332,198	$ **370,833**
$/USF	$ 22.15	$ **24.72**
%/PROJECT	5%	**5%**
TOTAL PROJECT COSTS	$ 6,976,156	$ 7,787,483
$/USF	$ 465.08	$ 519.17
$/SEAT	#DIV/0!	#DIV/0!

JCSBC
2-2-2016
Att.8.--509

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	31,000
Net Square Footage	27,368
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	31,000	27,368	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF		50%	
NSF/GSF	91%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	-
SYSTEM FURNISHING	-

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	62,000	$ -	/LAND SF	$ -
LAND ACREAGE	1.42	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	31,000
Net Square Footage	27,368
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	31,000	27,368	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						$ 533,043
TOTAL CONSTRUCTION COSTS	$	4,845,848				
PROFESSIONAL SERVICES	$	4,845,848	10.0%	$	484,585	
REIMBURSABLE/PRINTING	$	484,585	10.0%	$	48,458	
PROGRAMMING/FURNITURE PLAN FEE						$ -
		NSF	$/NSF		TOTAL	
PROGRAMMING		27,368	-	$	-	
FURNITURE DESIGN/PLAN		27,368	-	$	-	
ENVIRONMENTAL CONSULTANT FEE						$ -
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	12.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						$ -
TOTAL A/E FEE	$	484,585				
PROFESSIONAL SERVICES	$	484,585	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						$ -
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	4,845,848				
PROFESSIONAL SERVICES	$	4,845,848	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						$ 533,043
$/GSF						$ 17.19

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	31,000
Net Square Footage	27,368
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	31,000	27,368	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						$ 56,376
TOTAL HARD, FFE + OTHER	$	5,637,582				
PROFESSIONAL SERVICES	$	5,637,582	1.00%	$	56,376	
REIMBURSABLE	$	56,376	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						$ 58,580
TOTAL HARD, FFE + OTHER	$	5,579,002				
PROFESSIONAL SERVICES	$	5,579,002	1.00%	$	55,790	
REIMBURSABLE	$	55,790	5.00%	$	2,790	
DEVELOPER FEE						$ -
TOTAL CONSTRUCTION COSTS	$	4,845,848				
PROFESSIONAL SERVICES	$	4,845,848	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						$ -
TOTAL HARD COSTS	$	4,845,848				
PROFESSIONAL SERVICES	$	4,845,848	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						$ -
THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.						
COMMISSIONING AGENT / ENGINEER						$ 145,375
TOTAL CONSTRUCTION COSTS	$	4,845,848		$	-	
PROFESSIONAL SERVICES	$	4,845,848	3.00%	$	145,375	
REIMBURSABLE/PRINTING	$	145,375	0.00%	$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	4,845,848				
PROFESSIONAL SERVICES	$	4,845,848	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						$ 260,331
$/GSF						$ 8.40

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	31,000
Net Square Footage	27,368
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	31,000	27,368	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

HARD COSTS

CONSTRUCTION COSTS $ 4,845,848

SITE/PARKING $ -

	QTY	UNIT	
LAND SF	62,000	$ -	/LAND SF
LAND ACREAGE	1.42	$ -	/ACRES
PARKING	109.47	$ -	/SPACE

OFFICE BUILDING PROGRAM $ 4,615,093

	GSF	$/GSF	TOTAL
SHELL - WARM SHELL	31,000	-	$ -
	31,000	-	$ -

	NSF	$/NSF	TOTAL
TI - OFFICE	-	-	$ -
TI - DATA/SWITCH	27,368	168.63	$ 4,615,093
KITCHEN AND DINING	-	-	$ -
FITNESS CENTER	-	-	$ -
CONFERENCE CENTER	-	-	$ -
DEMOUNTABLE PARTITIONS ADDER	-	-	$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 230,755

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	31,000	-	$ -

HARD COSTS SUBTOTAL	$ 4,845,848
$/GSF	$ 156.32

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE FOR NEW DATA FOR DETAIL.DATED 12/23/2003 AND UNIT COST OF $ 224.84/SF. BCBS HAS AN EXISTING DATA CENTER FROM 1993 WITH NO GENERATOR AND "N+1" REDUNDANCY IN MECHANICAL / ELECTRICAL. THE STATES' / DISC REQUIREMENTS IS FOR A "2N" CENTER WITH GENERATOR SUPPORT. ASSUMED 75% COST OF NEW FOR UPGRADES. (TYPICIAL 80% OF NEW DATA CENTER COST IS ASSOCIATED WITH MECHANICAL AND ELECTRICAL SYSTEMS.)

TI DATA CENTER IS 15,000 SF RAISED FLOOR WHICH REQUIRES 30,000 SF IN TOTAL W/ SUPPORT M/E SPACE

RAISED FLOOR BREAKOUT BY DEPT.: 10,200 SF FOR DISC, 2,200 SF FOR SRS AND 2,600 SF FOR REV.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	31,000
Net Square Footage	27,368
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	31,000	27,368	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			-
SYSTEM FURNISHING			-

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

FIXTURES	$	27,368
ARTWORK	$	-
SIGNAGE	$	27,368
OPEN	$	-
FURNISHINGS	$	-
SYSTEMS FURNISHING -	$	-
PRIVATE OFFICE FURNITURE	$	-
CONFERENCE ROOM FURNITURE	$	-
DINING/BREAKROOM FURNITURE	$	-
FILE CABINETS / STORAGE -	$	-
OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	27,368
$/GSF	$	0.88

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	**31,000**
Net Square Footage	**27,368**
Useable Square Footage	**15,000**

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	31,000	27,368	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 27,368

	QTY	UNIT/COST	TOTAL
NSF	27,368	$ 1.00	27,368
SEAT	-	#DIV/0!	

FURNITURE RELOCATION — $ -

	QTY	UNIT/COST	TOTAL
USF	15,000	$ -	-
SEAT	-	#DIV/0!	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	31,000	$ -	-
SEAT	-	#DIV/0!	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	27,368	$ -	$ -
SEAT	-	#DIV/0!	

MOVING AND RELOCATION SUBTOTAL	**$**	**27,368**
$/GSF	**$**	**0.88**

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	31,000
Net Square Footage	27,368
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	31,000	27,368	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ -

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	0%	-	425	$ -

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	0%	-	600,000.00	$ -

DISC DATA CENTER $ 350,000

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW CONNECTIVITY	100%	1	150,000	$ 150,000
INSTALLATION/CABLING/TESTING	100%	1	200,000	$ 200,000
				$ -

DISC FF&E SUBTOTAL	$	350,000
$/GSF	$	11.29

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BCBS DISC DATA CENTER - UPGRADES 15,000 SF OF RAISED FLOOR

Gross Square Footage	31,000
Net Square Footage	27,368
Useable Square Footage	15,000

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	31,000	27,368	15,000
EST. SEATS SUPPORTED	-	-	-
?SF/SEAT	-	-	-
USF/NSF	0	50%	
NSF/GSF	91%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ -

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	-	200	$ -

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	0%	-	150,000.00	$ -

DISC DATA CENTER RELOCATION COSTS $ 600,000

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	1	600,000	$ 600,000

DISC MOVING & RELOCATION	$ 600,000
$/GSF	$ 19.35

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

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Financial Summary Booklet

Building Assessments and Site Alternatives

January 30, 2004

TABLE CONTENTS

TAB ONE – SUMMARY

- Financial Summary Of Recommendation And Other Alternatives
- Charts – Discounted Cash Flow & Point of Indifference
- Financial Summary – Detail
  - Reconstruct DSOB And Lease Current BNSF
  - Reconstruct DSOB and Lease All Of BNSF
  - Lease All Of BNSF and Lease BCBS
  - Lease All Of BNSF and Reconstruct LSOB
  - Lease All Of BNSF and New Facility for 1,000 Seats
  - New Facility For 2,750 Seats
  - Reconstruct Both DSOB And LSOB
  - Status Quo for DSOB And LSOB w/ DFM 5 yr Capital Program
- Financial Summary Of All Site Level Data
- Tabs Model Format – Input Template

TAB TWO – PROJECT ASSUMPTIONS

- Key Assumptions – Construction
- Key Assumptions – Demolition

TAB THREE - RECONSTRUCTION

- DSOB Reconstruction
- LSOB Reconstruction
- LSOB Reconstruction (less Data Center SF)

TAB FOUR – NEW FACILITIES

- New Facility For 2,750 Seats
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TAB FIVE – MARKET ALTERNATIVES

- BNSF - 142k RSF
- BCBS – 331k RSF
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TAB SIX – DEMOLITION / VACATE

- DSOB – Demolish Plus
- LSOB – Demolish Plus
- LSOB – Vacate/Adaptive Reuse

TAB SEVEN - MISCELLANEOUS

- Status Quo DSOB and LSOB
- Interim Space Assumption and NPV
- BNSF @ 358k RSF – Replace LSOB / Replace DSOB
- New Data Center Model for DSOB, LSOB and New Facility
- BCBS Data Center Model for BCBS

KEY ASSUMPTIONS - CONSTRUCTION

I. PROGRAM LEVEL

1 AREA INFORMATION

- Area information for DSOB and LSOB was provided by DFM. The area information for the other sites was provided by the current owners.
- Reference the "Space Requirement Development" for specific utilization metrics employed.
-

II. LAND COST / ASSUMPTIONS

- For the New Facility alternative, land cost was based on a new "green-field" location.

III. DESIGN & REVIEW

1 ARCHITECTURAL/ ENGINEERING FEE

- A 6% fee on the "construction costs" was applied to cover the professional services for the design and construction administration of the project.
- An additional 10% of the professional services was applied to cover reimbursable expenses including but not limited to travel, printing, etc.

2 PROGRAMMING/FURNITURE PLAN FEE

- A $ 1.00 per NSF was applied to cover the expenses for programming the alternative and the space to meet each of the state's organization need.
- An additional $0.30 was applied to cover the cost for the furniture design to determine the furniture components needed and identify any supplemental components required to meet the program.

3 ENVIRONMENTAL CONSULTANT FEE

- A 10% fee on the "environmental remediation costs" was applied to cover the professional services for determining the scope and testing/administration of the remediation.
- An additional 10% of the professional services was applied to cover reimbursable expenses including but not limited to travel, printing, etc.

KEY ASSUMPTIONS - CONSTRUCTION

4 PEER REVIEW

- No costs for a "peer review" by an independent A/E were included.

5 FEASIBILITY STUDIES

- No costs for potential "feasibility studies" were included. During the course of this assignment, the following items were identified but are considered outside the scope at this time.
    a. Analysis of a central chilled water plant for the State "campus"
    b. Analysis of providing hard wall vs. de-mountable wall construction for office areas
    c. Analysis of providing a "SMED" raise floor environment for the office area to facilitate initial and future cabling
    d. Analysis of utilizing new vs. existing furniture

IV. HARD COSTS

1 CONSTRUCTION COSTS

- In general, all alternatives were viewed under the premise of a "Class B Office Environment" modified for the State's specific requirements in DSOB and LSOB locations.
- Reconstruction DSOB and LSOB

1. Applied the State's view on removing all improvements and infrastructure back to the building shell. Even if an exhaustive audit was performed on these buildings, the team believes a similar recommendation would be reached and/or the costs to rework would be similar.
2. Reconstruct the building base infrastructure and improvements to meet today's code and State requirements. Reference following attachment from JE Dunn Construction for the detailed assumptions for the reconstruction.

For DSOB specifically, replace the "curtain glazing/wall" with a more current system to improve appearance and thermal rating. Clean and seal existing masonry

3. For LSOB specifically, replace the glazing with new architectural / thermal glazing subject to approval of the Building Historical Society and repair/replace/clean the existing terra cotta façade as needed.

KEY ASSUMPTIONS - CONSTRUCTION

2 PHASING PREMIUM

- For DSOB and LSOB only, a 5% premium was applied to the estimate for the added costs in working in an occupied building over two phases.

3 ESTIMATING CONTINGENCY

- A 5% estimating contingency was applied to all estimates to cover estimating/scope variances.

4 ENVIRONMENTAL REMEDIATION

- For DSOB and LSOB, the costs for remediation of the asbestos and lead based paint were based on the conclusion identified in the State provided studies. For SBC, the estimate is based on $/SF cost for Landon.

V. MANAGEMENT & INSPECTION COSTS

1 OWNER'S (DFM) SUPERVISION

- As directed by DFM, a 1% "architectural fee" was applied to the project costs in order to capture their administrative cost to manage/ oversee the project. .
- An additional 10% of the professional services was applied to cover reimbursable expenses including but not limited to travel, printing, etc.

2 OWNER'S REP / PROJECT MANAGEMENT FEE

- A 1% "owner's representative fee" was applied to the project costs to cover the costs for project leadership and to represent the owner in the day-to-day management of the project.
- An additional 5% fee of the professional services was applied to cover reimbursable expenses.

3 DEVELOPER FEE

- For the New Facility alternative, a 2% developer fee was applied to the "Construction Costs" for the site/project development.

4 CONSTRUCTION MANAGEMENT FEE

- Estimate is based on typical "General Contractor" arrangement/premise. If desired, a "construction management fee" can be identified on this line and with a corresponding adjustment to the "Construction Costs.

5 PERMITTING

- Per DFM, for State owned properties, the State is the authority having jurisdiction, thus there would be no permit fees for

KEY ASSUMPTIONS - CONSTRUCTION

DSOB, LSOB and a New Facility. For the leased alternatives, a nominal permit fee allowance was applied.

6 COMMISSIONING AGENT / ENGINEER

- A 1% fee applied to the "Construction Cost" to cover the site/systems integration testing and commissioning. The service was requested by DFM and supported by the team to insure the facility and its numerous systems function as designed and procured. A commission agent was contacted and provided this 1% fee estimate based on GSA, DOE, and DOD guidelines and their experiences.

VI. FIXTURES, FURNISHING & EQUIPMENT

1 FIXTURES

- Interior Signage was based on $0.20/NSF. Workstation/office signage was estimated at $15 per seat.

2 FURNISHINGS

- As reviewed with DFM, the estimates are based on the reuse of the existing furniture system owned by the State. An allowance per unit was applied @ 50% of new furnishing to account for supplemental components/chair to assist in adapting the furniture to the new facility furniture layout/requirements.

3 EQUIPMENT

- Cafeteria and Kitchen equipment is included in the "Construction Costs"
- A $ 30,000 allowance was included to provide fitness center equipment when applied.

VII. MOVING & RELOCATION EXPENSES

1 STAFF / PERSONNEL BOX MOVES

- A $ 1.00 /NSF was applied to cover the staff/personnel box moves. For DSOB and LSOB, we assumed three moves would be required to accommodate the reconstruction effort.

2 FURNITURE RELOCATION/LABOR

- A $ 2.75 /USF was applied to cover the cost to de-install ship, store, and install the existing furniture at the new/reconstructed location. This figure is in line with experiences and was used in the earlier study as well.

3 DECOMMISSIONING EXPENSES

- A $ 0.75/NSF was applied to the DSOB Demolition and LSOB Vacate scenarios to cover the costs of removing all personal property.

KEY ASSUMPTIONS - CONSTRUCTION

VIII. DISC - FIXTURES, FURNISHING & EQUIPMENT

1 VOICE / DATA NETWORK

- The DISC organization was consulted and provided costs estimates for the alternatives to provide voice and data to the desktop.
- For LSOB Vacate alternative, DISC provided a high-level estimate of $ 2.0 M to cover the State's costs and Southwestern Bell services to break the State's "campus" dependency on the Landon location as the main hub for voice and data services.

2 DISC DATA CENTER

- TO BE EVALUATED

IX. MOVING & RELOCATION EXPENSES

1 VOICE/DATA RELOCATION

- The DISC organization was consulted and provided costs estimates for the alternatives to provide voice and data to the desktop

2 DISC DATA CENTER

- TO BE EVALUATED

Landon and Docking State Office Buildings Reconstruction
Topeka, Kansas
January 5, 2004

PROJECT CLARIFICATIONS

1. This estimate is based on general parameters for Class B office space with tenant improvements as provided by Glaze Real Estate.

2. This estimate is based on 2004 construction pricing.

3. The following items are not included:

   a. Architect, engineer or consultant's fees
   b. Sales or use tax
   c. Artwork, furnishings or business equipment
   d. Landscape office partitions or hookup
   e. Telephone system switch and handsets
   f. Performance bond
   g. Special Inspection service
   h. Financing costs
   i. Drawing reproduction
   j. Quality control testing (soil, asphalt, concrete, steel, windows, etc.)
   k. Abatement of hazardous materials other than asbestos and lead based paint, if any
   l. Development fees or special assessments
   m. Utility company charges for distribution system extensions
   n. Off site improvements
   o. Soil borings and investigation expense
   p. Soil stabilization
   q. Rock excavation
   r. Window treatments or drapery pockets other than mini-blinds
   s. Exterior building signage
   t. Building directories
   u. Mechanical room painting
   v. Labor to unload or install Owner furnished equipment

4. The following allowances are included:

   a. Acrovyn
   b. Repair of existing flooring conditions
   c. Kitchen equipment
   d. Elevator cab finish premium

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Landon and Docking State Office Buildings Reconstruction
Topeka, Kansas
January 5, 2004

Project Description - Sitework

1. General Requirements
   a. Supervision and administration
   b. Temporary security (guard service, temporary lighting, temporary fence, alarm system, etc.)
   c. Quality control program, reviews and inspections (QC testing expense is not included)
   d. Safety program, reviews and inspections
   e. Temporary facilities (job trailers, temp fence, temp stairs, guardrails, etc)
   f. Layout and surveys
   g. Equipment rental and warehouse deliveries
   h. Construction and final cleanup
   i. Temporary utilities (telephone, electricity, gas, etc.)
   j. Permits and insurance (building permits, builders risk, general liability, etc.)
   k. Performance and payment bond is not included

2. Asphalt Paving
   a. Street patching as required, 11" thick

3. Concrete Work
   a. City standard curb & gutter (CG-1)
   b. Standard city sidewalks and slabs 4" thick
   c. 8" thick reinforced concrete dock paving, 2,500 SF
   d. Miscellaneous site concrete

4. Fencing
   a. Permanent fencing is not anticipated or included

5. Precast Pavers
   a. Precast or decorative paving treatments are not anticipated or included

6. Signage and Striping
   a. Monument sign allowance of $20,000

7. Site Specialties
   a. Allowance for benches, trash receptacles, planters, etc.
   b. Two flagpoles, 35' tall

8. Landscaping and Irrigation
   a. Sodding around immediate building area
   b. Seeding remainder of disturbed site

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1. General Requirements
   a. Supervision and administration
   b. Temporary security (guard service, temporary lighting, temporary fence, alarm system, etc.)
   c. Quality control program, reviews and inspections (QC testing expense is not included)
   d. Safety program, reviews and inspections
   e. Temporary facilities (job trailers, temp fence, temp stairs, guardrails, etc.)
   f. Layout and surveys
   g. Equipment rental and warehouse deliveries
   h. Construction and final cleanup
   i. Temporary utilities (telephone, electricity, gas, etc.)
   j. Permits and insurance (building permits, builders risk, general liability, etc.)
   k. Performance and payment bond is not included

2. Demolition and Protection
   a. Demolition as required for new work
   b. Demolition of partitions as required
   c. Cutting and patching of openings for new doors and windows
   d. Patching of slab where necessary
   e. Removal of slab on grade to install plumbing and electrical underground piping
   f. Removal of interior ceiling, floor, and wall finishes
   g. Demolition of mechanical and electrical distribution systems
   h. Temporary dust partitions
   i. Temporary weather protection
   j. Dumpsters for disposal of demolition debris
   k. Removal of asbestos containing materials
   k. Removal of lead based paint materials
   l. Removal or handling of other hazardous materials is not included

3. Building Structure
   a. Cast in place concrete stairs and steel railings
   b. Expansion joint covers
   c. Steel pan stairs and railings with concrete fill
   d. Support steel for building skin and curtainwall
   e. Other miscellaneous steel

4. Building Skin
   a. Install new curtainwall at Docking
   b. Clean and seal existing cast stone at Docking
   c. Install new punch windows at Landon subject to historical society review, or install interior storm windows
   d. Repair or replace terra cotta fascade at Landon

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5. Masonry
   a. Interior load bearing 8" concrete block partitions
   b. Interior non-load bearing 6" concrete block partitions
   c. Concrete block masonry cells are reinforced and grouted at 48" on center

6. Rough Carpentry
   a. Roof blocking at parapets and expansion joints as required; CCA treated
   b. Fire treated interior blocking where required

7. Finish Carpentry and Millwork
   a. Corian vanity counters with integral bowls and aprons at toilets
   b. Wood base at executive or upgrade areas
   c. Upper and lower plastic laminate cabinets at break rooms
   d. Custom wood or plastic laminate reception counters, if any
   e. Custom wood or plastic laminate security stations, if any
   f. Executive area millwork allowance
   g. Miscellaneous storage shelving
   h. Miscellaneous standing and running trim

8. Membrane Roofing
   a. New roofing at both buildings
   b. Roofing system will be UL class A; FM class 1, and will meet NBS performance specification #55
   c. Roof will be constructed with slopes to drains in order that tapered insulation will not be required
   d. Insulation crickets are included

9. Sheet Metal
   a. Sheet metal parapet coping, trim, flashing, and counterflashing
   b. Air intake louvers at mechanical penthouse
   c. Vertical insulated metal wall panels (H. H. Robertson 2PS or equal) at penthouse
   d. Metal wall panels for rooftop equipment screens
   e. Miscellaneous sheet metal items
   f. All sheet metal will be pre-finished in factory standard colors, with the finish guaranteed for 20 years

10. Caulking and Sealing
    a. Caulking and sealing of exterior building cladding
    b. Dampproofing at elevator pits if necessary
    c. Miscellaneous interior caulking
    d. Caulking of exterior slab control joints is not included

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11. Doors, Frames and Hardware
    a. Plain sliced oak veneer solid core wood doors seven feet tall with matching hardwood edges
    b. Wood doors will be fire rated where required
    c. Prehung doors and frames at all unit interior doors (Masonite Colonist or equal)
    d. Hollow metal doors at service areas, fire rated where required
    e. Standard welded hollow metal frames, fire rated where required
    f. Door latches and locks will be standard commercial grade cylinder style with lever handles
    g. Closers with push-pulls and kickplates at public toilets
    h. Hardware at stair and exit doors includes exit devices, closers, and weather seals as required
    i. Hardware at service area doors includes locksets, closers, kickplates, and other hardware as required
12. Glass and Glazing Systems
    a. Entrance storefront eight feet high with tinted low e insulated glass, and standard aluminum framing
    b. 3'x7' aluminum entrance doors with manufacturers standard hardware
    c. Aluminum revolving doors 6 feet in diameter with manufacturers standard hardware in Landon
    d. Manufacturer's standard curtainwall system with mullion patterns as shown
    e. Continous curtainwall in Docking
    f. Punched windows as shown in Landon, subject to historical society review
    g. Aluminum framing will consist of stock (not custom) extrusions in manufacturer's standard colors
    h. Aluminum window sills are not included; build out with tenant finish
    i. Glass systems will be low e glass, one inch thick thermal units with a 10 year guarantee against failure
    j. Toilet room mirrors 48" high x vanity length
    k. Final glass cleaning

13. Drywall Systems
    a. 6", 18 gauge structural studs, R19 FSK insulation, gypsum sheathing and vapor barrier at perimeter walls
    b. 2 ½" metal studs or furring channels and insulation full height at perimeter walls
    c. Shaftwall assemblies or rated drywall partitions at elevator, duct and stair shafts as required
    d. Rated metal stud and drywall partitions at lobbies, toilets, and service areas
    e. Interior metal stud and drywall partitions with sound insulation as required
    f. Metal stud and drywall furring at interior columns
    g. Drywall ceiling bulkheads at toilet light louvers
    h. Plaster soffits
    i. Safing insulation at slab perimeters

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14. Ceramic and Quarry Tile
    a. 2x2 unglazed porcelain ceramic floor tile in toilets
    b. 2x2 unglazed porcelain ceramic wall tile full height in toilets
    c. Stone floors (3cm thick) at main entrance lobby
    d. Stone tile flooring is included for % of finished areas
    e. Stone walls at main entrance lobby in Docking to be repaired
    f. Miscellaneous stone and tile accents in high finish areas
    g. Quarry tile at kitchen and serving areas
    h. 4 1/4"x4 1/4" matt glazed ceramic wall tile at kitchen and serving areas

15. Acoustical Ceilings
    a. 2' x 2' acoustical lay-in ceilings with standard grid and 5/8" mineral fiber tile
    b. Acrylic louvers at vanities in toilets

16. Resilient Flooring and Carpet
    a. VCT tile flooring 1/8" thick in manufacturer's standard range of colors
    b. 4" high vinyl base in standard colors
    c. Carpet tile allowance of $28.00/SY includes carpet material, sales tax, delivery, and installation

17. Painting and Wall Coverings
    a. Paint or finish all doors and frames
    b. Clear floor sealer in service areas
    c. Paint stairwell walls and railings two coats
    d. Latex block filler and two coats paint on block walls where exposed in finished areas
    e. Two coats latex paint on all exposed drywall partitions and ceilings in finished areas
    f. Co-polymer paint or vinyl wall coverings on core wall areas
    g. Fabric wall coverings on core wall areas
    h. Vinyl wall covering or co-polymer paint above wainscot in toilets
    i. Dry fog paint exposed structure
    j. Exterior painting as required
    k. Painting of mechanical and electrical equipment and materials is not included

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18. Specialties
    a. Marker boards and tack boards at conference rooms
    b. Presentation units at conference rooms
    c. 6" high access flooring at computer room
    d. Baked enamel floor mounted metal toilet partitions and urinal screens
    e. Standard toilet accessories with ADA compliant grab bars at handicap accessible toilet stalls
    f. Door identification and miscellaneous signs as required
    g. Fire extinguishers and cabinets as required
    h. Telephone enclosures
    i. Acrovyn wall protection, railings, bumpers, and corner guards
    j. Miscellaneous specialties

19. Equipment and Furnishings
    a. Horizontal aluminum mini blinds 1" wide
    b. Demountable partitions at non-core areas
    c. Manual hydraulic dock levelers, 25,000# capacity
    d. Dock seals and bumpers
    e. Projection screens
    f. Food service equipment allowance of $300,000 in Docking
    g. Food service equipment allowance of $300,000 in Landon
    h. Break room appliances including refrigerator, microwave, icemaker, and dishwasher
    i. Entrance mats and frames

20. Main Lobby Finishes
    a. Allowance for main floor entrance lobbies
    b. Main lobby finishes include construction of drywall partitions, ornamental railing, floor, wall, and ceiling finishes, custom diffusers, ornamental and decorative lighting
    c. Furnishing and installation of lobby doors, frames, and hardware
    d. Custom linear diffusers and light fixtures
    e. Typical floor lobby finishes are not included; build out with tenant finish

21. Elevators
    a. New passenger and freight elevators in Landon
    b. New passenger and freight elevators in Docking

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22. HVAC Systems
    a. Existing central heating plant in Docking to be used
    b. New chilled water plant including chilled water pumps, cooling tower and primary and secondary piping to support Landon
    c. New chilled water plant including chilled water pumps, cooling tower and primary and secondary piping to support Docking
    d. New steam to hot water converter with primary and secondary piping/pumping in Landon
    e. New steam to hot water converter with primary and secondary piping/pumping in Docking
    f. Primary and secondary piping/pumping with variable frequency drives
    g. New air distribution system with VAVs for interior zones
    h. New air distribution system with fan powered VAV hot water heat for perimeter zones
    i. New AHUs with economizer cycles
    j. New building automation system tied into existing command center
    k. New control systems
    l. Toilet exhaust system
    m. Elevator and stairwell pressurization system
    n. Kitchen make-up air and exhaust system

23. Plumbing
    a. Toilet plumbing fixtures
    b. Toilet fixtures supplied at 100% of 2000 IBC
    c. Motion sensor operated valves and faucets are included
    d. Handicap accessible water coolers
    e. One janitors sink on each floor
    f. Internal roof drain piping and insulation
    g. Steam to domestic hot water system with circulating pumps

24. Fire Protection
    a. Basement sprinklers in accordance with code requirements
    b. Fire protection standpipes per NFPA pamphlet 13
    c. Sprinklers for general office areas will be light hazard in accordance with NFPA pamphlet 13
    d. Sprinklers for storage areas will be ordinary hazard, group 1 in accordance with NFPA pamphlet 13
    e. Rooftop manifold with in accordance with NFPA requirements
    f. CO_2 fire suppression system at UPS and telephone equipment room
    g. Fire pump is included
    h. See sitework for fire water mains, fire hydrants, meter pit, etc.

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25. Electrical
    a. New dual source electrical service equipment
    b. New electrical distribution at 480 volt
    c. Panels/transformers on each floor for 277 volt lighting and 120 volt convenience and workstation/office power
    d. Power and lighting panel sizes based on two watts/SF for lighting and four watts/SF for power
    e. Stair, toilet, lobby and common area electrical complete including power and lighting
    f. Parabolic light fixtures @ 74 SF/EA in Docking and Landon TF
    g. One outlet/146 SF in Docking TF
    h. One outlet/138 SF in Landon TF
    i. One telephone/data outlet/ 56 SF in Docking and Landon TF
    j. 539EA tenant switches in Docking TF
    k. 366EA tenant switches in Landon TF
    l. Paging/Intercom System in Docking and Landon TF
    m. Emergency and exit lighting as required by code
    n. Emergency generators for life safety systems are included
    o. Exterior building lighting is included
    p. See sitework for parking and walk lighting, power and telephone conduits, etc.

26. Special Systems
    a. New ADA compliant fire alarm system
    b. Building automation connected back to main BAS control system in Docking
    c. Security system perimeter card access
    d. CCTV cameras at exterior doors
    e. Interior card access for limited access areas
    f. Lightning protection system

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Landon and Docking State Office Buildings Reconstruction
Topeka, Kansas
January 5, 2004

Tenant Finish Matrix

Item	*Description*	*Shell Cost*	*Tenant Cost*
1.	General Requirements		
	Supervision, permits, insurance, cleanup, etc.	✓	✓
2.	Excavation		
	Machine and hand excavation, finish grading, etc.	✓	
3.	Building Structure		
	Concrete slab on grade	✓	
	Steel or concrete floor and roof structure	✓	
	Required exit stairs and railings	✓	
	Rooftop HVAC penthouse curb and roof framing	✓	
	Rooftop HVAC equipment screen supports	✓	
	Miscellaneous Steel	✓	
4.	Building Skin		
	Architectural precast panels	✓	
	Brick Veneer	✓	
	Brick and block composite walls at stairs	✓	
	Brick accents	✓	
5.	Interior Masonry		
	Concrete block partitions at rooftop HVAC penthouse	✓	
	Other concrete block partitions *if any*		✓
6.	Rough Carpentry		
	Roofing and expansion joint blocking	✓	
	Blocking at toilets	✓	
	Blocking for blinds and drapes		✓
	Blocking for wood walls and ceilings		✓
	Blocking for cabinets		✓
	Blocking for tenant applied specialties		✓
7.	Finish Carpentry and Millwork		
	Wood or Corian window sills *if any*		✓
	Casework and cabinets		✓
	Corian or plastic laminate vanity tops at toilets	✓	
8.	Membrane Roofing		
	Built up roofing and insulation (R20)	✓	

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Item	*Description*	*Shell Cost*	*Tenant Cost*
9.	Sheet Metal		
	Sheet metal flashings, etc.	✓	
	Sheet metal sunscreen	✓	
	Metal wall panels at HVAC equipment screen	✓	
10.	Caulking and Sealing		
	Exterior caulking and sealing	✓	
	Interior caulking *if any*		✓
11.	Doors, Frames and Hardware		
	Wood exit stair and toilet room doors	✓	
	Wood doors in tenant partitions		✓
	Doors, frames and finish hardware within core	✓	
	Metal frames and finish hardware tenant partitions		✓
12.	Glass and Glazing Systems		
	Exterior glass systems	✓	
	Vestibule storefront	✓	
	Interior glazing		✓
13.	Drywall Systems (Taped and Sanded)		
	HVAC shaft walls and exit stair walls	✓	
	Toilet partitions and ceilings	✓	
	Telephone and janitor closet walls	✓	
	Perimeter metal studs and insulation	✓	
	Perimeter drywall		✓
	Drywall column covers		✓
	Core perimeter corridor walls and ceilings		✓
	Drywall ceilings, if any		✓
	Tenant partitions, bulkheads, ceilings		✓
	Drywall fireproofing *if required*	✓	
	Cementitious spray fireproofing *if required*	✓	
14.	Ceramic Tile		
	Toilet floors and full height walls	✓	
	Other tile		✓
15.	Acoustical Ceilings		
	Acoustic ceiling grid		✓
	Acoustic ceiling tile		✓

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Landon and Docking State Office Buildings Reconstruction
Topeka, Kansas
January 5, 2004

Tenant Finish Matrix

Item	*Description*	*Shell Cost*	*Tenant Cost*
16.	Resilient Flooring and Carpet		
	Rubber treads and risers at exit stairs		✓
	Resilient flooring		✓
	Carpet		✓
	Carpet tiles		✓
17.	Painting and Wall Coverings		
	Paint Stairwells and Stairs	✓	
	Finish doors and frames - exit stairs, toilets, janitor	✓	
	Vinyl wall coverings		✓
	Fabric wall coverings		✓
	Painting tenant partitions		✓
18.	Specialties		
	Toilet partitions and accessories	✓	
	Fire extinguishers and cabinets	✓	
	Door identification signs	✓	✓
	Building directories		✓
	Other specialties		✓
19.	Main Lobby finishes		
	Main lobby finishes allowance	✓	
	Typical floor lobby finishes		✓
20.	Elevators		
	All passenger and freight elevators	✓	
	Passenger elevator cab upgrades	✓	
21.	HVAC		
	Metal trunk duct	✓	
	Main lobby diffusers	✓	
	Tunk ductwork and insulation	✓	
	Perimeter electric FPVAV boxes (50% of requirements)	✓	
	Basic temperature controls	✓	
	Remainder electric FPVAV and interior VAV boxes		✓
	HVAC branch ductwork and diffusers		✓
	Linear or special diffusers (except main lobby)		✓
	Thermostats		✓
	Special ventilation *if any*		✓

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Landon and Docking State Office Buildings Reconstruction
Topeka, Kansas
January 5, 2004

Tenant Finish Matrix

Item Description	*Shell Cost*	*Tenant Cost*
22. Plumbing		
Plumbing - toilets	✓	
Plumbing - janitor sinks	✓	
Plumbing - hook-up vending machines or ice makers		✓
Plumbing - sinks, miscellaneous areas		✓
23. Fire Protection		
Basic sprinklers (light hazard)	✓	
Add or relocate heads		✓
Special fire protection or sprinkler controls (if any)		✓
24. Electrical		
Lighting and power panels	✓	
Main lobby lighting	✓	
Code required emergency and exit lighting	✓	
Telephone or data wiring		✓
Light fixture wiring system		✓
Furnish and install light fixtures (tenant areas)		✓
Convenience power outlets		✓
Data outlets and cabling		✓
Special power requirements		✓
25. Special Systems		
New ADA compliant fire alarm system	✓	
Security system perimeter card access	✓	
CCTV cameras at exterior doors	✓	
Interior card access for limited access areas	✓	
Lightning protection system	✓	
Building automation system	✓	✓
Security system		✓
Paging/Music System		✓

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FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	RECOMMENDATION RECONSTRUCT DSOB PLUS BSNF LEASE		OTHER ALTERNATIVES **** IF ALL OF BNSF IS AVAILABLE ****			
	CURRENT	FUTURE STATE	ALL BNSF PLUS BCBS	ALL BNSF PLUS LSOB	NEW FACILITY	RECONSTRUCT DSOB & LSOB
DSOB - RECONSTRUCT	DSOB - RECONSTRUCT	DSOB - RECONSTRUCT				DSOB - RECONSTRUCT
LSOB - RECONSTRUCT				LSOB - RECONSTRUCT		LSOB - RECONSTRUCT
BNSF - LEASE 142K RSF	BNSF - LEASE 142K RSF					
BNSF - LEASE 358K RSF		BNSF - LEASE 358K RSF	BNSF - LEASE 358K RSF	BNSF - LEASE 358K RSF		
BCBS - LEASE 331K			BCBS - LEASE 331K			
NEW FACILITY					NEW FACILITY	
LSOB - VACATE/ADAPTIVE REUSE	LSOB - VACATE	LSOB - VACATE	LSOB - VACATE		LSOB - VACATE	
DSOB - DEMOLISH			DSOB - DEMOLISH	DSOB - DEMOLISH	DSOB - DEMOLISH	
SCOPE						
RENTABLE AREA	645,168	860,860	689,576	684,155	654,000	828,695
SEATS	2,753	3,610	2,764	2,782	2,750	3,240
FINANCIALS						
INTERIM HOUSING EXPENSE	$ 17,163,064	$ 17,163,064	$ 17,151,502	$ 17,151,502	$ 20,183,679	$ 20,183,679
RENT EXPENSE	$ 48,932,927	$ 116,913,948	$ 189,611,912	$ 116,913,948	$ -	$ -
OPERATING EXPENSE	$ 241,587,371	$ 314,039,178	$ 245,935,199	$ 248,429,299	$ 236,166,114	$ 301,821,162
RENT & OPERATING EXPENSES	**$ 307,683,363**	**$ 448,116,191**	**$ 452,698,613**	**$ 382,494,749**	**$ 256,349,793**	**$ 322,004,841**
PROJECT EXPENSE	**$ 107,309,435**	**$ 120,012,089**	**$ 67,719,031**	**$ 100,571,272**	**$ 159,045,584**	**$ 158,329,792**
TOTAL CASH FLOW	**$ 414,992,798**	**$ 568,128,280**	**$ 520,417,644**	**$ 483,066,021**	**$ 415,395,377**	**$ 480,334,632**
DISCOUNTED TOTAL CASH FLOW	**$ 228,947,971**	**$ 296,556,368**	**$ 248,629,048**	**$ 251,647,260**	**$ 243,688,866**	**$ 275,757,857**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$ 6,607,733**	**$ 10,170,518**	**$ 10,758,626**	**$ 8,720,778**	**$ 5,367,446**	**$ 6,799,992**
DISCOUNTED CASH FLOW / RSF	$ 354.87	$ 344.49	$ 360.55	$ 367.82	$ 372.61	$ 332.76
DISCOUNTED CASH FLOW / SEAT	$ 83,175.95	$ 82,141.44	$ 89,967.96	$ 90,462.73	$ 88,614.13	$ 85,098.26

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

RECOMMENDATION - RECONSTRUCT DSOB AND LEASE CURRENT AVAILABLE SPACE AT BNSF	RECONSTRUCT DSOB	LEASE BNSF 142K RSF	DATA CENTER @	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE							
RENTABLE AREA	502,700	142,468	-	**645,168**			**645,168**
SEATS	2,153	600	-	**2,753**			**2,753**
FINANCIALS							
INTERIM HOUSING EXPENSE	$ 12,128,707	$ 5,034,357	$ -	$ 17,163,064		$ -	$ 17,163,064
RENT EXPENSE	$ -	$ 48,932,927	$ -	$ 48,932,927		$ -	$ 48,932,927
OPERATING EXPENSE	$ 183,084,275	$ 57,240,605	$ -	$ 240,324,880		$ 1,262,492	$ 241,587,371
RENT & OPERATING EXPENSES	**$ 195,212,982**	**$ 111,207,889**	**$ -**	**$ 306,420,871**	**$ -**	**$ 1,262,492**	**$ 307,683,363**
PROJECT EXPENSE	**$ 92,525,842**	**$ 8,631,473**	**$ -**	**$ 101,157,314**		**$ 6,152,121**	**$ 107,309,435**
TOTAL CASH FLOW	**$ 287,738,823**	**$ 119,839,362**	**$ -**	**$ 407,578,186**	**$ -**	**$ 7,414,613**	**$ 414,992,798**
							$ -
DISCOUNTED TOTAL CASH FLOW	**$ 163,999,713**	**$ 59,621,101**	**$ -**	**223,620,814**		**$ 5,327,157**	**$ 228,947,971**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$ 4,124,866**	**$ 2,482,867**	**$ -**	**$ 6,607,733**			**$ 6,607,733**
DISCOUNTED CASH FLOW / RSF	$ 326.24	$ 418.49	#DIV/0!	**$ 346.61**			$ 354.87
DISCOUNTED CASH FLOW / SEAT	$ 76,183.77	$ 99,386.99	N/A	**$ 81,240.62**			$ 83,175.95

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

RECOMMENDATION - FUTURE STATE OF DSOB RECONSTRUCTION AND LEASE ALL OF BSNF (if/when available)	RECONSTRUCT DSOB	LEASE BNSF 358K RSF	DATA CENTER @	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE							
RENTABLE AREA	502,700	358,160	-	**860,860**			**860,860**
SEATS	2,153	1,458	-	**3,610**			**3,610**
FINANCIALS							
INTERIM HOUSING EXPENSE	$ 12,128,707	$ 5,034,357	$ -	$ 17,163,064		$ -	$ 17,163,064
RENT EXPENSE	$ -	$ 116,913,948	$ -	$ 116,913,948		$ -	$ 116,913,948
OPERATING EXPENSE	$ 183,084,275	$ 129,692,412	$ -	$ 312,776,687		$ 1,262,492	$ 314,039,178
RENT & OPERATING EXPENSES	**$ 195,212,982**	**$ 251,640,718**	**$ -**	**$ 446,853,699**	**$ -**	**$ 1,262,492**	**$ 448,116,191**
PROJECT EXPENSE	**$ 92,525,842**	**$ 21,334,127**	**$ -**	**$ 113,859,968**		**$ 6,152,121**	**$ 120,012,089**
TOTAL CASH FLOW	**$ 287,738,823**	**$ 272,974,844**	**$ -**	**$ 560,713,667**	**$ -**	**$ 7,414,613**	**$ 568,128,280**
							$ -
DISCOUNTED TOTAL CASH FLOW	**$ 163,999,713**	**$ 127,229,499**	**$ -**	**291,229,212**		**$ 5,327,157**	**$ 296,556,368**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$ 4,124,866**	**$ 6,045,652**	**$ -**	**$ 10,170,518**			**$ 10,170,518**
DISCOUNTED CASH FLOW / RSF	$ 326.24	$ 355.23	#DIV/0!	**$ 338.30**			**$ 344.49**
DISCOUNTED CASH FLOW / SEAT	$ 76,183.77	$ 87,285.31	N/A	**$ 80,665.90**			**$ 82,141.44**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	OTHER ALTERNATIVES - LEASE ALL OF BNSF (if available) AND LEASE BCBS					
	LEASE BNSF 358K RSF	LEASE BCBS	DATA CENTER @ BNSF	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE							
RENTABLE AREA	358,160	331,416	-	**689,576**			**689,576**
SEATS	1,694	1,070	-	**2,764**			**2,764**
FINANCIALS							
INTERIM HOUSING EXPENSE	$ 9,096,530	$ 8,054,972	$ -	$ 17,151,502	$ -	$ -	$ 17,151,502
RENT EXPENSE	$ 116,913,948	$- 72,697,963	$ -	$ 189,611,912	$ -	$ -	$ 189,611,912
OPERATING EXPENSE	$ 129,692,412	$ 114,980,296	$ -	$ 244,672,707	$ -	$ 1,262,492	$ 245,935,199
RENT & OPERATING EXPENSES	**$ 255,702,890**	**$ 195,733,231**	**$ -**	**$ 451,436,121**	**$ -**	**$ 1,262,492**	**$ 452,698,613**
PROJECT EXPENSE	**$ 22,265,771**	**$ 26,799,589**	**$ -**	**$ 49,065,359**	**$ 12,501,551**	**$ 6,152,121**	**$ 67,719,031**
TOTAL CASH FLOW	**$ 277,968,661**	**$ 222,532,820**	**$ -**	**$ 500,501,481**	**$ 12,501,551**	**$ 7,414,613**	**$ 520,417,644**
							$ -
DISCOUNTED TOTAL CASH FLOW	**$ 131,601,915**	**$ 103,412,774**	**$ -**	**235,014,689**	**$ 8,287,202**	**$ 5,327,157**	**$ 248,629,048**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$ 6,045,652**	**$ 4,712,974**	**$ -**	**$ 10,758,626**			**$ 10,758,626**
DISCOUNTED CASH FLOW / RSF	$ 367.44	$ 312.03	#DIV/0!	**$ 340.81**			**$ 360.55**
DISCOUNTED CASH FLOW / SEAT	$ 77,687.08	$ 96,690.02	N/A	**$ 85,041.52**			**$ 89,967.96**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

OTHER ALTERNATIVES - LEASE ALL OF BNSF (if available) AND RECONSTRUCT LSOB	LEASE BNSF 358K RSF	RECONSTRUCT LSOB	DATA CENTER @	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE							
RENTABLE AREA	358,160	325,995	-	**684,155**			**684,155**
SEATS	1,694	1,088	-	**2,782**			**2,782**
FINANCIALS							
INTERIM HOUSING EXPENSE	$ 9,096,530	$ 8,054,972	$ -	$ 17,151,502	$ -		$ 17,151,502
RENT EXPENSE	$ 116,913,948	$ -	$ -	$ 116,913,948	$ -		$ 116,913,948
OPERATING EXPENSE	$ 129,692,412	$ 118,736,887	$ -	$ 248,429,299	$ -		$ 248,429,299
RENT & OPERATING EXPENSES	**$ 255,702,890**	**$ 126,791,859**	**$ -**	**$ 382,494,749**	**$ -**	**$ -**	**$ 382,494,749**
PROJECT EXPENSE	**$ 22,265,771**	**$ 65,803,950**	**$ -**	**$ 88,069,721**	**$ 12,501,551**		**$ 100,571,272**
TOTAL CASH FLOW	**$ 277,968,661**	**$ 192,595,809**	**$ -**	**$ 470,564,470**	**$ 12,501,551**	**$ -**	**$ 483,066,021**
							$ -
DISCOUNTED TOTAL CASH FLOW	**$ 131,601,915**	**$ 111,758,143**	**$ -**	**243,360,058**	**$ 8,287,202**		**$ 251,647,260**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$ 6,045,652**	**$ 2,675,126**	**$ -**	**$ 8,720,778**			**$ 8,720,778**
DISCOUNTED CASH FLOW / RSF	$ 367.44	$ 342.82	#DIV/0!	**$ 355.71**			**$ 367.82**
DISCOUNTED CASH FLOW / SEAT	$ 77,687.08	$ 102,739.82	N/A	**$ 87,483.63**			**$ 90,462.73**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

OTHER ALTERNATIVES - NEW FACILITY FOR 2,750 SEATS	NEW 2750 FACILITY		DATA CENTER @ NEW FACILITY	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE							
RENTABLE AREA	654,000		-	**654,000**			**654,000**
SEATS	2,750		-	**2,750**			**2,750**
FINANCIALS							
INTERIM HOUSING EXPENSE	$ 20,183,679		$ -	$ 20,183,679	$ -	$ -	$ 20,183,679
RENT EXPENSE	$ -		$ -	$ -	$ -	$ -	$ -
OPERATING EXPENSE	$ 234,903,622		$ -	$ 234,903,622	$ -	$ 1,262,492	$ 236,166,114
RENT & OPERATING EXPENSES	**$ 255,087,301**	**$ -**	**$ -**	**$ 255,087,301**	**$ -**	**$ 1,262,492**	**$ 256,349,793**
PROJECT EXPENSE	**$ 140,391,912**		**$ -**	**$ 140,391,912**	**$ 12,501,551**	**$ 6,152,121**	**$ 159,045,584**
TOTAL CASH FLOW	**$ 395,479,213**	**$ -**	**$ -**	**$ 395,479,213**	**$ 12,501,551**	**$ 7,414,613**	**$ 415,395,377**
							$ -
DISCOUNTED TOTAL CASH FLOW	**$ 230,074,507**		**$ -**	**230,074,507**	**$ 8,287,202**	**$ 5,327,157**	**$ 243,688,866**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$ 5,367,446**		**$ -**	**$ 5,367,446**			**$ 5,367,446**
DISCOUNTED CASH FLOW / RSF	$ 351.80		#DIV/0!	**$ 351.80**			**$ 372.61**
DISCOUNTED CASH FLOW / SEAT	$ 83,663.46		N/A	**$ 83,663.46**			**$ 88,614.13**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

OTHER ALTERNATIVES - RECONSTRUCT BOTH DSOB AND LSOB							
	RECONSTRUCT DSOB	RECONSTRUCT LSOB	DATA CENTER @ DSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE							
RENTABLE AREA	502,700	325,995	-	**828,695**			**828,695**
SEATS	2,153	1,088	-	**3,240**			**3,240**
FINANCIALS							
INTERIM HOUSING EXPENSE	$ 12,128,707	$ 8,054,972	$ -	$ 20,183,679			$ 20,183,679
RENT EXPENSE	$ -	$ -	$ -	$ -			$ -
OPERATING EXPENSE	$ 183,084,275	$ 118,736,887	$ -	$ 301,821,162			$ 301,821,162
RENT & OPERATING EXPENSES	**$ 195,212,982**	**$ 126,791,859**	**$ -**	**$ 322,004,841**	**$ -**	**$ -**	**$ 322,004,841**
PROJECT EXPENSE	**$ 92,525,842**	**$ 65,803,950**	**$ -**	**$ 158,329,792**			**$ 158,329,792**
TOTAL CASH FLOW	**$ 287,738,823**	**$ 192,595,809**	**$ -**	**$ 480,334,632**	**$ -**	**$ -**	**$ 480,334,632**
							$ -
DISCOUNTED TOTAL CASH FLOW	**$ 163,999,713**	**$ 111,758,143**	**$ -**	**275,757,857**			**$ 275,757,857**
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$ 4,124,866**	**$ 2,675,126**	**$ -**	**$ 6,799,992**			**$ 6,799,992**
DISCOUNTED CASH FLOW / RSF	$ 326.24	$ 342.82	#DIV/0!	**$ 332.76**			**$ 332.76**
DISCOUNTED CASH FLOW / SEAT	$ 76,183.77	$ 102,739.82	N/A	**$ 85,098.26**			**$ 85,098.26**

FINANCIAL SUMMARY OF MARKET ALTERNATIVES

		BURLINGTON NORTHERN SANTE FE	BNSF_358K_RSF (D)	BNSF_358K_RSF (L)	BLUE CROSS BLUE SHIELD	SOUTHWESTERN BELL COMMUNICATIONS
SCOPE	GROSS SF	142,468	358,160	358,160	360,235	131,679
	RENTAL SF	142,468	358,160	358,160	331,416	125,095
	USEABLE SF	128,976	313,390	313,390	261,647	91,070
	SEATS	600	1,694	1,458	1,070	455
RENT & OPERATING EXPENSES		**$ 111,207,889**	**$ 255,702,890**	**$ 251,640,718**	**$ 195,733,231**	**$ 73,605,661**
INTERIM SPACE		$ 5,034,357	$ 9,096,530	$ 5,034,357	$ 8,054,972	$ 6,041,229
		$ -	$ -	$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
OPERATING EXPENSES		$ 5,034,357	$ 9,096,530	$ 5,034,357	$ 8,054,972	$ 6,041,229
		$ -	$ -	$ -	$ -	$ -
SITE ALTERNATIVE		$ 106,173,532	$ 246,606,360	$ 246,606,360	$ 187,678,259	$ 67,564,432
		$ -	$ -	$ -	$ -	$ -
RENT EXPENSE		$ 48,932,927	$ 116,913,948	$ 116,913,948	$ 72,697,963	$ 23,756,044
$/RSF AVERAGE OVER 30 YRS		$ 10.17	$ 10.17	$ 10.17	$ 6.27	$ 5.43
OPERATING EXPENSES		$ 57,240,605	$ 129,692,412	$ 129,692,412	$ 114,980,296	$ 43,808,388
$/USF AVERAGE OVER 30 YRS		$ 13.12	$ 12.71	$ 12.71	$ 12.56	$ 13.74
		$ -	$ -	$ -	$ -	$ -
PROJECT EXPENSES		**$ 8,631,473**	**$ 22,265,771**	**$ 21,334,127**	**$ 26,799,589**	**$ 17,714,673**
DFM		$ 7,498,087	$ 20,134,307	$ 19,403,027	$ 25,179,617	$ 16,685,400
	LAND COSTS	$ -	$ -	$ -	$ -	$ -
	DESIGN COSTS	$ 494,890	$ 1,298,493	$ 1,298,493	$ 1,692,920	$ 1,327,235
	CONSTRUCTION COST	$ 4,436,244	$ 11,496,377	$ 11,496,377	$ 17,998,870	$ 16,889,250
	MANAGEMENT & INSPECTION	$ 223,021	$ 550,435	$ 535,672	$ 717,643	$ 660,868
	FF&E	$ 1,804,259	$ 5,382,065	$ 4,665,548	$ 3,544,488	$ 1,395,758
	MOVING & RELOCATION	$ 539,673	$ 1,406,937	$ 1,406,937	$ 1,225,695	$ 412,290
	TI ALLOWANCE CREDIT	$ -	$ -	$ -	$ -	$ (4,000,000)
DISC		$ 1,133,386	$ 2,131,463	$ 1,931,099	$ 1,619,972	$ 1,029,273
	FF&E	$ 1,002,467	$ 1,738,727	$ 1,593,163	$ 1,369,250	$ 928,803
	MOVING & RELOCATION	$ 130,919	$ 392,737	$ 337,936	$ 250,722	$ 100,470
		$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
TOTAL ANNUAL COST		**$ 119,839,362**	**$ 277,968,661**	**$ 272,974,844**	**$ 222,532,820**	**$ 91,320,334**
		$ -	$ -	$ -	$ -	$ -
	OBSOLESCENCE FACTOR	$ -	$ -	$ -	$ -	$ -
	BUILDING REVERSION	$ -	$ -	$ -	$ -	$ -
	LAND REVERSION	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
DISCOUNT FACTOR		$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
DISCOUNTED ANNUAL COST		**$ 59,621,101**	**$ 131,601,915**	**$ 127,229,499**	**$ 103,412,774**	**$ 50,850,312**
CUMULATIVE ANNUAL COST		**$ 59,621,101**	**$ 131,601,915**	**$ 127,229,499**	**$ 103,412,774**	**$ 50,850,312**
		$ -	$ -	$ -	$ -	$ -
	DISCOUNTED BUILDING REVERSION	$ -	$ -	$ -	$ -	$ -
	DISCOUNTED LAND REVERSION	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
CUMULATIVE PRESENT VALUE		**$ 59,621,101**	**$ 131,601,915**	**$ 127,229,499**	**$ 103,412,774**	**$ 50,850,312**

FINANCIAL SUMMARY OF MARKET ALTERNATIVES

		DSOB_RECONSTRUCT	LSOB_RECONSTRUCT	NEW_2750	DSOB_DEMOLITION	LSOB_VACATE
SCOPE	GROSS SF	546,812	349,707	719,000	546,812	349,707
	RENTAL SF	502,700	325,995	654,000	502,700	325,995
	USEABLE SF	376,720	250,189	522,500	376,720	250,189
	SEATS	2,153	1,088	2,750	2,153	1,088
RENT & OPERATING EXPENSES		$ 195,212,982	$ 126,791,859	$ 255,087,301	$ -	$ 1,262,492
INTERIM SPACE		$ 12,128,707	$ 8,054,972	$ 20,183,679	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
OPERATING EXPENSES		$ 12,128,707	$ 8,054,972	$ 20,183,679	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
SITE ALTERNATIVE		$ 183,084,275	$ 118,736,887	$ 234,903,622	$ -	$ 1,262,492
		$ -	$ -	$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -	$ -	$ -
$/RSF AVERAGE OVER 30 YRS		$ -	$ -	$ -	$ -	$ -
OPERATING EXPENSES		$ 183,084,275	$ 118,736,887	$ 234,903,622	$ -	$ 1,262,492
$/USF AVERAGE OVER 30 YRS		$ 14.08	$ 13.75	$ 12.85	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
PROJECT EXPENSES		$ 92,525,842	$ 65,803,950	$ 140,391,912	$ 12,501,551	$ 6,152,121
DFM		$ 88,972,910	$ 62,479,323	$ 137,479,566	$ 12,407,782	$ 3,802,030
LAND COSTS		$ -	$ -	$ 12,220,984	$ -	$ -
DESIGN COSTS		$ 5,643,912	$ 3,971,591	$ 7,762,921	$ 712,518	$ 176,509
CONSTRUCTION COST		$ 71,326,586	$ 51,257,190	$ 100,792,753	$ 10,884,681	$ 3,209,247
MANAGEMENT & INSPECTION		$ 2,526,824	$ 1,796,251	$ 5,893,387	$ 329,888	$ 108,852
FF&E		$ 6,646,221	$ 3,601,543	$ 8,488,930	$ -	$ -
MOVING & RELOCATION		$ 2,829,367	$ 1,852,749	$ 2,320,591	$ 480,695	$ 307,423
TI ALLOWANCE CREDIT		$ -	$ -	$ -	$ -	$ -
DISC		$ 3,552,931	$ 3,324,627	$ 2,912,347	$ 93,769	$ 2,350,091
FF&E		$ 1,944,899	$ 2,429,299	$ 2,298,854	$ 87,909	$ 2,344,230
MOVING & RELOCATION		$ 1,608,032	$ 895,328	$ 613,493	$ 5,861	$ 5,861
		$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
TOTAL ANNUAL COST		$ 287,738,823	$ 192,595,809	$ 395,479,213	$ 12,501,551	$ 7,414,613
		$ -	$ -	$ -	$ -	$ -
OBSOLESCENCE FACTOR		$ -	$ -	$ -	$ -	$ -
BUILDING REVERSION		$ -	$ -	$ -	$ -	$ -
LAND REVERSION		$ (2,628,972)	$ (820,508)	$ (17,140,871)	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
DISCOUNT FACTOR		$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
DISCOUNTED ANNUAL COST		$ 164,514,956	$ 111,918,952	$ 233,433,884	$ 9,837,380	$ 5,810,971
CUMULATIVE ANNUAL COST		$ 164,514,956	$ 111,918,952	$ 233,433,884	$ 9,837,380	$ 5,810,971
		$ -	$ -	$ -	$ -	$ -
DISCOUNTED BUILDING REVERSION		$ -	$ -	$ -	$ -	$ -
DISCOUNTED LAND REVERSION		$ (515,243)	$ (160,808)	$ (3,359,377)	$ (1,550,178)	$ (483,814)
		$ -	$ -	$ -	$ -	$ -
CUMULATIVE PRESENT VALUE		$ 163,999,713	$ 111,758,143	$ 230,074,507	$ 8,287,202	$ 5,327,157

Heading	Order	Description	Type	Owner	BNSF LEASE	BNSF LEASE (D)	BNSF LEASE (L)	BCBS LEASE NO DATA CENTER	SBC LEASE	DSOB RECONSTRUCTION	LSOB RECONSTRUCTION
A. General Data	2	Project Name	TEXT		0	0	0	0	0	0	0
	3	Location	TEXT		TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS
	4	Building Type	TEXT		OFFICE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE
	5	Prospectus Type	TEXT		0	0	0	0	0	0	0
	6	Prepared By:	TEXT		0	0	0	0	0	0	0
	7	Date Prepared	DATE		01/06/04	01/06/04	01/06/04	01/06/04	01/06/04	01/06/04	01/06/04
	8	Region	TEXT		0	0	0	0	0	0	0
	9	File Name	TEXT								
	10	No of Lease Alternatives	VALUE								
	11	No of Construction Alternatives	VALUE								
	12	No of R&A Alternatives	VALUE								
	13	No of Lease-Options Alternatives	VALUE								
	14	No of Least-Cost Financing Alternatives	VALUE								
	15	Populated Cases	VALUE								
A. General Data Sum											
B. Space	17	Usable Square Feet	SF		128,976	313,390	313,390	261,647	91,070	376,720	250,189
		RENTABLE SQUARE FEET			142,468	358,160	358,160	331,416	125,095	502,700	325,995
		USF/RSF			91%	88%	88%	79%	73%	75%	77%
		EXPENSE FACTOR BASED ON LANDON			88%	88%	88%	97%	100%	102%	100%
	18	Gross Square Feet	SF		142,468	358,160	358,160	360,235	131,679	546,812	349,707
	19	Year Analysis/Interim Housing Begins	YEAR								
	20	Interim Housing Cost per Year	EST								
		REPLACEMENT INSURANCE			$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03
		REAL ESTATE TAXES			$ -	$ -	$ -	$ -	$ -	$ -	$ -
	21	Taxes and Insur per USF	$/USF		$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03	$ 0.03
	22	Compare to Surplus Project	YES/NO		NO	NO	NO	NO	NO	NO	NO
	23	Estimated Value of Surplus Bldg.	EST								
	24	Estimated Value of Surplus Land	EST								
	25	Year Surplus Disposition	YEAR								
B. Space Sum											
C. Economic Data	27	Replacement and Reserves per USF	$/USF		$ -	$ -	$ -	$ -	$ -	$ 0.67	$ 0.65
	28	Tenant Alterations per USF	$/USF							$ -	$ -
		HOUSEKEEPING	$/USF		$ 1.31	$ 1.31	$ 1.31	$ 1.45	$ 1.49	$ 1.53	$ 1.49
		MAINTENANCE	$/USF		$ 1.79	$ 1.79	$ 1.79	$ 1.98	$ 2.04	$ 2.09	$ 2.04
		SECURITY	$/USF		$ 1.14	$ 1.14	$ 1.14	$ 1.26	$ 1.30	$ 1.33	$ 1.30
		UTILITIES	$/USF		$ 1.73	$ 1.73	$ 1.73	$ 1.92	$ 1.97	$ 2.02	$ 1.97
	29	Services & Utilities per USF (LANDON ADJUSTED)	$/USF		$ 5.96	$ 5.96	$ 5.96	$ 6.61	$ 6.80	$ 6.96	$ 6.80
	30	Property Management Cost for Leased Bldg. per USF	$/USF		$ -	$ -	$ -	$ -	$ -	$ -	$ -
	31	Property Management Cost for Owner Bldg. per USF	$/USF		$ 1.74	$ 1.74	$ 1.74	$ 1.92	$ 1.98	$ 2.03	$ 1.98
	32	Analysis Years	TERM		34	34	34	34	34	34	34
	33	Discount Rate (DR)	RATE		4.91%	4.91%	4.91%	4.91%	4.91%	4.91%	4.91%
	34	General Inflation Rate per Year	RATE		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
	35	Real Estate Inflation Rate per Year	RATE		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
	36	Capitalization Rate	RATE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	37	Construction Inflation Rate	RATE		2.20%	2.20%	2.20%	2.20%	2.20%	2.20%	2.20%
	38	Base Year	YEAR		2004	2004	2004	2004	2004	2004	2004
C. Economic Data Sum											
D. Other Data		Estimated Construction Costs (ECC)	EST	MARK	$ 4,436,244	$ 11,496,377	$ 11,496,377	$ 17,998,870	$ 16,889,250		
		Estimated Design & Review Cost (EDRC)	EST	MARK	$ 494,890	$ 1,298,493	$ 1,298,493	$ 1,692,920	$ 1,327,235		
		Estimated Management & Inspection Cost (EMIC)	EST	MARK	$ 223,021	$ 550,435	$ 535,672	$ 717,643	$ 660,868		
			EST								
			EST								
	40	Initial Space Alterations	EST	MARK	$ 5,154,155	$ 13,345,305	$ 13,330,542	$ 20,409,433	$ 18,877,353		
	41	Amortize Initial Space Alterations	YES/NO		0	0	0	0	0	0	0
	42	Initial Space Alterations Interest Rate	RATE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	43	Initial Space Alterations Term	TERM		-	-	-	-	-	-	-
	44	Portion of R&A Costs Capitalized (%)	FACTOR							70.00%	70.00%
	45	Real Estate Obsolescence Factor	FACTOR		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
	46	Ownership Form	TEXT								
	47	Tax Bracket (Owner)	VALUE								
	48	Remaining Real Property Basis	EST								
	49	Remaining Real Property Depreciation Life	TERM								

Heading	Order	Description	Type	Owner	BNSF LEASE	BNSF LEASE (D)	BNSF LEASE (L)	BCBS LEASE NO DATA CENTER	SBC LEASE	DSOB RECONSTRUCTION	LSOB RECONSTRUCTION
	50	Remaining Real Property Economic Life	TERM								
	51	Furniture, Fixtures, & Equipment	EST	MARK	$ 1,804,259	$ 5,382,065	$ 4,665,548	$ 3,544,488	$ 1,395,758	$ 6,646,221	$ 3,601,543
	51	Furniture, Fixtures, & Equipment (DISC)	EST	MARK	$ 1,002,467	$ 1,738,727	$ 1,593,163	$ 1,369,250	$ 928,803	$ 1,944,899	$ 2,429,299
	52	Furniture, Fixtures, & Equipment Depreciable Life	TERM								
	53	Furniture, Fixtures, & Equipment Economic Life	TERM								
	54	Tax Credits	EST								
D. Other Data Sum											
E. Leasing Data	56	Year Lease Begins	YEAR		2005	2005	2005	2009	2005		
	57	No of Years Leased	TERM		30	30	30	30	30		
	58	Average Lease Term in Years	0/1		1	1	1	1	1		
	59	Net, Net Rent per USF	$/RSF		$ 8.50	$ 8.50	$ 8.50	$ 6.00	$ 4.79		
		TI ALLOWANCE							$ 4,000,000.00		
	60	Moving and Relocation Costs	EST	MARK	$ 539,673	$ 1,406,937	$ 1,406,937	$ 1,225,695	$ 412,290		
	60	Moving and Relocation Costs (DISC)	EST	MARK	$ 130,919	$ 392,737	$ 337,936	$ 250,722	$ 100,470		
	61	Tenant Paid Replacement Reserves per USF	$/USF		$ 0.57	$ 0.30	$ 0.30	$ 0.30	$ 0.30		
	62	Years of Irregular Leasing	TERM			0					
	63	Years of Irregular Interim Housing	TERM								
E. Leasing Data Sum											
F. Construction Data	65	Year of Design Award	YEAR	MARK							
	66	Year of Construction Award	YEAR	MARK							
	67	Year Project Opens	YEAR	MARK							
	68	No of Years Occupied	TERM								
	69	Estimated Construction Costs (ECC)	EST	MARK							
	70	Estimated Design & Review Cost (EDRC)	EST	MARK							
	71	Estimated Management & Inspection Cost (EMIC)	EST	MARK							
	72	Land Status	EST								
	73	Estimated Cost or Value of Land	EST								
	74	Moving and Relocation Costs	EST	MARK							
	74	Moving and Relocation Costs (DISC)									
	75	Year Outleasing Begins	YEAR								
	76	Useable Square Feet Outleased	SF								
	77	Full Service Outleasing Income per USF	$/USF								
	78	Outleasing Term in Years	TERM								
	79	Years of Irregular Interim Housing	TERM								
	80	Years of Irregular Outleasing Income	TERM								
F. Construction Data Sum											
G. R&A Data	82	Year of Design Award	YEAR	MARK						2004	2004
	83	Year of Construction Award	YEAR	MARK						2005	2005
	84	Year Project Opens	YEAR	MARK						2008	2008
	85	No of Years Occupied	TERM							30	30
	86	Estimated Construction Costs (ECC)	EST	MARK						$ 71,326,586	$ 51,257,190
	87	Estimated Design & Review Cost (EDRC)	EST	MARK						$ 5,643,912	$ 3,971,591
	88	Estimated Management & Inspection Cost (EMIC)	EST	MARK						$ 2,526,824	$ 1,796,251
	89	Estimated Value of Existing Bldg. (prior to R&A)	EST								
	90	Estimated Value of Existing Land (prior to R&A)	EST							$ -	$ -
	91	Appraisal Value after R&A	EST								
	92	Moving and Relocation Costs	EST	MARK						$ 2,829,367	$ 1,852,749
	92	Moving and Relocation Costs (DISC)	EST	MARK						$ 1,608,032	$ 895,328
	93	Year Outleasing Begins	YEAR							0	0
	94	Useable Square Feet Outleased	SF							-	-
	95	Full Service Outleasing Income per USF	$/USF							$ -	$ -
	96	Outleasing Term in Years	TERM							-	-
	97	Years of Irregular Interim Housing	TERM							-	-
	98	Years of Irregular Outleasing Income	TERM							-	-
G. R&A Data Sum											

Heading	Order	Description	Type	Owner	NEW 2750 SEAT FACILITY	RAZE DSOB	VACATE LSOB	DISC COMPUTER CENTER
A. General Data	2	Project Name	TEXT		0	0	0	0
	3	Location	TEXT		TOPEKA, KS	TOPEKA, KS	TOPEKA, KS	TOPEKA, KS
	4	Building Type	TEXT		OFFICE	OFFICE	OFFICE	OFFICE
	5	Prospectus Type	TEXT		0	0	0	0
	6	Prepared By:	TEXT		0	0	0	0
	7	Date Prepared	DATE		01/06/04	01/06/04	01/06/04	01/06/04
	8	Region	TEXT		0	0	0	0
	9	File Name	TEXT					
	10	No of Lease Alternatives	VALUE					
	11	No of Construction Alternatives	VALUE					
	12	No of R&A Alternatives	VALUE					
	13	No of Lease-Options Alternatives	VALUE					
	14	No of Least-Cost Financing Alternatives	VALUE					
	15	Populated Cases	VALUE					
A. General Data Sum								
B. Space	17	Usable Square Feet	SF		522,500	376,720	250,189	
		RENTABLE SQUARE FEET			654,000	502,700	325,995	
		USF/RSF			80%	75%	77%	#DIV/0!
		EXPENSE FACTOR BASED ON LANDON			96%	102%	100%	
	18	Gross Square Feet	SF		719,000	546,812	349,707	360,235
	19	Year Analysis/Interim Housing Begins	YEAR					
	20	Interim Housing Cost per Year	EST					
		REPLACEMENT INSURANCE			$ 0.03	$ 0.03	$ 0.03	
		REAL ESTATE TAXES			$ -	$ -	$ -	
	21	Taxes and Insur per USF	$/USF		$ 0.03	$ 0.03	$ 0.03	$ 0.03
	22	Compare to Surplus Project	YES/NO		NO	NO	NO	NO
	23	Estimated Value of Surplus Bldg.	EST					
	24	Estimated Value of Surplus Land	EST					
	25	Year Surplus Disposition	YEAR					
B. Space Sum								
C. Economic Data	27	Replacement and Reserves per USF	$/USF		$ 0.62	$ -	$ -	$ -
	28	Tenant Alterations per USF	$/USF		$ -			
		HOUSEKEEPING	$/USF		$ 1.43	$ 1.53	$ 1.49	
		MAINTENANCE	$/USF		$ 1.96	$ 2.09	$ 2.04	
		SECURITY	$/USF		$ 1.25	$ 1.33	$ 1.30	
		UTILITIES	$/USF		$ 1.89	$ 2.02	$ 1.97	
	29	Services & Utilities per USF (LANDON ADJUSTED)	$/USF		$ 6.53	$ 6.96	$ 6.80	$ -
	30	Property Management Cost for Leased Bldg. per USF	$/USF		$ -	$ -	$ -	
	31	Property Management Cost for Owner Bldg. per USF	$/USF		$ 1.90	$ 2.03	$ 1.98	$ 1.98
	32	Analysis Years	TERM		34	34	34	34
	33	Discount Rate (DR)	RATE		4.91%	4.91%	4.91%	4.91%
	34	General Inflation Rate per Year	RATE		2.50%	2.50%	2.50%	2.50%
	35	Real Estate Inflation Rate per Year	RATE		1.00%	1.00%	1.00%	1.00%
	36	Capitalization Rate	RATE		0.00%	0.00%	0.00%	0.00%
	37	Construction Inflation Rate	RATE		2.20%	2.20%	2.20%	2.20%
	38	Base Year	YEAR		2004	2004	2004	2004
C. Economic Data Sum								
D. Other Data		Estimated Construction Costs (ECC)	EST	MARK				
		Estimated Design & Review Cost (EDRC)	EST	MARK				
		Estimated Management & Inspection Cost (EMIC)	EST	MARK				
			EST					
			EST					
	40	Initial Space Alterations	EST	MARK				
	41	Amortize Initial Space Alterations	YES/NO		0	0	0	0
	42	Initial Space Alterations Interest Rate	RATE		0.00%	0.00%	0.00%	0.00%
	43	Initial Space Alterations Term	TERM		-	-	-	-
	44	Portion of R&A Costs Capitalized (%)	FACTOR					70.00%
	45	Real Estate Obsolescence Factor	FACTOR		20.00%	20.00%	20.00%	20.00%
	46	Ownership Form	TEXT					
	47	Tax Bracket (Owner)	VALUE					
	48	Remaining Real Property Basis	EST					
	49	Remaining Real Property Depreciation Life	TERM					

Heading	Order	Description	Type	Owner	NEW 2750 SEAT FACILITY	RAZE DSOB	VACATE LSOB	DISC COMPUTER CENTER
	50	Remaining Real Property Economic Life	TERM					
	51	Furniture, Fixtures, & Equipment	EST	MARK	$ 8,488,930	$ -	$ -	$ 3,544,488
	51	Furniture, Fixtures, & Equipment (DISC)	EST	MARK	$ 2,298,854	$ 87,909	$ 2,344,230	$ 1,369,250
	52	Furniture, Fixtures, & Equipment Depreciable Life	TERM					
	53	Furniture, Fixtures, & Equipment Economic Life	TERM					
	54	Tax Credits	EST					
D. Other Data Sum								
E. Leasing Data	56	Year Lease Begins	YEAR					
	57	No of Years Leased	TERM					
	58	Average Lease Term in Years	0/1					
	59	Net, Net Rent per USF	$/RSF					
		TI ALLOWANCE						
	60	Moving and Relocation Costs	EST	MARK				
	60	Moving and Relocation Costs (DISC)	EST	MARK				
	61	Tenant Paid Replacement Reserves per USF	$/USF					
	62	Years of Irregular Leasing	TERM					
	63	Years of Irregular Interim Housing	TERM					
E. Leasing Data Sum								
F. Construction Data	65	Year of Design Award	YEAR	MARK	2004			
	66	Year of Construction Award	YEAR	MARK	2005			
	67	Year Project Opens	YEAR	MARK	2008			
	68	No of Years Occupied	TERM		30			
	69	Estimated Construction Costs (ECC)	EST	MARK	$ 100,792,753			
	70	Estimated Design & Review Cost (EDRC)	EST	MARK	$ 7,762,921			
	71	Estimated Management & Inspection Cost (EMIC)	EST	MARK	$ 5,893,387			
	72	Land Status	EST		$ -			
	73	Estimated Cost or Value of Land	EST		$ 12,220,984			
	74	Moving and Relocation Costs	EST	MARK	$ 2,320,591			
	74	Moving and Relocation Costs (DISC)			$ 613,493			
	75	Year Outleasing Begins	YEAR		0			
	76	Useable Square Feet Outleased	SF		-			
	77	Full Service Outleasing Income per USF	$/USF		$ -			
	78	Outleasing Term in Years	TERM		-			
	79	Years of Irregular Interim Housing	TERM		-			
	80	Years of Irregular Outleasing Income	TERM		-			
F. Construction Data Sum								
G. R&A Data	82	Year of Design Award	YEAR	MARK		2004	2004	2004
	83	Year of Construction Award	YEAR	MARK		2005	2005	2005
	84	Year Project Opens	YEAR	MARK		2008	2008	2008
	85	No of Years Occupied	TERM			30	30	30
	86	Estimated Construction Costs (ECC)	EST	MARK		$ 10,884,681	$ 3,209,247	$ 17,998,870
	87	Estimated Design & Review Cost (EDRC)	EST	MARK		$ 712,518	$ 176,509	$ 1,692,920
	88	Estimated Management & Inspection Cost (EMIC)	EST	MARK		$ 329,888	$ 108,852	$ 717,643
	89	Estimated Value of Existing Bldg. (prior to R&A)	EST					
	90	Estimated Value of Existing Land (prior to R&A)	EST			$ -	$ -	$ -
	91	Appraisal Value after R&A	EST					
	92	Moving and Relocation Costs	EST	MARK		$ 480,695	$ 307,423	$ 1,225,695
	92	Moving and Relocation Costs (DISC)	EST	MARK		$ 5,861	$ 5,861	$ 250,722
	93	Year Outleasing Begins	YEAR			0	0	0
	94	Useable Square Feet Outleased	SF			-	-	-
	95	Full Service Outleasing Income per USF	$/USF			$ -	$ -	$ -
	96	Outleasing Term in Years	TERM			-	-	-
	97	Years of Irregular Interim Housing	TERM			-	-	-
	98	Years of Irregular Outleasing Income	TERM			-	-	-
G. R&A Data Sum								

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

			0	1	2	3	4	5	6	7
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%								
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010	2011
OPERATING EXPENSE			-	3,538,790	3,626,532	3,716,452	3,808,604	4,124,866	4,227,148	4,331,970
INTERIM SPACE @ 1/2 DOCKING PLUS PORTFOLIO SPACE			-	2,921,705	2,994,147	3,068,387	3,144,469	-	-	-
MONTHS/YEAR			-	12	12	12	12	-		
RSF	502,700		-	502,700	502,700	502,700	502,700	-	-	-
USF	376,720	80%	-	376,720	376,720	376,720	376,720	-	-	-
RENT PER RSF	$ -		-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46		-	2,921,705	2,994,147	3,068,387	3,144,469	-	-	-
DOCKING STATE OFFICE BUILDING			-	617,085	632,386	648,066	664,135	4,124,866	4,227,148	4,331,970
	ASSUME 1ST 4 YEARS OF 50% SF UNDER CONSTRUCTION @ 33%									
MONTHS/YEAR	OF COST	33%	-	12	12	12	12	12	12	12
RSF	502,700	0	-	251,350	251,350	251,350	251,350	502,700	502,700	502,700
USF	376,720		-	188,360	188,360	188,360	188,360	376,720	376,720	376,720
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.69		-	617,085	632,386	648,066	664,135	4,124,866	4,227,148	4,331,970
			-	3.28	3.36	3.44	3.53	10.95	11.22	11.50
PROJECT EXPENSES			-	9,032,367	22,706,951	32,176,426	28,610,097	-	-	-
DFM			-	8,630,359	22,706,951	30,600,965	27,034,635	-	-	-
LAND COSTS										
DESIGN COSTS		2.2%	-	3,724,982	677,269	620,830	620,830	-	-	-
CONSTRUCTION COST		2.2%	-	3,566,329	21,397,976	24,964,305	21,397,976	-	-	-
MANAGEMENT & INSPECTION		2.2%	-	631,706	631,706	631,706	631,706	-	-	-
FF&E		2.2%	-	-	-	3,323,110	3,323,110	-	-	-
MOVING & RELOCATION		2.2%	-	707,342	-	1,061,013	1,061,013	-	-	-
DISC			-	402,008	-	1,575,462	1,575,462	-	-	-
FF&E		2.2%	-	-	-	972,449	972,449	-	-	-
MOVING & RELOCATION		2.2%	-	402,008	-	603,012	603,012	-	-	-
TOTAL ANNUAL COST				12,571,157	26,333,484	35,892,878	32,418,701	4,124,866	4,227,148	4,331,970
OBSOLESCENCE FACTOR	99.99333%	20%								
BUILDING REVERSION	-	0.993%					-	-	-	-
LAND REVERSION	1,874,387	1.000%					(1,950,494)	(1,969,999)	(1,989,699)	(2,009,596)
DISCOUNT FACTOR		4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960
DISCOUNTED ANNUAL COST			-	11,982,802	23,926,245	31,085,483	26,762,585	3,245,827	3,170,634	3,097,186
CUMULATIVE ANNUAL COST			-	11,982,802	35,909,047	66,994,530	93,757,115	97,002,942	100,173,576	103,270,762
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	(1,610,190)	(1,550,178)	(1,492,403)	(1,436,781)
CUMULATIVE PRESENT VALUE			-	11,982,802	35,909,047	66,994,530	92,146,925	95,452,764	98,681,173	101,833,981

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

				28	29	30	31	32	33	34	
GENERAL INFLATION RATE			2.5%								
REAL ESTATE INFLATION RATE			1.0%								
CONSTRUCTION INFLATION RATE			2.2%	2032	2033	2034	2035	2036	2037	2038	
OPERATING EXPENSE				7,246,617	7,426,398	7,610,644	7,799,465	7,992,975	8,191,290	8,394,529	$ 195,212,982
INTERIM SPACE @ 1/2 DOCKING PLUS PORTFOLIO SPACE				-	-	-	-	-	-	-	$ 12,128,707
MONTHS/YEAR											
RSF	502,700			-	-	-	-	-	-	-	$ 2,010,800
USF	376,720		80%	-	-	-	-	-	-	-	$ 1,506,880
											$ -
RENT PER RSF	$ -			-	-	-	-	-	-	-	$ -
											-
EXPENSES PER USF	$ 9.46			-	-	-	-	-	-	-	$ 12,128,707
											$ -
DOCKING STATE OFFICE BUILDING				7,246,617	7,426,398	7,610,644	7,799,465	7,992,975	8,191,290	8,394,529	$ 183,084,275
	ASSUME 1ST 4 YEARS OF 50% SF UNDER CONSTRUCTION @ 33%										
MONTHS/YEAR	OF COST		33%	12	12	12	12	12	12	12	
RSF	502,700		0	502,700	502,700	502,700	502,700	502,700	502,700	502,700	$ 16,086,400
USF	376,720			376,720	376,720	376,720	376,720	376,720	376,720	376,720	$ 12,055,040
											$ -
RENT PER RSF	$ -		1.0%	-	-	-	-	-	-	-	$ -
				-	-	-	-	-	-	-	$ -
EXPENSES PER USF	$ 9.69			7,246,617	7,426,398	7,610,644	7,799,465	7,992,975	8,191,290	8,394,529	$ 183,084,275
				19.24	19.71	20.20	20.70	21.22	21.74	22.28	$ 14.08
											$ -
PROJECT EXPENSES				-	-	-	-	-	-	-	$ 92,525,842
DFM				-	-	-	-	-	-	-	$ 88,972,910
LAND COSTS											$ -
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	$ 5,643,912
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	$ 71,326,586
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	$ 2,526,824
FF&E			2.2%	-	-	-	-	-	-	-	$ 6,646,221
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	$ 2,829,367
											$ -
DISC				-	-	-	-	-	-	-	$ 3,552,931
FF&E			2.2%	-	-	-	-	-	-	-	$ 1,944,899
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	$ 1,608,032
											$ -
											$ -
TOTAL ANNUAL COST				7,246,617	7,426,398	7,610,644	7,799,465	7,992,975	8,191,290	8,394,529	$ 287,738,823
OBSOLESCENCE FACTOR	99.99333%		20%								
BUILDING REVERSION	-		0.993%	-	-	-	-	-	-	-	$ -
LAND REVERSION	1,874,387		1.000%	(2,476,610)	(2,501,376)	(2,526,390)	(2,551,654)	(2,577,171)	(2,602,942)	(2,628,972)	$ (2,628,972)
DISCOUNT FACTOR			4.910%	0.261293	0.249064	0.237407	0.226296	0.215705	0.205609	0.195986	
DISCOUNTED ANNUAL COST				1,893,488	1,849,646	1,806,820	1,764,986	1,724,122	1,684,205	1,645,213	$ 164,514,956
CUMULATIVE ANNUAL COST				154,039,964	155,889,609	157,696,429	159,461,415	161,185,537	162,869,743	164,514,956	$ 164,514,956
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION				(647,120)	(623,002)	(599,783)	(577,429)	(555,908)	(535,189)	(515,243)	$ (515,243)
CUMULATIVE PRESENT VALUE				153,392,844	155,266,607	157,096,646	158,883,987	160,629,630	162,334,554	163,999,713	$ 163,999,713

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812	
Net Square Footage	502,700	
Useable Square Footage	376,720	
Estimate Date		Jan-04
Mid-Point of Construction		Oct-06
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY	4,152,323	4,411,115
PROGRAMMING/FURNITURE PLAN FEE	653,510	694,240
ENVIRONMENTAL CONSULTANT FEE	253,971	269,799
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 5,059,803	$ 5,375,154
$/GSF	$ 9.25	$ 9.83
%/PROJECT	6%	6%
HARD COSTS		
CONSTRUCTION COSTS	62,913,984	66,835,081
ENVIRONMENTAL REMEDIATION	2,308,823	2,452,720
OPEN	-	-
HARD COSTS SUBTOTAL	$ 65,222,807	$ 69,287,801
$/GSF	$ 119.28	$ 126.71
%/PROJECT	75%	75%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	802,404	852,414
OWNER'S REP / PROJECT MANAGEMENT FEE	833,770	885,735
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	629,140	668,351
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 2,265,314	$ 2,406,500
$/GSF	$ 4.14	$ 4.40
%/PROJECT	3%	3%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	132,830	141,109
FURNISHINGS	5,795,549	6,156,755
EQUIPMENT	30,000	31,870
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 5,958,380	$ 6,329,734
$/GSF	$ 10.90	$ 11.58
%/PROJECT	7%	7%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	1,508,100	1,602,092
FURNITURE RELOCATION/LABOR	1,028,446	1,092,543
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 2,536,546	$ 2,694,635
$/GSF	$ 4.64	$ 4.93
%/PROJECT	3%	3%
DFM COSTS TOTAL	$ 81,042,850	$ 86,093,824
$/GSF	$ 148.21	$ 157.45
%/PROJECT	93%	93%

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812	
Net Square Footage	502,700	
Useable Square Footage	376,720	
Estimate Date		Jan-04
Mid-Point of Construction		Oct-06
Construction Escalation Rate		2.2%

DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)

	TOTAL	INFLATED TO MID POINT OF PROJECT
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	1,743,614	1,852,285
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,743,614	$ 1,852,285
$/GSF	$ 3.19	$ 3.39
%/PROJECT	2%	2%
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	1,441,611	1,531,459
DISC DATA CENTER	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,441,611	$ 1,531,459
$/GSF	$ 2.64	$ 2.80
%/PROJECT	2%	2%
DISC COSTS TOTAL	$ 3,185,226	$ 3,383,744
$/GSF	$ 5.83	$ 6.19
%/PROJECT	4%	4%

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	252,990	268,758
CONSTRUCTION CONTINGENCY	2.5%	1,572,850	1,670,877
ENVIRONMENTAL REMEDIATION CONTINGENCY	15.0%	346,323	367,908
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	113,266	120,325
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	297,919	316,487
MOVING & RELOCATION CONTINGENCY	5.0%	126,827	134,732
DISC CONTINGENCY	5.0%	159,261	169,187
CONTINGENCY		$ 2,869,436	$ 3,048,273
$/GSF		$ 5.25	$ 5.57
%/PROJECT		3%	3%

TOTAL PROJECT COSTS	$ 87,097,512	$ 92,525,842
$/GSF	$ 159.28	$ 169.21
$/SEAT	$ 40,460	$ 42,982

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF		75%	
NSF/GSF	92%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	431
SYSTEM FURNISHING	1,722

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	1,093,624	$ -	/LAND SF	$ -
LAND ACREAGE	25.11	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
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TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 4,152,323**
TOTAL CONSTRUCTION COSTS	$	62,913,984				
PROFESSIONAL SERVICES	$	62,913,984	6.0%	$	3,774,839	
REIMBURSABLE/PRINTING	$	3,774,839	10.0%	$	377,484	
PROGRAMMING/FURNITURE PLAN FEE						**$ 653,510**
		NSF	$/NSF		TOTAL	
PROGRAMMING		502,700	1.00	$	502,700	
FURNITURE DESIGN/PLAN		502,700	0.30	$	150,810	
ENVIRONMENTAL CONSULTANT FEE						**$ 253,971**
TOTAL REMEDIATION COSTS	$	2,308,823				
PROFESSIONAL SERVICES	$	2,308,823	10.0%	$	230,882	
REIMBURSABLE/TESTING	$	230,882	10.0%	$	23,088	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	3,774,839				
PROFESSIONAL SERVICES	$	3,774,839	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	62,913,984				
PROFESSIONAL SERVICES	$	62,913,984	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 5,059,803**
$/GSF						**$ 9.25**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 802,404**
TOTAL HARD, FFE + OTHER	$	80,240,445				
PROFESSIONAL SERVICES	$	80,240,445	1.00%	$	802,404	
REIMBURSABLE	$	802,404	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 833,770**
TOTAL HARD, FFE + OTHER	$	79,406,675				
PROFESSIONAL SERVICES	$	79,406,675	1.00%	$	794,067	
REIMBURSABLE	$	794,067	5.00%	$	39,703	
DEVELOPER FEE						**$ -**
TOTAL CONSTRUCTION COSTS	$	62,913,984				
PROFESSIONAL SERVICES	$	62,913,984	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	65,222,807				
PROFESSIONAL SERVICES	$	65,222,807	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**
THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.						
COMMISSIONING AGENT / ENGINEER						**$ 629,140**
TOTAL CONSTRUCTION COSTS	$	62,913,984		$	-	
PROFESSIONAL SERVICES	$	62,913,984	1.00%	$	629,140	
REIMBURSABLE/PRINTING	$	629,140	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	62,913,984				
PROFESSIONAL SERVICES	$	62,913,984	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	

MANAGEMENT & INSPECTION COSTS SUBTOTAL	**$**	**2,265,314**
$/GSF	**$**	**4.14**

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

HARD COSTS

CONSTRUCTION COSTS — $ 62,913,984

SITE/PARKING — $ 550,000

	QTY		UNIT	
LAND SF	1,093,624	$	0.50	/LAND SF
LAND ACREAGE	25.11	$	21,907	/ACRES
PARKING	2,010.80	$	274	/SPACE

OFFICE BUILDING PROGRAM — $ 56,514,838

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	546,812	64.86	$ 35,467,967	
	546,812	-	$ -	
$ 41.87	NSF	$/NSF	TOTAL	
TI - OFFICE	484,950	33.24	$ 16,119,010	
TI - DATA/SWITCH	2,750	200.00	$ 550,000	See Note Below
KITCHEN AND DINING	5,000	127.11	$ 635,534	
FITNESS CENTER	5,000	75.00	$ 375,000	
CONFERENCE CENTER	5,000	64.92	$ 324,581	
DEMOUNTABLE PARTITIONS ADDER	484,950	6.27	$ 3,042,746	

PHASING PREMIUM — 5.0% — $ 2,853,242

ESTIMATING CONTINGENCY — 5.0% — $ 2,995,904

ENVIRONMENTAL REMEDIATION — $ 2,308,823 — $ 2,308,823

	GSF	$/GSF	TOTAL
REMEDIATION	546,812	3.84	$ 2,098,930

PHASING PREMIUM — 5.0% — $ 104,947

ESTIMATING CONTINGENCY — 5.0% — $ 104,947

OPEN — $ -

	GSF	$/GSF	TOTAL
OPEN	546,812	-	$ -

HARD COSTS SUBTOTAL — $ 65,222,807
$/GSF — $ 119.28

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

TI DATA/SWITCH FOR A 2,750 SF FOR MAIN (1,000SF) & PER FLR (125 SF) DATA/PHONE ROOMS.

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			431
SYSTEM FURNISHING			1,722

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 132,830

ARTWORK — $ -

SIGNAGE — $ 132,830

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	502,700	IN CONSTRUCTION	
GENERAL INTERIOR	502,700	0.2	$ 100,540
OFFICE/WORKSTATION	2,153	15	$ 32,290

OPEN — $ -

FURNISHINGS — $ 5,795,549

SYSTEMS FURNISHING - — $ 3,874,834

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	1,722	2,250	$ 3,874,834
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 1,614,514

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	431	3,750	$ 1,614,514

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			431
SYSTEM FURNISHING			1,722

CONFERENCE ROOM FURNITURE — $ 146,726

TOTAL SQUARE FOOTAGE	502,700	GSF	
GSF/CONFERENCE RM. FACTOR	10,000		
CONFERENCE ROOMS	50	ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER	

	FACTOR	QTY	UNIT/COST	
NEW CONFERENCE ROOMS				
LARGE 10 -14	25%	13	9,100	$ 114,364
MEDIUM 6 - 8	50%	25	5,700	$ 143,270
SMALL 4	25%	13	2,850	$ 35,817
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS		$ 146,726

DINING/BREAKROOM FURNITURE — $ 51,841

TOTAL SQUARE FOOTAGE	502,700	GSF	
GSF/BREAK ROOM	20,000		
QTY OF BREAK ROOMS	25	ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA	

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	4,125	$ -
SUPPLEMENT EXISTING	100%	25	2,063	$ 51,841
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS		

FILE CABINETS / STORAGE - — $ 107,634

EST. SEATS SUPPORTED	2,153		
SEATS PER FILE CABINET	5	FACTOR	
FILE/STORAGE	431	CABINETS	

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	500	$ -
SUPPLEMENT EXISTING	100%	431	250	$ 107,634
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS		

OPEN — $ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			431
SYSTEM FURNISHING			1,722

EQUIPMENT	QTY	UNIT/COST	TOTAL	$	30,000
CAFETERIA / FOOD SERVICE				$	-
CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS					
AUDIO / VISUAL				$	-
MAIL SERVICE				$	-
PHOTOCOPIERS				$	-
FITNESS EQUIPMENT				$	30,000
BASIC FITNESS CENTER ($15,000-$30,000) This package would include enough cardio, strength, stretching, and	1	$ 30,000	$ 30,000		
MODERATE FITNESS CENTER ($30,000-$75,000) This package has all the tools needed to make the company want to show		$ 75,000	$ -		
COMPREHENSIVE FITNESS CENTER ($75,000-$150,000) This is the fully-staffed fitness center. It would completely replace		$ 150,000	$ -		
OTHER				$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL				$	5,958,380
$/GSF				$	10.90

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
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Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 1,508,100

		QTY	UNIT/COST	TOTAL
TIMES 3 FOR RESTACK	NSF	1,508,100	$ 1.00	1,508,100
TIMES 3 FOR RESTACK	SEAT	6,458	$ 234	

FURNITURE RELOCATION — $ 1,028,446

	QTY	UNIT/COST	TOTAL
USF	376,720	$ 2.73	1,028,446
SEAT	2,153	$ 478	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	546,812	$ -	-
SEAT	2,153	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	502,700	$ -	$ -
SEAT	2,153	$ -	

MOVING AND RELOCATION SUBTOTAL	$	2,536,546
$/GSF	$	4.64

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

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PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

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EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 1,743,614

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	2,691	425	$ 1,143,614

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$	1,743,614
$/GSF	$	3.19

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2) VOICE/DATA $/USF COST WAS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	546,812
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TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 1,441,611

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	300%	6,458	$ 200	$ 1,291,611

TIMES 3 FOR RESTACK TO FACILITATE PROJECT

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ 150,000.00	$ 150,000

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$ 1,441,611
$/GSF	$ 2.64

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Total Project Summary Worksheet

Description		*Cost*	*Cost/SF*
Total Construction Cost	568,685 SF	$61,622,428	$108.36

The following items are those normally provided by the owner during the course of the project. These costs are not included in the construction estimate.

Site Acquisition Cost	----------
Utility Relocation Cost	----------
Hazardous Materials Abatement (if any)	----------
Street Improvements (if required)	----------
Special Assessments or Development Fees	----------
Site Survey	----------
Soil Borings and Report	----------
Architect and Engineer's Fees	----------
Drawing Reproduction Costs	----------
Testing and Inspections	----------
Furnishings	----------
Artwork	----------
Telephone System	----------
Data Cabling	Included
Moving Expenses	----------
Financing Costs	----------
Legal Fees	----------
Other Items	----------
Contingency	----------
Total Project Cost	

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Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Reconstruction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Sitework Improvement Allowance		550,000	
Asbestos Abatement	546,812 SF	2,098,930	3.84
14 Story Office Building Reconstructio	546,812 GSF	35,467,967	64.86
Tenant Finish	415,925 SF	19,270,416	46.33
Kitchen and Dining	5,000 SF	635,534	127.11
Fitness Center	5,000 SF	375,000	75.00
Conference Center Space	5,000 SF	324,581	64.92
Contingency	5%	2,900,000	
Total Construction Cost	**546,812 GSF**	**$61,622,428**	

Alternate

- Provide Stand Alone 30,000 GSF Data Center (2n) with 17,500 SF Access Floor
  $6,745,302
- Reconstruct in Two Phases with 50% of building occupied (add 14 months)
  Add $4,660,000
- Provide Smed Access Floor
  Add $3,050,000
- Provide Conventional Drywall Partitions in lieu of Demountable partitions
  Deduct $3,060,000

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Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Asbestos Abatement
546,812 SF

	Description	Unit	Quantity	Unit Price	Cost	Cost/SF
1	General Requirements				157,420	0.29
2	Asbestos Abatement	SF	546,812	2.25	1,230,327	2.25
3	Floor Tile Abatement	SF	390,939	1.55	605,955	1.11
4	Carpet Removal	SF	24,500	1.00	24,500	0.04
	Subtotal				2,018,202	3.69
	Fee				80,728	0.15
	Total				**$2,098,930**	$3.84

Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

14 Story Office Building Reconstruction
546,812 SF

	Description	Cost	Cost/SF
1	General Requirements	2,660,098	4.86
2	Demolition and Protection	2,701,934	4.94
3	Excavation	0	0.00
4	Building Structure	1,606,653	2.94
5	Precast	211,787	0.39
6	Interior Masonry	315,183	0.58
7	Rough Carpentry	115,741	0.21
8	Finish Carpentry and Millwork	56,848	0.10
9	Membrane Roofing	797,630	1.46
10	Sheet Metal and Louvers	379,887	0.69
11	Caulking and Dampproofing	157,093	0.29
12	Doors, Frames and Hardware	243,656	0.45
13	Glass and Glazing Systems	5,281,560	9.66
14	Plaster and Drywall Systems	1,209,253	2.21
15	Ceramic Tile	147,652	0.27
16	Acoustical Ceilings	1,665	0.00
17	Flooring	9,732	0.02
18	Painting	110,514	0.20
19	Specialties	107,780	0.20
20	Equipment and Furnishings	13,800	0.03
21	Main Lobby Finishes	780,000	1.43
22	Elevators	1,845,000	3.37
23	HVAC Systems	8,904,376	16.28
24	Plumbing	1,621,222	2.96
25	Fire Protection	602,585	1.10
26	Electrical	4,222,165	7.72
	Subtotal	34,103,814	62.37
	Fee	1,364,153	2.49
	Total	**$35,467,967**	**$64.86**

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
2	Demolition and Protection						
	Remove The Following:						
2100	Interior Partitions and Finishes	SF	568,685	3.56	2,024,519		75% Total Gut
2100	Elevators	EA	7	20,000	140,000		
2100	Temporary Partitions	SF	568,685	0.25	142,171		
2100	Temporary Protection	LS	1	2,500	2,500		
2100	Demolition Cleanup	SF	568,685	0.31	176,292		
2100	Equipment & Dumpsters	%	10%		216,452		
	Total				2,701,934		
						$4.75	
3	Excavation						
	Total				0		
						$0.00	
4	Building Structure						
3310	Dock Leveler Pits	EA	1	825.00	825		
3310	Slab on Grade Repair	SF	72,179	0.25	18,045		5% Repair
3320	Structural Slab Repair	SF	568,685	1.25	710,856		5% Repair
5500	4 EA Exit Stairs, 4.00' Wide	VF	636	0.00	0		
5500	3 EA Bsmt Stairs, 9.78' Wide	VF	36	0.00	0		
5500	Stair Railings	LF	1,268	135.00	171,180		No Open Sides
5500	Wall Railings	LF	2,368	35.00	82,880		Sq Tube, Mesh Panel
5500	Rooftop Equip Screen Supports	SF	3,148	15.00	47,220		
5800	Expansion Joint Covers	LF	6,074	30.00	182,220		
5500	Dock Stair & Railing	EA	1	2,500	2,500		
5500	Other Miscellaneous Steel	SF	568,685	0.45	255,908		
3320	Housekeeping Pads, Etc	SF	5,468	7.50	41,010		
3320	Pan Stair Fill	SF	11,497	7.15	82,204		
3320	Penthouse & Misc Curbs	LF	787	15.00	11,805		
	Total				1,606,653		
						$2.83	
5	Precast						
3400	Clean Precast First Floor	SF	6,287	3.50	22,005		
3400	Clean Precast Accent 1st Floor	SF	865	3.50	3,028		
3400	Clean Precast Typical Floors	SF	46,205	3.50	161,718		
3400	Precast Accent Typ Flrs	SF	7,153	3.50	25,036		
	Total				211,787		
						$0.37	
6	Interior Masonry						
4200	8" Conc Block Partitions @ PH	SF	21,763	11.92	259,415		
4200	Concrete Block Core Walls	SF	84,497	0.66	55,768		5% Repair
	Total				315,183		
						$0.55	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
7	Rough Carpentry						
6100	Roof Blocking	BF	5,411	5.48	29,652	1.5 BF/LF Parapet	
6100	Plywood at Parapet	SF	5,083	4.63	23,534		
6100	Interior Blocking	SF	568,685	0.11	62,555		
	Total				115,741		
						$0.20	
8	Finish Carpentry and Millwork						
6200	Corian (Top Only) Vanities	LF	222	154.00	34,188		
6200	Closet Shelving	LF	450	8.80	3,960		
6200	Misc. Items	LS	1	18,700	18,700		
	Total				56,848		
						$0.10	
9	Membrane Roofing						
7500	4 Ply Coal Tar with Gravel Roof, R	SF	117,269	6.65	779,839		
7500	Parapet Flashing	SF	5,083	3.50	17,791		
	Total				797,630		
							$1.40
10	Sheet Metal and Louvers						
7600	Sheet Metal Flashings	LF	3,607	9.50	34,267		
7400	HVAC Louvers	SF	2,200	36.00	79,200		
7400	Metal Wall Panels at PH	SF	10,392	18.00	187,056		
7400	Wall Panels at CT Screen	SF	3,148	18.00	56,664		
7600	Misc Items	LS	1	22,700	22,700		
	Total				379,887		
						$0.67	
11	Caulking and Dampproofing						
7900	Seal Exterior Skin	SF	60,510	0.55	33,281		
7900	Building Skin & Window Caulking	SF	172,942	0.65	112,412		
7900	Misc Caulking	LS	1	11,400	11,400		
	Total				157,093		
						$0.28	
12	Doors, Frames and Hardware						
8100	Hollow Metal Frames	EA	191	188.05	35,918		
8100	Hollow Metal Doors	EA	23	305.75	7,032		
8200	Solid Core Oak Doors, 7'	EA	109	273.41	29,802		
8200	Stair Exit Doors 3.00' Wide	EA	59	1078.45	63,629	Incl Dr, Fr, Hdwe Prem	
8700	Finish Hardware, Mortise Locks	EA	191	547.20	104,515		
8300	Dock Door, 9'x10'	EA	1	2,760	2,760		
	Total				243,656		
						$0.43	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
13	Glass and Glazing Systems						
8400	Entrance Vestibule Storefront	SF	600	42.50	25,500		
8400	Demo Curtainwall	SF	99,840	7.50	748,800		
8400	Curtainwall	SF	99,840	44.50	4,442,880		
8400	Entrance Doors	EA	20	1,600	32,000		
8400	HC Door Operators	EA	2	2,750	5,500		
8400	Mirrors	SF	888	9.00	7,992		
8400	Misc Interior Glazing	SF	568,685	0.005	2,843		
8400	Cleaning	SF	200,568	0.08	16,045		
	Total				5,281,560		
						$9.29	
14	Plaster and Drywall Systems						
9200	Exterior Wall Furring	SF	107,218	2.40	257,323		
9200	Struct Stud Walls at Penthouse	SF	12,592	7.45	93,810		
9200	DWC & Drywall at CMU Cores	SF	56,331	2.55	143,644		
9200	One Hour Walls, Incl Fire Caulk	LF	3,113	58.60	182,422		
9200	Drywall Ceilings	SF	8,035	4.25	34,149	1.96% of Area	
9200	Drywall Bulkheads	LF	222	30.00	6,660		
9200	Drywall Fireproofing @ Roof	SF	117,269	3.00	351,807		
9200	Fireproofing @ Penthouse	SF	21,873	3.00	65,619		
7800	Safing Insulation	LF	12,838	5.75	73,819		
	Total				1,209,253		
						$2.13	
15	Ceramic Tile						
9300	2x2 Porcelain Tile Floors	SF	8,035	6.50	52,228	1.96% of Area	
9300	Ceramic Tile Walls	SF	15,904	6.00	95,424	31.93% of Area	
	Total				147,652		
						$0.26	
16	Acoustical Ceilings						
9500	Acrylic Louvers @ Vanities	SF	222	7.50	1,665		
	Total				1,665		
						$0.00	
17	Flooring						
9600	Resilient Flooring	SF	4,500	1.75	7,875	0.00% of Area	
9600	Resilient Base	LF	1,061	1.75	1,857	100% of Base	
	Total				9,732		
						$0.02	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
18	Painting						
9900	Stair & Service Room Walls	SF	48,053	0.75	36,040	96.47% of Wall Area	
9900	Finish Doors & Frames	EA	191	57.75	11,030		
9900	Paint Concrete Block Partitions	SF	56,331	0.65	36,615		
9900	Drywall Ceilings	SF	8,257	0.50	4,129		
9900	Misc. Items	LS	1	22,700	22,700		
	Total				110,514		
						$0.19	
19	Specialties						
10160	Toilet Partitions	EA	112	325	36,400		
10400	Door Signs	EA	191	40.00	7,640		
10520	Fire Extinguishers & Cabts.	EA	109	150	16,350		
10800	Toilet Accessories Public Toilets	EA	30	823	24,690		
10199	Misc. Items	LS	1	22,700	22,700		
	Total				107,780		
						$0.19	
20	Equipment and Furnishings						
11160	Dock Levelers	EA	1	3,000	3,000		
11160	Dock Shelter	EA	1	1,200	1,200		
12400	Entrance Mats	SF	480	20.00	9,600		
	Total				13,800		
						$0.02	
22	Elevators						
14000	Gearless Traction Elevators, 15 St	EA	6	255,000	1,530,000		
14000	Cab Finish Premium	EA	6	10,000	60,000		
14000	Service Elevator, 15 Stops	EA	1	255,000	255,000		
	Total				1,845,000		
						$3.24	
23	HVAC Systems		1,823				
15500	Mechanical (see attached)	LS	1	11,127,825	11,127,825		
15500	Less Tenant Finish	LS	-1	2,223,449	-2,223,449		
	Total				8,904,376		
						$15.66	
24	Plumbing						
15400	Plumbing (see attached)	LS	1	1,738,222	1,738,222		
15400	Less Tenant Finish	LS	-1	117,000	-117,000		
	Total				1,621,222		
						$2.85	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
25	Fire Protection						
15300	Fire Protection (see attached)	LS	1	895218.00	895,218		
15300	Less Tenant Finish	LS	-1	292633.00	-292,633		
	Total				602,585	**$1.06**	
26	Electrical	AMP	5,130				
	Special Systems						
16000	Electrical (see attached)	LS	1	9,712,517	9,712,517		
16000	Less Tenant Finish	LS	-1	5,490,352	-5,490,352		
	Total				4,222,165	**$7.42**	

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Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Tenant Finish
80% Open Office
415,925 SF

	Description	*Cost*	*Cost/SF*
1	General Requirements	1,445,281	3.47
2	Misc and Ornamental Metal	74,867	0.18
3	Rough Carpentry	162,211	0.39
4	Finish Carpentry and Millwork	538,335	1.29
5	Doors, Frames and Hardware	482,964	1.16
6	Glass and Glazing	62,479	0.15
7	Drywall Systems	446,528	1.07
8	Stone and Tile	91,504	0.22
9	Acoustical Ceilings	991,548	2.38
10	Resilient Flooring and Carpet	1,578,285	3.79
11	Painting and Wall Coverings	185,507	0.45
12	Specialties	4,468,615	10.74
13	Equipment and Furnishings	221,165	0.53
14	Mechanical	2,190,699	5.27
15	Fire Protection	282,833	0.68
16	Electrical	5,306,425	12.76
	Subtotal	18,529,246	44.55
	Fee	741,170	1.78
	Total	**$19,270,416**	**$46.33**

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	415,925	0.18	74,867		
	Total				74,867	**$0.18**	
3	Rough Carpentry						
6100	Misc Blocking	SF	415,925	0.39	162,211		
	Total				162,211	**$0.39**	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	504	8.63	4,350	5% of Area	
6200	Corian Window Sills	LF	8,127	13.80	112,153	75% Windows	
6200	Break Room Cabinets, Upper & Lower	LF	252	290.00	73,080		
6200	Misc. Millwork	SF	395,129	0.58	229,175		
6200	Executive Area Millwork	SF	20,796	5.75	119,577		
	Total				538,335	**$1.29**	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	478	295.03	141,024	870 SF/EA	
8100	Hollow Metal Door Frames	EA	478	196.59	93,970		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	144	261.46	37,650	12 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	239	520.00	124,280	50%	
8700	Finish Hardware W/ Latchset	EA	239	360.00	86,040	50%	
	Total				482,964	**$1.16**	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	3,888	15.00	58,320		
8400	Misc Glazing	LS	1	4,159	4,159		
	Total				62,479	**$0.15**	
7	Drywall Systems						
9200	Partitions to Structure	LF	1,054	66.40	69,986		
9200	Drywall Perimeter	SF	97,524	1.25	121,905		
9200	Drywall Columns	SF	29,577	2.75	81,337		
9200	Drywall Ceilings/Soffits	SF	20,796	5.00	103,980	5% of Clg Area	
9200	Drywall Bulkheads	LF	1,733	40.00	69,320		
	Total				446,528	**$1.07**	
8	Stone and Tile						
9300	Misc Stone & Tile	SF	415,925	0.22	91,504		
	Total				91,504	**$0.22**	

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
9	Acoustical Ceilings						
9500	2x2 Narrow Grid Acoustic Ceiling	SF	20,796	3.25	67,587	5% of Clg Area	
9500	2x2 Acoustic Ceiling	SF	374,333	2.35	879,683	90% of Clg Area	
9500	Sound Insulation	SF	20,796	0.60	12,478		
9700	Acoustic Wall Panels	SF	1,590	20.00	31,800	50% of ExecArea	
	Total				991,548		
						$2.38	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	9,572	1.75	16,751	95% of Area	
9600	Misc Resilient Flooring	SF	20,796	1.50	31,194	5% of Area	
9600	Upgrade Carpet W/Borders	SY	2,380	35.00	83,300	5% of Area	
9600	Carpet Tile	SY	45,220	32.00	1,447,040	90% of Area	
	Total				1,578,285		
						$3.79	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	478	55.00	26,290		
9900	Painted Walls	SF	73,037	0.40	29,215	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	65,733	1.25	82,166	45% of Wall Area	
9900	Textile Wall Covering	SF	7,304	3.75	27,390	5% of Wall Area	
9900	Painted Ceilings	SF	20,796	0.56	11,646		
9900	Misc. Items	LS	1	8,800	8,800		
	Total				185,507		
						$0.45	
12	Specialties						
10600	Demountable Partitions	LF	21,432	200.00	4,286,400	5.2 LF/100 SF	
10100	Audio/Visual Units	EA	21	1500.00	31,500		
10270	6" Access Flooring @ Computer	SF	8,319	9.50	79,031		
11130	Projection Screens	EA	21	1,968	41,328		
10400	Door Signage	EA	478	20.00	9,560		
10199	Misc Specialties	SF	415,925	0.05	20,796		
	Total				4,468,615		
						$10.74	
13	Equipment and Furnishings						
11450	Ice Makers	EA	21	500.00	10,500		
11450	Refrigerators	EA	21	750.00	15,750		
11450	Microwave Ovens	EA	21	400.00	8,400		
11000	Mini Blinds	SF	73,143	2.55	186,515		
	Total				221,165		
						$0.53	

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
14	Mechanical						
15500	Complete HVAC Ductwork	SF	415,925	3.35	1,393,349		
15500	FPVAV Boxes	EA	120	1,650.00	198,000	Incl Controls	
15500	Interior VAV Boxes	EA	253	1,450.00	366,850	Incl Controls	
15500	Liebert PBX/Computer Rm Units	TN	57.5	2,400	138,000		
15400	Break Room Plumbing	EA	21	4,500	94,500		
	Total				2,190,699		
						$5.27	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	415,925	0.52	216,281		
15300	Pre-Action System @ Computer	SF	8,319	8.00	66,552		
	Total				282,833		
						$0.68	
16	Electrical						
16000	Power Distribution	SF	415,925	0.50	207,963		
16000	Hookup Fan Powered Boxes	EA	373	420.00	156,660		
16000	Parabolic Light Fixtures	SF	415,925	3.03	1,260,253	74 SF/EA	
16000	Indirect Lighting Premium	SF	316,103	1.75	553,180	80% of Area	
16000	Executive Area Lighting Premium	SF	20,796	6.75	140,373		
16000	Wall Outlets	EA	1,250	118.92	148,650	299 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	143	388.92	55,616	5%	
16000	Workstations, 8 Wire Wall	EA	662	520.85	344,803	483 SF/EA	
16000	Workstations, 8 Wire Floor	EA	200	686.85	137,370	50%	
16000	Dedicated Circuits	EA	24	407.30	9,775		
16000	Tenant Switches	EA	520	98.92	51,438		
16000	Motion Sensor Switches	EA	333	150.00	49,950		
16000	Telephone/Data Outlets	EA	2,362	413.80	977,396	162 SF/EA	
16000	Telephone/Data Floor Outlets	EA	200	945.98	189,196	5%	
16000	Fire Alarm	SF	415,925	0.10	41,593		
16000	Security System	SF	546,812	0.92	503,067		
16000	Paging	SF	546,812	0.44	240,597		
16000	Temporary	SF	546,812	0.07	38,277		
16000	Demolition	SF	546,812	0.01	5,468		
16000	Cable Tray	LF	8,000	24.35	194,800		
	Total				5,306,425		
						$12.76	

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Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Kitchen and Dining
5,000 SF

	Description	Cost	Cost/SF
1	General Requirements	47,665	9.53
2	Misc and Ornamental Metal	900	0.18
3	Rough Carpentry	1,400	0.28
4	Finish Carpentry and Millwork	6,005	1.20
5	Doors, Frames and Hardware	6,636	1.33
6	Glass and Glazing	1,670	0.33
7	Drywall Systems	16,048	3.21
8	Stone and Tile	24,404	4.88
9	Acoustical Ceilings	7,125	1.43
10	Resilient Flooring and Carpet	6,765	1.35
11	Painting and Wall Coverings	6,836	1.37
12	Specialties	1,320	0.26
13	Equipment and Furnishings	305,164	61.03
14	Mechanical	115,400	23.08
15	Fire Protection	2,650	0.53
16	Electrical	61,102	12.22
	Subtotal	611,090	122.22
	Fee	24,444	4.89
	Total	**$635,534**	**$127.11**

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	5,000	0.18	900		
	Total				900		
						$0.18	
3	Rough Carpentry						
6100	Misc Blocking	SF	5,000	0.28	1,400		
	Total				1,400		
						$0.28	
4	Finish Carpentry and Millwork						
6200	Corian Window Sills	LF	225	13.80	3,105	75% Windows	
6200	Misc. Millwork	SF	5,000	0.58	2,900		
	Total				6,005		
						$1.20	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	6	295.03	1,770	833 SF/EA	
8100	Hollow Metal Door Frames	EA	6	196.59	1,180		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	4	261.46	1,046	4 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	3	520.00	1,560	50%	
8700	Finish Hardware W/ Latchset	EA	3	360.00	1,080	50%	
	Total				6,636		
						$1.33	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	108	15.00	1,620		
8400	Misc Glazing	LS	1	50	50		
	Total				1,670		
						$0.33	
7	Drywall Systems						
9200	Partitions to Structure	LF	85	66.40	5,644	1.7 LF/100 SF	
9200	Partitions to Ceiling	LF	100	39.60	3,960	2.0 LF/100 SF	
9200	Drywall Perimeter	SF	2,700	1.25	3,375		
9200	Drywall Columns	SF	356	2.75	979		
9200	Drywall Ceilings/Soffits	SF	250	5.00	1,250	5% of Clg Area	
9200	Drywall Bulkheads	LF	21	40.00	840		
	Total				16,048		
						$3.21	

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2-2-2016
Att.8.--578

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
8	Stone and Tile						
9300	Quarry Tile at Kitchen	SF	2,400	6.50	15,600	48% of Area	
9300	Stone Flooring	SF	250	28.00	7,000	5.0% of Area	
9300	Stone Base	SF	32	22.00	704	5% of Area	
9300	Misc Stone & Tile	SF	5,000	0.22	1,100		
	Total				24,404		
						$4.88	
9	Acoustical Ceilings						
9500	2x4 Acoustic Ceiling, Second Look	SF	4,750	1.50	7,125	95% of Clg Area	
	Total				7,125		
						$1.43	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	602	1.15	692	95% of Area	
9600	Misc Resilient Flooring	SF	250	1.25	313	5% of Area	
9600	Carpet	SY	240	24.00	5,760	42% of Area	
	Total				6,765		
						$1.35	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	6	55.00	330		
9900	Painted Walls	SF	3,193	0.40	1,277	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	2,874	1.25	3,593	45% of Wall Area	
9900	Textile Wall Covering	SF	319	3.75	1,196	5% of Wall Area	
9900	Painted Ceilings	SF	250	0.56	140		
9900	Misc. Items	LS	1	300	300		
	Total				6,836		
						$1.37	
12	Specialties						
10270	6" Access Flooring @ Computer	SF	100	9.50	950		
10400	Door Signage	EA	6	20.00	120		
10199	Misc Specialties	SF	5,000	0.05	250		
	Total				1,320		
						$0.26	
13	Equipment and Furnishings						
11400	Kitchen Equipment	EA	600	500.00	300,000		
11000	Mini Blinds	SF	2,025	2.55	5,164		
	Total				305,164		
						$61.03	

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
14	Mechanical						
15500	Complete HVAC Ductwork	SF	5,000	3.22	16,100		
15500	FPVAV Boxes	EA	3	1,650.00	4,950	Incl Controls	
15500	Interior VAV Boxes	EA	3	1,450.00	4,350	Incl Controls	
15500	Kitchen Make Up Air & Exhaust	LS	1	30,000	30,000		
15500	Liebert PBX/Computer Rm Units	TN	2.5	2,400	6,000		
15400	Kitchen Equipment Hookup	LS	1	22,500	22,500		
15400	Kitchen Plumbing	SF	2,400	10	24,000		
15400	Kitchen Grease Trap	LS	1	7,500	7,500		
		Total			115,400		
						$23.08	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	5,000	0.37	1,850		
15300	Pre-Action System @ Computer	SF	100	8.00	800		
		Total			2,650		
						$0.53	
16	Electrical						
16000	Power Distribution	SF	5,000	0.50	2,500		
16000	Hookup Liebert Units	TN	3	150.00	450		
16000	Hookup Fan Powered Boxes	EA	3	600.00	1,800		
16000	Parabolic Light Fixtures	SF	5,000	2.77	13,850	74 SF/EA	
16000	Indirect Lighting Premium	SF	4,000	1.75	7,000	80% of Area	
16000	Wall Outlets	EA	38	115.00	4,370	125 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	2	385.00	770	5%	
16000	Workstations, 8 Wire Wall	EA	6	404.25	2,426	385 SF/EA	
16000	Workstations, 8 Wire Floor	EA	7	609.40	4,266	50%	
16000	Dedicated Circuits	EA	2	350.00	700		
16000	Tenant Switches	EA	6	95.00	570		
16000	Motion Sensor Switches	EA	4	150.00	600		
16000	Telephone/Data Outlets	EA	86	50.00	4,300	56 SF/EA	
16000	Telephone/Data Floor Outlets	EA	4	250.00	1,000	5%	
16000	Paging/Music System	SF	5,000	0.20	1,000		
16000	Special Systems Conduit	SF	5,000	0.10	500		
16000	Kitchen Equipment Hookup	LS	1	15,000	15,000		
		Total			61,102		
						$12.22	

JCSBC
2-2-2016
Att.8.--580

Docking State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Conference Center Space
5,000 SF

	Description	Cost	Cost/SF
1	General Requirements	24,344	4.87
2	Misc and Ornamental Metal	900	0.18
3	Rough Carpentry	2,800	0.56
4	Finish Carpentry and Millwork	40,105	8.02
5	Doors, Frames and Hardware	14,088	2.82
6	Glass and Glazing	1,670	0.33
7	Drywall Systems	27,353	5.47
8	Stone and Tile	7,500	1.50
9	Acoustical Ceilings	31,168	6.23
10	Resilient Flooring and Carpet	30,888	6.18
11	Painting and Wall Coverings	10,302	2.06
12	Specialties	1,480	0.30
13	Equipment and Furnishings	5,164	1.03
14	Mechanical	34,450	6.89
15	Fire Protection	4,500	0.90
16	Electrical	75,385	15.08
	Subtotal	312,097	62.42
	Fee	12,484	2.50
	Total	**$324,581**	**$64.92**

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	5,000	0.18	900		
	Total				900	**$0.18**	
3	Rough Carpentry						
6100	Misc Blocking	SF	5,000	0.56	2,800		
	Total				2,800	**$0.56**	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	956	8.63	8,250	100% of Area	
6200	Corian Window Sills	LF	225	13.80	3,105	75% Windows	
6200	Executive Area Millwork	SF	5,000	5.75	28,750		
	Total				40,105	**$8.02**	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	14	295.03	4,130	357 SF/EA	
8100	Hollow Metal Door Frames	EA	14	196.59	2,752		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	4	261.46	1,046	4 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	7	520.00	3,640	50%	
8700	Finish Hardware W/ Latchset	EA	7	360.00	2,520	50%	
	Total				14,088	**$2.82**	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	108	15.00	1,620		
8400	Misc Glazing	LS	1	50	50		
	Total				1,670	**$0.33**	
7	Drywall Systems						
9200	Partitions to Structure	LF	270	66.40	17,928	5.4 LF/100 SF	
9200	Partitions to Ceiling	LF	100	39.60	3,960	2.0 LF/100 SF	
9200	Drywall Perimeter	SF	2,700	1.25	3,375		
9200	Drywall Ceilings/Soffits	SF	250	5.00	1,250	5% of Clg Area	
9200	Drywall Bulkheads	LF	21	40.00	840		
	Total				27,353	**$5.47**	
8	Stone and Tile						
9300	Misc Stone & Tile	SF	5,000	1.50	7,500		
	Total				7,500	**$1.50**	

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
9	Acoustical Ceilings						
9500	2x2 Narrow Grid Acoustic Ceiling	SF	4,750	2.65	12,588	95% of Clg Area	
9500	Sound Insulation	SF	5,000	0.60	3,000		
9700	Acoustic Wall Panels	SF	779	20.00	15,580	50% of ExecArea	
	Total				31,168		
						$6.23	
10	Resilient Flooring and Carpet						
9600	Upgrade Carpet W/Borders	SY	572	30.00	17,160	100% of Area	
9600	Carpet	SY	572	24.00	13,728	0% of Area	
	Total				30,888		
						$6.18	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	14	55.00	770		
9900	Painted Walls	SF	4,680	0.40	1,872	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	4,212	1.25	5,265	45% of Wall Area	
9900	Textile Wall Covering	SF	468	3.75	1,755	5% of Wall Area	
9900	Painted Ceilings	SF	250	0.56	140		
9900	Misc. Items	LS	1	500	500		
	Total				10,302		
						$2.06	
12	Specialties						
10270	6" Access Flooring @ Computer	SF	100	9.50	950		
10400	Door Signage	EA	14	20.00	280		
10199	Misc Specialties	SF	5,000	0.05	250		
	Total				1,480		
						$0.30	
13	Equipment and Furnishings						
11000	Mini Blinds	SF	2,025	2.55	5,164		
	Total				5,164		
						$1.03	
14	Mechanical						
15500	Complete HVAC Ductwork	SF	5,000	3.83	19,150		
15500	FPVAV Boxes	EA	3	1,650.00	4,950	Incl Controls	
15500	Interior VAV Boxes	EA	3	1,450.00	4,350	Incl Controls	
15500	Liebert PBX/Computer Rm Units	TN	2.5	2,400	6,000		
	Total				34,450		
						$6.89	

JCSBC
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Att.8.--583

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	5,000	0.74	3,700		
15300	Pre-Action System @ Computer	SF	100	8.00	800		
	Total				4,500		
						$0.90	
16	Electrical						
16000	Power Distribution	SF	5,000	0.50	2,500		
16000	Hookup Liebert Units	TN	3	150.00	450		
16000	Hookup Fan Powered Boxes	EA	3	600.00	1,800		
16000	Parabolic Light Fixtures	SF	5,000	4.27	21,350	48 SF/EA	
16000	Executive Area Lighting Premium	SF	5,000	6.75	33,750		
16000	Wall Outlets	EA	78	115.00	8,970	61 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	4	385.00	1,540	5%	
16000	Dedicated Circuits	EA	2	350.00	700		
16000	Tenant Switches	EA	15	95.00	1,425		
16000	Telephone/Data Outlets	EA	23	50.00	1,150	208 SF/EA	
16000	Telephone/Data Floor Outlets	EA	1	250.00	250	5%	
16000	Paging/Music System	SF	5,000	0.20	1,000		
16000	Special Systems Conduit	SF	5,000	0.10	500		
	Total				75,385		
						$15.08	

Mechanical Budget

12/18/2003

LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Mechanical - HVAC

Name	Quantity Unit	Unit Cost	Total	$/SF
Demolition	546812 SF	$0.70	$380,540.19	$0.70
Chillers	1850 TON	$400.79	$741,465.22	$1.36
Cooling Towers	5500 GP	$27.09	$148,970.90	$0.27
Pumps	740 HP	$247.24	$182,958.52	$0.33
Air Handling Units	546812 CFM	$2.47	$1,351,944.80	$2.47
Exhaust Systems	109363 CFM	$0.56	$61,141.11	$0.11
Fan Coil Units	32 EA	$1,143.18	$36,581.69	$0.07
Elect. Unit Heaters	10 EA	$801.48	$8,014.77	$0.01
Kitchen Make-Up Unit	20 TON	$1,960.58	$39,211.53	$0.07
Boilers	600 HP	$223.63	$134,175.78	$0.25
Heating Pumps	370 HP	$223.63	$82,741.73	$0.15
Terminal Unit - Hydronic	550 EA	$1,031.36	$567,250.49	$1.04
Variable Speed Drives	1730 HP	$167.72	$290,155.13	$0.53
Commissioning	1 EA	$148,970.90	$148,970.90	$0.27
Air Separators < 8in.	1 EA	$1,814.06	$1,814.06	$0.00
Air Separators > 10in.	1 EA	$3,180.86	$3,180.86	$0.01
Expantion Tanks	2 EA	$2,149.50	$4,298.99	$0.01
Vibration Isolation	20 EA	$1,031.36	$20,627.29	$0.04
Spring Hangers	120 EA	$63.62	$7,634.07	$0.01
PVF - chilled water	546812 SF	$1.90	$1,039,637.70	$1.90
PVF - hot water	546812 SF	$1.52	$831,710.17	$1.52
HVAC Miscellaneous	546812 SF	$0.06	$31,255.16	$0.06
Sheet Metal	546812 SF	$5.59	$3,057,038.71	$5.59
Temperature Controls	546812 SF	$1.96	$1,069,963.55	$1.96
Test and Balance	546812 SF	$0.28	$152,851.94	$0.28
HVAC Insulation	546812 SF	$1.34	$733,689.29	$1.34
		Total	$11,127,824.56	$20.35

Mechanical - Plumbing

Name	Quantity Unit	Unit Cost	Total	$/SF
Fixtures	471 EA	$525.31	$247,419.09	$0.45
Drains/Carriers	438 EA	$313.18	$137,174.81	$0.25
Water Heaters	2 EA	$6,510.24	$13,020.48	$0.02
Circ Pumps	2 EA	$1,002.86	$2,005.71	$0.00
Booster System	1 EA	$15,055.07	$15,055.07	$0.03
Sump Pumps	3 EA	$1,002.86	$3,008.57	$0.01
Plumbing Rough	594 FU	$1,296.05	$769,854.15	$1.41
Plumbing Misc.	594 FU	$45.86	$27,239.78	$0.05
Grease Interceptor	1 EA	$8,113.92	$8,113.92	$0.01
OFE Kitchen Equip	120 EA	$864.03	$103,684.06	$0.19
Roof Drain	13 EA	$1,866.89	$24,269.58	$0.04
Roof Drain Piping	13 EA	$4,427.90	$57,562.65	$0.11
Gas Piping	546812 SF	$0.19	$102,083.82	$0.19
Plumbing Insulation	546812 SF	$0.42	$227,730.11	$0.42
		Total	$1,738,221.80	$3.18

LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Mechanical - Fire Protection

Name	Quantity Unit	Unit Cost		Total	$/SF
New Service	1 LS	$15,000.00		$15,000.00	$0.03
NFPA 13 Sprinkler System	546812 SF	$1.50		$820,218.00	$1.50
Fire Pump	1 LS	$60,000.00		$60,000.00	$0.11
			Total	$895,218.00	$1.64
			Total	**$13,761,264.36**	**$25.17**

Electrical Budget

12/18/2003

LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Electrical - Power and Lighting Distribution

Name	Quantity Unit	Unit Cost	Total	$/SF
4000A Double-Ended Unit Substation	3 EA	$391,105.77	$1,173,317.31	$2.15
TVSS Unit	3 EA	$5,524.63	$16,573.90	$0.03
120/208V 100A 42Ckt. Pwr. Panel	13 EA	$784.73	$10,201.48	$0.02
120/208V 400A 42Ckt. Pwr. Panel	62 EA	$1,685.45	$104,498.03	$0.19
480/277V 225A 42Ckt. Ltg. Panel	31 EA	$2,092.30	$64,861.31	$0.12
480/277V 1000A 42Ckt. Dist. Panel	1 EA	$15,526.08	$15,526.08	$0.03
480/277V 400A 42Ckt. Dist. Panel	4 EA	$3,521.58	$14,086.32	$0.03
Feeders Conduit & Wire	2000 LF	$30.65	$61,294.87	$0.11
30KVA Dry Type Transformer	13 EA	$1,750.58	$22,757.48	$0.04
112.5KVA (K-4) Dry Type Transformer	31 EA	$6,025.92	$186,803.38	$0.34
Motor Control Center	2 EA	$17,603.28	$35,206.55	$0.06
480/277V 1200A Swbd W/ Metering & (10) C/B	2 EA	$18,030.72	$36,061.43	$0.07
480/277V 800A 42Ckt. Dist. Panel	2 EA	$4,788.35	$9,576.69	$0.02
60A NEMA1 F Disc. Switch	20 EA	$355.81	$7,116.22	$0.01
1200A 3 Phase 4W Busway	1355 LF	$164.76	$223,249.44	$0.41
400A 3 Phase 4W Busway	755 EA	$103.45	$78,106.68	$0.14
1000A 3 Phase 4W Busway	710 LF	$133.82	$95,009.70	$0.17
100A 3P Fusible Bus Plug	13 EA	$653.91	$8,500.79	$0.02
200A 3P Fusible Bus Plug	31 EA	$1,118.50	$34,673.53	$0.06
400A 3P Fusible Bus Plug	31 EA	$2,241.23	$69,478.18	$0.13
480/277V 100A 42Ckt. Ltg. Panel	13 EA	$1,800.76	$23,409.91	$0.04
15kV Switchgear	1 EA	$302,262.68	$302,262.68	$0.55
15kV Switchgear Controls	1 EA	$100,041.83	$100,041.83	$0.18
15kV Feeder Wire & Term.	300 LF	$12.62	$3,785.40	$0.01
4 Inch GRC Empty Conduit	100 LF	$33.89	$3,388.85	$0.01
		Total	$2,699,788.04	$4.94

Electrical - Electric Heat

Name	Quantity Unit	Unit Cost	Total	$/SF
Unit Heater (Hook-Up)	10 EA	$253.24	$2,532.37	$0.00
Cabinet Unit Heater (Hook-Up)	15 EA	$253.24	$3,798.55	$0.01
		Total	$6,330.91	$0.01

Electrical - HVAC

Name	Quantity Unit	Unit Cost	Total	$/SF
HVAC Unit Hookup	2190 TN	$52.68	$115,373.35	$0.21
FPVAV Hookup	530 EA	$419.45	$222,306.74	$0.41
FCU Hookup	28 EA	$174.23	$4,878.53	$0.01
Exhaust System (Hook-Up)	109362 CFM	$0.11	$11,677.90	$0.02
		Total	$354,236.52	$0.65

Electrical - Plumbing

Name	Quantity Unit	Unit Cost	Total	$/SF
Fire Pump Hookup	150 HP	$56.92	$8,538.19	$0.02
		Total	$8,538.19	$0.02

LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Electrical - Lighting

Name	Quantity Unit	Unit Cost		Total	$/SF
Ltg. @ Core Areas	54681 SF	$5.76		$315,055.50	$0.58
20A MC Cable	64900 LF	$2.79		$180,905.58	$0.33
Light Fixtures	6220 EA	$240.67		$1,496,977.68	$2.74
Light Switches	2190 EA	$124.87		$273,457.28	$0.50
Motion Detectors	220 EA	$170.09		$37,418.97	$0.07
Lutron Graphic Eye (5 Zone)	22 EA	$4,226.33		$92,979.33	$0.17
			Total	$2,396,794.34	$4.38

Electrical - Receptacle Power

Name	Quantity Unit	Unit Cost		Total	$/SF
Wall Outlets	2500 EA	$118.92		$297,300.81	$0.54
Dedicated Circuits	70 EA	$407.30		$28,511.24	$0.05
Kitchen Equipment Power	1 EA	$13,696.78		$13,696.78	$0.03
Furniture Feeds Floor (8 Wire)	200 EA	$686.85		$137,370.05	$0.25
Furniture Feeds Wall (8 Wire)	662 EA	$520.83		$344,789.34	$0.63
			Total	$821,668.22	$1.50

Electrical - Emergency Generator

Name	Quantity Unit	Unit Cost		Total	$/SF
1000KW Generator	1 EA	$200,894.97		$200,894.97	$0.37
800A Transfer Switch	2 EA	$14,461.85		$28,923.71	$0.05
			Total	$229,818.68	$0.42

Electrical - Elevator

Name	Quantity Unit	Unit Cost		Total	$/SF
Elevator Hookup	7 EA	$3,392.14		$23,744.96	$0.04
			Total	$23,744.96	$0.04

Electrical - Fire Alarm

Name	Quantity Unit	Unit Cost		Total	$/SF
Fire Alarm Misc. Conduit Only	410110 SF	$0.11		$46,305.91	$0.08
Fire Alarm	546812 SF	$0.76		$414,374.39	$0.76
			Total	$460,680.31	$0.84

Electrical - Tele/Data

Name	Quantity Unit	Unit Cost		Total	$/SF
Tele/Data Outlets (Conduit Only)	1500 EA	$106.44		$159,664.23	$0.29
Tele/Data Floor Outlets (Conduit Only)	200 EA	$506.60		$101,319.90	$0.19
Tele/Data Cabling (Furniture Feed)	862 EA	$439.38		$378,747.57	$0.69
Cable Tray	9750 LF	$24.35		$237,368.11	$0.43
Fiber Optic Backbone	950 LF	$134.56		$127,827.83	$0.23
Tele/Data Cabling	900 EA	$345.70		$311,131.78	$0.57
			Total	$1,316,059.42	$2.41

Electrical - Security

Name	Quantity Unit	Unit Cost		Total	$/SF
Security System Misc. Conduit Only	546812 SF	$0.09		$48,786.82	$0.09
Card Access	85 EA	$2,798.63		$237,883.56	$0.44
CCTV Cameras (Interior)	25 EA	$6,231.55		$155,788.66	$0.28
CCTV Cameras (Exterior)	8 EA	$7,887.46		$63,099.71	$0.12
			Total	$505,558.75	$0.92

LSOB / DSOB

Phase 2 DSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 546812

Electrical - Special Systems

Name	Quantity Unit	Unit Cost		Total	$/SF
Paging/Intercom System	546812 SF	$0.44		$242,068.34	$0.44
Lightning Protection	31304 SF	$3.23		$101,119.37	$0.18
			Total	$343,187.71	$0.63

Electrical - Miscellaneous

Name	Quantity Unit	Unit Cost		Total	$/SF
Demolition	546812 SF	$0.63		$342,772.94	$0.63
Temporary	546812 SF	$0.30		$164,148.94	$0.30
Commissioning (Contractor Costs)	546812 SF	$0.07		$39,188.61	$0.07
			Total	$546,110.49	$1.00
			Total	**$9,712,516.54**	**$17.76**

LANDON STATE OFFICE BUILDING RECONSTRUCTION

				0	1	2	3	4	5	6	7	8
GENERAL INFLATION RATE	2.5%											
REAL ESTATE INFLATION RATE	1.0%											
CONSTRUCTION INFLATION RATE	2.2%			2004	2005	2006	2007	2008	2009	2010	2011	2012
OPERATING EXPENSE				-	2,340,578	2,398,612	2,458,085	2,519,035	2,675,126	2,741,461	2,809,441	2,879,109
INTERIM SPACE @ LANDON PLUS PORTFOLIO SPACE				-	1,940,376	1,988,486	2,037,791	2,088,319	-	-	-	-
MONTHS/YEAR				-	12	12	12	12	-			
RSF	325,995			-	325,995	325,995	325,995	325,995	-	-	-	-
USF	250,189	80%		-	250,189	250,189	250,189	250,189	-	-	-	-
RENT PER RSF	$ -	1.0%		-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46			-	1,940,376	1,988,486	2,037,791	2,088,319	-	-	-	-
DOCKING STATE OFFICE BUILDING				-	400,203	410,125	420,294	430,716	2,675,126	2,741,461	2,809,441	2,879,109
	ASSUME 1ST 4 YEARS OF 50% SF UNDER											
MONTHS/YEAR	CONSTRUCTION @ 33% OF		33%	-	12	12	12	12	12	12	12	12
RSF	325,995			-	162,998	162,998	162,998	162,998	325,995	325,995	325,995	325,995
USF	250,189			-	125,095	125,095	125,095	125,095	250,189	250,189	250,189	250,189
RENT PER RSF	$ -	1.0%		-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46			-	400,203	410,125	420,294	430,716	2,675,126	2,741,461	2,809,441	2,879,109
				-	3.20	3.28	3.36	3.44	10.69	10.96	11.23	11.51
PROJECT EXPENSES				-	6,320,191	16,302,811	22,871,904	20,309,044	-	-	-	-
DFM		2.2%		-	6,096,359	16,302,811	21,321,507	18,758,647	-	-	-	-
LAND COSTS												
DESIGN COSTS		2.2%		-	2,621,250	476,591	436,875	436,875	-	-	-	-
CONSTRUCTION COST		2.2%		-	2,562,859	15,377,157	17,940,016	15,377,157	-	-	-	-
MANAGEMENT & INSPECTION		2.2%		-	449,063	449,063	449,063	449,063	-	-	-	-
FF&E		2.2%		-	-	-	1,800,772	1,800,772	-	-	-	-
MOVING & RELOCATION		2.2%		-	463,187	-	694,781	694,781	-	-	-	-
DISC				-	223,832	-	1,550,397	1,550,397	-	-	-	-
FF&E		2.2%		-	-	-	1,214,650	1,214,650	-	-	-	-
MOVING & RELOCATION		2.2%		-	223,832	-	335,748	335,748	-	-	-	-
TOTAL ANNUAL COST					8,660,769	18,701,422	25,329,989	22,828,079	2,675,126	2,741,461	2,809,441	2,879,109
OBSOLESCENCE FACTOR	99.99333%	20%										
BUILDING REVERSION	-	0.993%						-	-	-	-	-
LAND REVERSION	585,000	1.000%						(608,753)	(614,841)	(620,989)	(627,199)	(633,471)
DISCOUNT FACTOR		4.910%		1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498
DISCOUNTED ANNUAL COST				-	8,255,428	16,991,858	21,937,359	18,845,246	2,105,038	2,056,273	2,008,638	1,962,109
CUMULATIVE ANNUAL COST				-	8,255,428	25,247,286	47,184,645	66,029,891	68,134,929	70,191,201	72,199,840	74,161,948
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	(502,544)	(483,814)	(465,782)	(448,422)	(431,710)
CUMULATIVE PRESENT VALUE				-	8,255,428	25,247,286	47,184,645	65,527,347	67,651,115	69,725,419	71,751,417	73,730,239

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2-2-2016
Att.8.--590

LANDON STATE OFFICE BUILDING RECONSTRUCTION

				28	29	30	31	32	33	34	
GENERAL INFLATION RATE			2.5%								
REAL ESTATE INFLATION RATE			1.0%								
CONSTRUCTION INFLATION RATE			2.2%	2032	2033	2034	2035	2036	2037	2038	
OPERATING EXPENSE				4,699,698	4,816,293	4,935,783	5,058,241	5,183,739	5,312,354	5,444,162	$ 126,791,859
INTERIM SPACE @ LANDON PLUS PORTFOLIO SPACE				-	-	-	-	-	-	-	$ 8,054,972
MONTHS/YEAR											
RSF	325,995			-	-	-	-	-	-	-	$ 1,303,980
USF	250,189	80%		-	-	-	-	-	-	-	$ 1,000,756
											$ -
RENT PER RSF	$ -	1.0%		-	-	-	-	-	-	-	$ -
											$ -
EXPENSES PER USF	$ 9.46			-	-	-	-	-	-	-	$ 8,054,972
											$ -
DOCKING STATE OFFICE BUILDING				4,699,698	4,816,293	4,935,783	5,058,241	5,183,739	5,312,354	5,444,162	$ 118,736,887
	ASSUME 1ST 4 YEARS OF 50% SF UNDER										
MONTHS/YEAR	CONSTRUCTION @ 33% OF		33%	12	12	12	12	12	12	12	
RSF	325,995			325,995	325,995	325,995	325,995	325,995	325,995	325,995	$ 10,431,840
USF	250,189			250,189	250,189	250,189	250,189	250,189	250,189	250,189	$ 8,006,048
											$ -
RENT PER RSF	$ -	1.0%		-	-	-	-	-	-	-	$ -
				-	-	-	-	-	-	-	$ -
EXPENSES PER USF	$ 9.46			4,699,698	4,816,293	4,935,783	5,058,241	5,183,739	5,312,354	5,444,162	$ 118,736,887
				18.78	19.25	19.73	20.22	20.72	21.23	21.76	$ 13.75
											$ -
PROJECT EXPENSES				-	-	-	-	-	-	-	$ 65,803,950
DFM		2.2%		-	-	-	-	-	-	-	$ 62,479,323
LAND COSTS											$ -
DESIGN COSTS		2.2%		-	-	-	-	-	-	-	$ 3,971,591
CONSTRUCTION COST		2.2%		-	-	-	-	-	-	-	$ 51,257,190
MANAGEMENT & INSPECTION		2.2%		-	-	-	-	-	-	-	$ 1,796,251
FF&E		2.2%		-	-	-	-	-	-	-	$ 3,601,543
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	$ 1,852,749
											$ -
DISC				-	-	-	-	-	-	-	$ 3,324,627
FF&E		2.2%		-	-	-	-	-	-	-	$ 2,429,299
MOVING & RELOCATION		2.2%		-	-	-	-	-	-	-	$ 895,328
											$ -
											$ -
TOTAL ANNUAL COST				4,699,698	4,816,293	4,935,783	5,058,241	5,183,739	5,312,354	5,444,162	$ 192,595,809
OBSOLESCENCE FACTOR	99.99333%	20%									
BUILDING REVERSION	-	0.993%		-	-	-	-	-	-	-	$ -
LAND REVERSION	585,000	1.000%		(772,955)	(780,685)	(788,492)	(796,377)	(804,340)	(812,384)	(820,508)	$ (820,508)
DISCOUNT FACTOR		4.910%		0.261293	0.249064	0.237407	0.226296	0.215705	0.205609	0.195986	
DISCOUNTED ANNUAL COST				1,227,996	1,199,563	1,171,789	1,144,659	1,118,157	1,092,269	1,066,981	$ 111,918,952
CUMULATIVE ANNUAL COST				105,125,533	106,325,096	107,496,885	108,641,544	109,759,701	110,851,970	111,918,952	$ 111,918,952
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION				(201,968)	(194,440)	(187,193)	(180,217)	(173,500)	(167,034)	(160,808)	$ (160,808)
CUMULATIVE PRESENT VALUE				104,923,565	106,130,656	107,309,692	108,461,327	109,586,201	110,684,936	111,758,143	$ 111,758,143

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707	
Net Square Footage	325,995	
Useable Square Footage	250,189	
Estimate Date		Jan-04
Mid-Point of Construction		Oct-06
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY	3,036,170	3,225,398
PROGRAMMING/FURNITURE PLAN FEE	423,794	450,206
ENVIRONMENTAL CONSULTANT FEE	100,593	106,863
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 3,560,557	$ 3,782,467
$/GSF	$ 10.18	$ 10.82
%/PROJECT	6%	6%
HARD COSTS		
CONSTRUCTION COSTS	46,002,575	48,869,673
ENVIRONMENTAL REMEDIATION	914,484	971,479
OPEN	-	-
HARD COSTS SUBTOTAL	$ 46,917,059	$ 49,841,152
$/GSF	$ 134.16	$ 142.52
%/PROJECT	76%	76%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	564,136	599,296
OWNER'S REP / PROJECT MANAGEMENT FEE	586,188	622,722
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	460,026	488,697
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 1,610,350	$ 1,710,715
$/GSF	$ 4.60	$ 4.89
%/PROJECT	3%	3%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	81,516	86,596
FURNISHINGS	3,147,291	3,343,445
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 3,228,807	$ 3,430,041
$/GSF	$ 9.23	$ 9.81
%/PROJECT	5%	5%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	977,985	1,038,938
FURNITURE RELOCATION/LABOR	683,016	725,585
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,661,001	$ 1,764,522
$/GSF	$ 4.75	$ 5.05
%/PROJECT	3%	3%
DFM COSTS TOTAL	$ 56,977,774	$ 60,528,898
$/GSF	$ 162.93	$ 173.08
%/PROJECT	92%	92%

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707	
Net Square Footage	325,995	
Useable Square Footage	250,189	
Estimate Date		Jan-04
Mid-Point of Construction		Oct-06
Construction Escalation Rate		2.2%

		TOTAL		INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)				
FIXTURES, FURNISHING & EQUIPMENT				
VOICE / DATA NETWORK		2,177,882		2,313,618
DISC DATA CENTER		-		-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL		$ 2,177,882		$ **2,313,618**
$/GSF		$ 6.23		$ **6.62**
%/PROJECT		4%		**4%**
MOVING & RELOCATION EXPENSES				
VOICE/DATA RELOCATION		802,667		852,693
DISC DATA CENTER RELOCATION		-		-
MOVING & RELOCATION COSTS SUBTOTAL		$ 802,667		$ **852,693**
$/GSF		$ 2.30		$ **2.44**
%/PROJECT		1%		**1%**
DISC COSTS TOTAL		$ 2,980,549		$ **3,166,311**
$/GSF		$ 8.52		$ **9.05**
%/PROJECT		5%		**5%**
PROJECT LEVEL CONTINGENCY				
DESIGN & REVIEW CONTINGENCY	5.0%	178,028		189,123
CONSTRUCTION CONTINGENCY	2.5%	1,150,064		1,221,742
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	182,897		194,296
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	80,518		85,536
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	161,440		171,502
MOVING & RELOCATION CONTINGENCY	5.0%	83,050		88,226
DISC CONTINGENCY	5.0%	149,027		158,316
CONTINGENCY		$ 1,985,024		$ **2,108,740**
$/GSF		$ 5.68		$ **6.03**
%/PROJECT		3%		**3%**
TOTAL PROJECT COSTS		$ 61,943,347		$ 65,803,950
$/GSF		$ 177.13		$ 188.17
$/SEAT		$ 56,945		$ 60,494

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF		77%	
NSF/GSF	93%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	218
SYSTEM FURNISHING	870

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	699,414	$ -	/LAND SF	$ -
LAND ACREAGE	16.06	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 3,036,170**
TOTAL CONSTRUCTION COSTS	$	46,002,575				
PROFESSIONAL SERVICES	$	46,002,575	6.0%	$	2,760,154	
REIMBURSABLE/PRINTING	$	2,760,154	10.0%	$	276,015	
PROGRAMMING/FURNITURE PLAN FEE						**$ 423,794**
		NSF	$/NSF		TOTAL	
PROGRAMMING		325,995	1.00	$	325,995	
FURNITURE DESIGN/PLAN		325,995	0.30	$	97,799	
ENVIRONMENTAL CONSULTANT FEE						**$ 100,593**
TOTAL REMEDIATION COSTS	$	914,484				
PROFESSIONAL SERVICES	$	914,484	10.0%	$	91,448	
REIMBURSABLE/TESTING	$	91,448	10.0%	$	9,145	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	2,760,154				
PROFESSIONAL SERVICES	$	2,760,154	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	46,002,575				
PROFESSIONAL SERVICES	$	46,002,575	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 3,560,557**
$/GSF						**$ 10.18**

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2-2-2016
Att.8.--595

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 564,136**
TOTAL HARD, FFE + OTHER	$	56,413,637				
PROFESSIONAL SERVICES	$	56,413,637	1.00%	$	564,136	
REIMBURSABLE	$	564,136	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 586,188**
TOTAL HARD, FFE + OTHER	$	55,827,449				
PROFESSIONAL SERVICES	$	55,827,449	1.00%	$	558,274	
REIMBURSABLE	$	558,274	5.00%	$	27,914	
DEVELOPER FEE						**$ -**
TOTAL CONSTRUCTION COSTS	$	46,002,575				
PROFESSIONAL SERVICES	$	46,002,575	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	46,917,059				
PROFESSIONAL SERVICES	$	46,917,059	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**

THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.

COMMISSIONING AGENT / ENGINEER						**$ 460,026**
TOTAL CONSTRUCTION COSTS	$	46,002,575		$	-	
PROFESSIONAL SERVICES	$	46,002,575	1.00%	$	460,026	
REIMBURSABLE/PRINTING	$	460,026	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	46,002,575				
PROFESSIONAL SERVICES	$	46,002,575	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	

MANAGEMENT & INSPECTION COSTS SUBTOTAL	**$ 1,610,350**
$/GSF	**$ 4.60**

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

HARD COSTS

CONSTRUCTION COSTS — $ 46,002,575

SITE/PARKING — $ 350,000

	QTY	UNIT	
LAND SF	699,414	$ 0.50	/LAND SF
LAND ACREAGE	16.06	$ 21,798	/ACRES
PARKING	1,059.48	$ 330	/SPACE

OFFICE BUILDING PROGRAM — $ 41,375,691

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	349,707	78.40	$ 27,417,786	
	349,707	-	$ -	
$ 42.82	NSF	$/NSF	TOTAL	
TI - OFFICE	318,620	34.63	$ 11,032,474	
TI - DATA/SWITCH	2,375	200.00	$ 475,000	See Note Below
KITCHEN AND DINING	2,500	127.11	$ 317,767	
FITNESS CENTER	-	75.00	$ -	
CONFERENCE CENTER	2,500	70.62	$ 176,549	
DEMOUNTABLE PARTITIONS ADDER	318,620	6.14	$ 1,956,116	

PHASING PREMIUM — 5.0% — $ 2,086,285

ESTIMATING CONTINGENCY — 5.0% — $ 2,190,599

ENVIRONMENTAL REMEDIATION — $ 914,484 — $ 914,484

	GSF	$/GSF	TOTAL
REMEDIATION	349,707	2.38	$ 831,349

PHASING PREMIUM — 5.0% — $ 41,567

ESTIMATING CONTINGENCY — 5.0% — $ 41,567

OPEN — $ -

	GSF	$/GSF	TOTAL
OPEN	349,707	-	$ -

HARD COSTS SUBTOTAL — $ 46,917,059

$/GSF — $ 134.16

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

TI DATA/SWITCH FOR A 2,350 SF FOR MAIN (1,000SF) & PER FLR (125 SF) DATA/PHONE ROOMS.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			218
SYSTEM FURNISHING			870

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 81,516

ARTWORK — $ -

SIGNAGE — $ 81,516

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	325,995		IN CONSTRUCTION
GENERAL INTERIOR	325,995	0.2	$ 65,199
OFFICE/WORKSTATION	1,088	15	$ 16,317

OPEN — $ -

FURNISHINGS — $ 3,147,291

SYSTEMS FURNISHING - — $ 1,958,001

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	870	2,250	$ 1,958,001
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 815,834

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	218	3,750	$ 815,834

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			218
SYSTEM FURNISHING			870

CONFERENCE ROOM FURNITURE — $ 285,449

TOTAL SQUARE FOOTAGE	325,995 GSF					
GSF/CONFERENCE RM. FACTOR	10,000					
CONFERENCE ROOMS	33	ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER				
	FACTOR		QTY	UNIT/COST		
NEW CONFERENCE ROOMS						
LARGE 10 -14	25%		8	9,100	$	74,164
MEDIUM 6 - 8	50%		16	5,700	$	92,909
SMALL 4	25%		8	2,850	$	23,227
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS			$	95,150

DINING/BREAKROOM FURNITURE — $ 33,618

TOTAL SQUARE FOOTAGE	325,995 GSF					
GSF/BREAK ROOM	20,000					
QTY OF BREAK ROOMS	16	ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA				
	FACTOR		QTY	UNIT/COST		
NEW	0%		-	4,125	$	-
SUPPLEMENT EXISTING	100%		16	2,063	$	33,618
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS				

FILE CABINETS / STORAGE - — $ 54,389

EST. SEATS SUPPORTED	1,088					
SEATS PER FILE CABINET	5	FACTOR				
FILE/STORAGE	218	CABINETS				
	FACTOR		QTY	UNIT/COST		
NEW	0%		-	500	$	-
SUPPLEMENT EXISTING	100%		218	250	$	54,389
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS				

OPEN — $ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			218
SYSTEM FURNISHING			870

EQUIPMENT

CAFETERIA / FOOD SERVICE				$ -
	QTY	UNIT/COST	TOTAL	
CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS				
AUDIO / VISUAL				$ -
MAIL SERVICE				$ -
PHOTOCOPIERS				$ -
FITNESS EQUIPMENT				$ -
OTHER				$ -
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL				$ 3,228,807
$/GSF				$ 9.23

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

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EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 977,985

		QTY	UNIT/COST	TOTAL
TIMES 3 FOR RESTACK	NSF	977,985	$ 1.00	977,985
TIMES 3 FOR RESTACK	SEAT	3,263	$ 300	

FURNITURE RELOCATION — $ 683,016

	QTY	UNIT/COST	TOTAL
USF	250,189	$ 2.73	683,016
SEAT	1,088	$ 628	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	349,707	$ -	-
SEAT	1,088	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	325,995	$ -	$ -
SEAT	1,088	$ -	

MOVING AND RELOCATION SUBTOTAL	$	1,661,001
$/GSF	$	4.75

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
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TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 2,177,882

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	1,360	425	$ 577,882

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000
BOT ROOM - STATE'S COST	100%	0.50	1,000,000.00	$ 500,000
BOT ROOM - BELL SERVICE	100%	0.50	1,000,000.00	$ 500,000

THE BOT COSTS HAVE BEEN REDUCED PER CONVERSTATION WITH DISC ON 1/15/2004 FOR THIS ALTERNATIVE.

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$ 2,177,882**
$/GSF	**$ 6.23**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2) VOICE/DATA $/USF COST WAS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 802,667

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	300%	3,263	$ 200	$ 652,667

TIMES 3 FOR RESTACK TO FACILITATE PROJECT

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ 150,000.00	$ 150,000

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$ 802,667
$/GSF	$ 2.30

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Total Project Summary Worksheet

Description		*Cost*	*Cost/SF*
Total Construction Cost	349,707 SF	$44,580,299	$127.48

The following items are those normally provided by the owner during the course of the project. These costs are not included in the construction estimate.

Site Acquisition Cost	----------
Utility Relocation Cost	----------
Hazardous Materials Abatement (if any)	----------
Street Improvements (if required)	----------
Special Assessments or Development Fees	----------
Site Survey	----------
Soil Borings and Report	----------
Architect and Engineer's Fees	----------
Drawing Reproduction Costs	----------
Testing and Inspections	----------
Furnishings	----------
Artwork	----------
Telephone System	----------
Data Cabling	----------
Moving Expenses	----------
Financing Costs	----------
Legal Fees	----------
Other Items	----------
Contingency	----------
Total Project Cost	

Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Reconstruction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Sitework Improvement Allowance		350,000	
Asbestos Abatement	349,707 SF	831,349	2.38
11 Story Office Building Reconstructio	349,707 GSF	27,417,786	78.40
Tenant Finish	283,092 SF	12,881,581	45.50
Kitchen and Dining	5,000 SF	635,534	127.11
Fitness Center	2,500 SF	187,500	75.00
Conference Center Space	2,500 SF	176,549	70.62
Contingency	5%	2,100,000	
Total Construction Cost	**349,707 GSF**	**$44,580,299**	

Alternate

- Reconstruct in Two Phases with 50% of building occupied (add 13 months)
  Add $3,520,000
- Provide Smed Access Floor
  Add $2,075,599
- Provide Conventional Drywall Partitions in lieu of Demountable partitions
  Deduct $1,940,000

JCSBC
2-2-2016
Att.8.--605

Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Asbestos Abatement
349,707 SF

	Description	Unit	Quantity	Unit Price	Cost	Cost/SF
1	General Requirements				62,351	0.18
2	Asbestos Abatement	SF	349,707	1.59	556,034	1.59
3	Floor Tile Abatement	SF	116,767	1.55	180,989	0.52
	Subtotal				799,374	2.29
	Fee				31,975	0.09
	Total				**$831,349**	$2.38

Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

11 Story Office Building Reconstruction
349,707 SF

	Description	*Cost*	*Cost/SF*
1	General Requirements	2,056,334	5.88
2	Demolition and Protection	1,806,398	5.17
3	Excavation	0	0.00
4	Building Structure	1,168,488	3.34
5	Terra Cotta	1,617,569	4.63
6	Interior Masonry	248,171	0.71
7	Rough Carpentry	95,199	0.27
8	Finish Carpentry and Millwork	41,536	0.12
9	Membrane Roofing	255,965	0.73
10	Sheet Metal and Louvers	505,263	1.44
11	Caulking and Dampproofing	240,055	0.69
12	Doors, Frames and Hardware	251,955	0.72
13	Glass and Glazing Systems	4,851,645	13.87
14	Plaster and Drywall Systems	1,220,929	3.49
15	Ceramic Tile	171,299	0.49
16	Acoustical Ceilings	1,125	0.00
17	Flooring	14,700	0.04
18	Painting	107,862	0.31
19	Specialties	86,482	0.25
20	Equipment and Furnishings	0	0.00
21	Main Lobby Finishes	270,000	0.77
22	Elevators	1,690,000	4.83
23	HVAC Systems	5,638,962	16.12
24	Plumbing	1,070,588	3.06
25	Fire Protection	412,606	1.18
26	Electrical	2,540,125	7.26
	Subtotal	26,363,256	75.39
	Fee	1,054,530	3.02
	Total	**$27,417,786**	**$78.41**

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
2	Demolition and Protection						
	Remove The Following:						
2100	Interior Partitions and Finishes	SF	363,695	3.56	1,294,754	75% Total Gut	
2100	Elevators	EA	8	20,000	160,000		
2100	Temporary Partitions	SF	363,695	0.25	90,924		
2100	Temporary Protection	LS	1	2,500	2,500		
2100	Demolition Cleanup	SF	363,695	0.31	112,745		
2100	Equipment & Dumpsters	%	10%		145,475		
	Total				1,806,398		
						$4.97	
3	Excavation						
	Total				0		
						$0.00	
4	Building Structure						
3310	Slab on Grade Repair	SF	36,817	0.25	9,204	5% Repair	
3320	Structural Slab Repair	SF	363,695	1.75	636,466	5% Repair	
5500	4 EA Exit Stairs, 4.00' Wide	VF	574	0.00	0		
5500	4 EA Bsmt Stairs, 4.00' Wide	VF	56	0.00	0		
5500	Stair Railings	LF	1,190	135.00	160,650	No Open Sides	
5500	Wall Railings	LF	2,050	35.00	71,750	Sq Tube, Mesh Panel	
5500	Storefront Supports	LF	28	75.00	2,100		
5500	Rooftop Equip Screen Supports	SF	3,108	15.00	46,620		
5800	Expansion Joint Covers	LF	1,237	30.00	37,110		
5500	Other Miscellaneous Steel	SF	363,695	0.45	163,663		
3320	Housekeeping Pads, Etc	SF	3,497	7.50	26,228		
3320	Pan Stair Fill	SF	8,451	0.36	3,042	5% Repair	
3320	Penthouse & Misc Curbs	LF	777	15.00	11,655		
	Total				1,168,488		
						$3.21	
5	Terra Cotta						
3400	Repair/Replace Terra Cotta 1st Fl	SF	12,919	12.50	161,488	5% Repair	
3400	Repair/Replace Terra Cotta Typ Fl	SF	88,179	12.50	1,102,238	5% Repair	
3400	Clean Terra Cotta	LF	101,098	3.50	353,843		
	Total				1,617,569		
						$4.45	
6	Interior Masonry						
4200	8" Conc Block Partitions @ PH	SF	15,930	11.92	189,886		
4200	Concrete Block Core Walls	SF	88,310	0.66	58,285	5% Repair	
	Total				248,171		
						$0.68	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
7	Rough Carpentry						
6100	Roof Blocking	BF	5,691	5.29	30,105		1.5 BF/LF Parapet
6100	Plywood at Parapet	SF	5,600	4.48	25,088		
6100	Interior Blocking	SF	363,695	0.11	40,006		
	Total				95,199	**$0.26**	
8	Finish Carpentry and Millwork						
6200	Corian (Top Only) Vanities	LF	150	154.00	23,100		
6200	Closet Shelving	LF	720	8.80	6,336		
6200	Misc. Items	LS	1	12,100	12,100		
	Total				41,536	**$0.11**	
9	Membrane Roofing						
7500	4 Ply Coal Tar with Gravel Roof, R	SF	36,817	6.42	236,365		
7500	Parapet Flashing	SF	5,600	3.50	19,600		
	Total				255,965	**$0.70**	
10	Sheet Metal and Louvers						
7600	Sheet Metal Flashings	LF	3,794	9.50	36,043		
7400	HVAC Louvers	SF	1,400	42.00	58,800		
7400	Metal Wall Panels at PH	SF	11,032	28.00	308,896		
7400	Wall Panels at CT Screen	SF	3,108	28.00	87,024		
7600	Misc Items	LS	1	14,500	14,500		
	Total				505,263	**$1.39**	
11	Caulking and Dampproofing						
7900	Seal Exterior Skin	SF	202,196	0.55	111,208		
7900	Building Skin & Window Caulking	SF	186,995	0.65	121,547		
7900	Misc Caulking	LS	1	7,300	7,300		
	Total				240,055	**$0.66**	
12	Doors, Frames and Hardware						
8100	Hollow Metal Frames	EA	211	188.05	39,679		
8100	Hollow Metal Doors	EA	15	305.75	4,586		
8200	Solid Core Oak Doors, 7'	EA	148	273.41	40,465		
8200	Stair Exit Doors 3.00' Wide	EA	48	1078.45	51,766		Incl Dr, Fr, Hdwe Prem
8700	Finish Hardware, Mortise Locks	EA	211	547.20	115,459		
	Total				251,955	**$0.69**	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
13	Glass and Glazing Systems						
8400	Storefront at Entrances	SF	280	37.50	10,500		
8400	Remove & Replace Punch Wdws	SF	73,185	65.00	4,757,025		
8400	Entrance Doors	EA	4	2,400	9,600		
8400	HC Door Operators	EA	2	2,750	5,500		
8400	Revolving Door	EA	2	25,000	50,000		
8400	Mirrors	SF	600	9.00	5,400		
8400	Misc Interior Glazing	SF	363,695	0.005	1,818		
8400	Cleaning	SF	147,530	0.08	11,802		
	Total				4,851,645		
						$13.34	
14	Plaster and Drywall Systems						
9200	Exterior Wall Furring	SF	174,283	2.40	418,279		
9200	Struct Stud Walls at Penthouse	SF	12,432	7.45	92,618		
9200	DWC & Drywall at CMU Cores	SF	63,079	2.55	160,851		
9200	One Hour Walls, Incl Fire Caulk	LF	4,297	67.20	288,758		
9200	Drywall Ceilings	SF	7,917	4.25	33,647	2.66% of Area	
9200	Drywall Bulkheads	LF	149	30.00	4,470		
9200	Drywall Fireproofing @ Roof	SF	36,817	3.00	110,451		
9200	Fireproofing @ Penthouse	SF	13,988	3.00	41,964		
7800	Safing Insulation	LF	12,155	5.75	69,891		
	Total				1,220,929		
						$3.36	
15	Ceramic Tile						
9300	2x2 Porcelain Tile Floors	SF	7,917	6.50	51,461	2.66% of Area	
9300	Ceramic Tile Walls	SF	19,973	6.00	119,838	23.24% of Area	
	Total				171,299		
						$0.47	
16	Acoustical Ceilings						
9500	Acrylic Louvers @ Vanities	SF	150	7.50	1,125		
	Total				1,125		
						$0.00	
17	Flooring						
9600	Resilient Flooring	SF	7,200	1.75	12,600	0.00% of Area	
9600	Resilient Base	LF	1,200	1.75	2,100	100% of Base	
	Total				14,700		
						$0.04	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
18	Painting						
9900	Stair & Service Room Walls	SF	48,190	0.75	36,143	56.07% of Wall Area	
9900	Finish Doors & Frames	EA	211	57.75	12,185		
9900	Paint Concrete Block Partitions	SF	63,079	0.65	41,001		
9900	Drywall Ceilings	SF	8,066	0.50	4,033		
9900	Misc. Items	LS	1	14,500	14,500		
	Total				107,862		
						$0.30	
19	Specialties						
10160	Toilet Partitions	EA	74	325	24,050		
10400	Door Signs	EA	211	40.00	8,440		
10520	Fire Extinguishers & Cabts.	EA	70	150	10,500		
10800	Toilet Accessories Public Toilets	EA	48	604	28,992		
10199	Misc. Items	LS	1	14,500	14,500		
	Total				86,482		
						$0.24	
20	Equipment and Furnishings						
	Total				0		
						$0.00	
22	Elevators						
14000	Gearless Traction Elevators, 12 St	EA	7	202,500	1,417,500		
14000	Cab Finish Premium	EA	7	10,000	70,000		
14000	Service Elevator, 12 Stops	EA	1	202,500	202,500		
	Total				1,690,000		
						$4.65	
23	HVAC Systems		1,166				
15500	Mechanical (see attached)	LS	1	7,149,633	7,149,633		
15500	Less Tenant Finish	LS	-1	1,510,671	-1,510,671		
	Total				5,638,962		
						$15.50	
24	Plumbing						
15400	Plumbing (see attached)	LS	1	1,156,088	1,156,088		
15400	Less Tenant Finish	LS	-1	85,500	-85,500		
	Total				1,070,588		
						$2.94	

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Item	Description	Unit	Quantity	Price	Amount	Cost/SF	Note
25	Fire Protection						
15300	Fire Protection (see attached)	LS	1	599561.00	599,561		
15300	Less Tenant Finish	LS	-1	186955.00	-186,955		
	Total				412,606		
						$1.13	
26	Electrical	AMP	3,281				
	Special Systems						
16000	Electrical (see attached)	LS	1	6,189,193	6,189,193		
16000	Less Tenant Finish	LS	-1	3,649,068	-3,649,068		
	Total				2,540,125		
						$6.98	

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Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Tenant Finish
80% Open Office
283,092 SF

	Description	Cost	Cost/SF
1	General Requirements	966,119	3.41
2	Misc and Ornamental Metal	50,957	0.18
3	Rough Carpentry	101,913	0.36
4	Finish Carpentry and Millwork	403,101	1.42
5	Doors, Frames and Hardware	334,232	1.18
6	Glass and Glazing	51,431	0.18
7	Drywall Systems	296,298	1.05
8	Stone and Tile	62,280	0.22
9	Acoustical Ceilings	679,457	2.40
10	Resilient Flooring and Carpet	1,077,758	3.81
11	Painting and Wall Coverings	145,277	0.51
12	Specialties	2,827,396	9.99
13	Equipment and Furnishings	211,234	0.75
14	Mechanical	1,473,896	5.21
15	Fire Protection	181,180	0.64
16	Electrical	3,523,607	12.45
	Subtotal	12,386,136	43.75
	Fee	495,445	1.75
	Total	**$12,881,581**	**$45.50**

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	283,092	0.18	50,957		
	Total				50,957	**$0.18**	
3	Rough Carpentry						
6100	Misc Blocking	SF	283,092	0.36	101,913		
	Total				101,913	**$0.36**	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	449	8.63	3,875	5% of Area	
6200	Corian Window Sills	LF	8,198	13.80	113,132	75% Windows	
6200	Break Room Cabinets, Upper & Lower	LF	168	290.00	48,720		
6200	Misc. Millwork	SF	268,937	0.58	155,983		
6200	Executive Area Millwork	SF	14,155	5.75	81,391		
	Total				403,101	**$1.42**	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	325	295.03	95,885	871 SF/EA	
8100	Hollow Metal Door Frames	EA	325	196.59	63,892		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	120	261.46	31,375	12 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	163	520.00	84,760	50%	
8700	Finish Hardware W/ Latchset	EA	162	360.00	58,320	50%	
	Total				334,232	**$1.18**	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	3,240	15.00	48,600		
8400	Misc Glazing	LS	1	2,831	2,831		
	Total				51,431	**$0.18**	
7	Drywall Systems						
9200	Drywall Perimeter	SF	98,370	1.25	122,963		
9200	Drywall Columns	SF	20,131	2.75	55,360		
9200	Drywall Ceilings/Soffits	SF	14,155	5.00	70,775	5% of Clg Area	
9200	Drywall Bulkheads	LF	1,180	40.00	47,200		
	Total				296,298	**$1.05**	
8	Stone and Tile						
9300	Misc Stone & Tile	SF	283,092	0.22	62,280		
	Total				62,280	**$0.22**	
9	Acoustical Ceilings						

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
9500	2x2 Narrow Grid Acoustic Ceiling	SF	14,155	3.25	46,004	5% of Clg Area	
9500	2x2 Acoustic Ceiling	SF	254,783	2.35	598,740	90% of Clg Area	
9500	Sound Insulation	SF	14,155	0.60	8,493		
9700	Acoustic Wall Panels	SF	1,311	20.00	26,220	50% of ExecArea	
		Total			679,457		
						$2.40	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	8,531	1.75	14,929	95% of Area	
9600	Misc Resilient Flooring	SF	14,155	1.50	21,233	5% of Area	
9600	Upgrade Carpet W/Borders	SY	1,620	35.00	56,700	5% of Area	
9600	Carpet Tile	SY	30,778	32.00	984,896	90% of Area	
		Total			1,077,758		
						$3.81	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	325	55.00	17,875		
9900	Painted Walls	SF	59,251	0.40	23,700	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	53,325	1.25	66,656	45% of Wall Area	
9900	Textile Wall Covering	SF	5,925	3.75	22,219	5% of Wall Area	
9900	Painted Ceilings	SF	14,155	0.56	7,927		
9900	Misc. Items	LS	1	6,900	6,900		
		Total			145,277		
						$0.51	
12	Specialties						
10600	Demountable Partitions	LF	13,522	200.00	2,704,400	4.8 LF/100 SF	
10100	Audio/Visual Units	EA	14	1500.00	21,000		
10270	6" Access Flooring @ Computer	SF	5,662	9.50	53,789		
11130	Projection Screens	EA	14	1,968	27,552		
10400	Door Signage	EA	325	20.00	6,500		
10199	Misc Specialties	SF	283,092	0.05	14,155		
		Total			2,827,396		
						$9.99	
13	Equipment and Furnishings						
11450	Ice Makers	EA	14	500.00	7,000		
11450	Refrigerators	EA	14	750.00	10,500		
11450	Microwave Ovens	EA	14	400.00	5,600		
11000	Mini Blinds	SF	73,778	2.55	188,134		
		Total			211,234		
						$0.75	

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Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
14	Mechanical						
15500	Complete HVAC Ductwork	SF	283,092	3.33	942,696		
15500	FPVAV Boxes	EA	121	1,650.00	199,650	Incl Controls	
15500	Interior VAV Boxes	EA	119	1,450.00	172,550	Incl Controls	
15500	Liebert PBX/Computer Rm Units	TN	40	2,400	96,000		
15400	Break Room Plumbing	EA	14	4,500	63,000		
		Total			1,473,896		
						$5.21	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	283,092	0.48	135,884		
15300	Pre-Action System @ Computer	SF	5,662	8.00	45,296		
		Total			181,180		
						$0.64	
16	Electrical						
16000	Power Distribution	SF	283,092	0.50	141,546		
16000	Hookup Fan Powered Boxes	EA	240	420.00	100,800		
16000	Parabolic Light Fixtures	SF	283,092	3.16	894,571	74 SF/EA	
16000	Indirect Lighting Premium	SF	215,150	1.75	376,513	80% of Area	
16000	Executive Area Lighting Premium	SF	14,155	6.75	95,546		
16000	Wall Outlets	EA	750	119.00	89,250	367 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	22	630.00	13,860	5%	
16000	Workstations, 8 Wire Wall	EA	400	521.00	208,400	515 SF/EA	
16000	Workstations, 8 Wire Floor	EA	150	687.00	103,050	50%	
16000	Dedicated Circuits	EA	25	407.00	10,175		
16000	Tenant Switches	EA	354	99.00	35,046		
16000	Motion Sensor Switches	EA	226	150.00	33,900		
16000	Telephone/Data Outlets	EA	1,400	413.80	579,320	183 SF/EA	
16000	Telephone/Data Floor Outlets	EA	150	945.98	141,897	5%	
16000	Paging/Music System	SF	349,707	0.44	153,871		
16000	Fire Alarm	SF	283,092	0.10	28,309		
16000	Security System	SF	349,707	1.02	356,701		
16000	Cable Tray	LF	5,500	24.35	133,925		
16000	Temporary	SF	349,707	0.067	23,430		
16000	Commissioning	SF	349,707	0.01	3,497		
		Total			3,523,607		
						$12.45	

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Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Kitchen and Dining
5,000 SF

	Description	Cost	Cost/SF
1	General Requirements	47,665	9.53
2	Misc and Ornamental Metal	900	0.18
3	Rough Carpentry	1,400	0.28
4	Finish Carpentry and Millwork	6,005	1.20
5	Doors, Frames and Hardware	6,636	1.33
6	Glass and Glazing	1,670	0.33
7	Drywall Systems	16,048	3.21
8	Stone and Tile	24,404	4.88
9	Acoustical Ceilings	7,125	1.43
10	Resilient Flooring and Carpet	6,765	1.35
11	Painting and Wall Coverings	6,836	1.37
12	Specialties	1,320	0.26
13	Equipment and Furnishings	305,164	61.03
14	Mechanical	115,400	23.08
15	Fire Protection	2,650	0.53
16	Electrical	61,102	12.22
	Subtotal	611,090	122.22
	Fee	24,444	4.89
	Total	**$635,534**	**$127.11**

JCSBC
2-2-2016
Att.8.--617

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	5,000	0.18	900		
	Total				900	**$0.18**	
3	Rough Carpentry						
6100	Misc Blocking	SF	5,000	0.28	1,400		
	Total				1,400	**$0.28**	
4	Finish Carpentry and Millwork						
6200	Corian Window Sills	LF	225	13.80	3,105	75% Windows	
6200	Misc. Millwork	SF	5,000	0.58	2,900		
	Total				6,005	**$1.20**	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	6	295.03	1,770	833 SF/EA	
8100	Hollow Metal Door Frames	EA	6	196.59	1,180		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	4	261.46	1,046	4 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	3	520.00	1,560	50%	
8700	Finish Hardware W/ Latchset	EA	3	360.00	1,080	50%	
	Total				6,636	**$1.33**	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	108	15.00	1,620		
8400	Misc Glazing	LS	1	50	50		
	Total				1,670	**$0.33**	
7	Drywall Systems						
9200	Partitions to Structure	LF	85	66.40	5,644	1.7 LF/100 SF	
9200	Partitions to Ceiling	LF	100	39.60	3,960	2.0 LF/100 SF	
9200	Drywall Perimeter	SF	2,700	1.25	3,375		
9200	Drywall Columns	SF	356	2.75	979		
9200	Drywall Ceilings/Soffits	SF	250	5.00	1,250	5% of Clg Area	
9200	Drywall Bulkheads	LF	21	40.00	840		
	Total				16,048	**$3.21**	

JCSBC
2-2-2016
Att.8.--618

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
8	Stone and Tile						
9300	Quarry Tile at Kitchen	SF	2,400	6.50	15,600	48% of Area	
9300	Stone Flooring	SF	250	28.00	7,000	5.0% of Area	
9300	Stone Base	SF	32	22.00	704	5% of Area	
9300	Misc Stone & Tile	SF	5,000	0.22	1,100		
	Total				24,404		
						$4.88	
9	Acoustical Ceilings						
9500	2x4 Acoustic Ceiling, Second Look	SF	4,750	1.50	7,125	95% of Clg Area	
	Total				7,125		
						$1.43	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	602	1.15	692	95% of Area	
9600	Misc Resilient Flooring	SF	250	1.25	313	5% of Area	
9600	Carpet	SY	240	24.00	5,760	42% of Area	
	Total				6,765		
						$1.35	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	6	55.00	330		
9900	Painted Walls	SF	3,193	0.40	1,277	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	2,874	1.25	3,593	45% of Wall Area	
9900	Textile Wall Covering	SF	319	3.75	1,196	5% of Wall Area	
9900	Painted Ceilings	SF	250	0.56	140		
9900	Misc. Items	LS	1	300	300		
	Total				6,836		
						$1.37	
12	Specialties						
10270	6" Access Flooring @ Computer	SF	100	9.50	950		
10400	Door Signage	EA	6	20.00	120		
10199	Misc Specialties	SF	5,000	0.05	250		
	Total				1,320		
						$0.26	
13	Equipment and Furnishings						
11400	Kitchen Equipment	EA	600	500.00	300,000		
11000	Mini Blinds	SF	2,025	2.55	5,164		
	Total				305,164		
						$61.03	

JCSBC
2-2-2016
Att.8.--619

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
14	Mechanical						
15500	Complete HVAC Ductwork	SF	5,000	3.22	16,100		
15500	FPVAV Boxes	EA	3	1,650.00	4,950	Incl Controls	
15500	Interior VAV Boxes	EA	3	1,450.00	4,350	Incl Controls	
15500	Kitchen Make Up Air & Exhaust	LS	1	30,000	30,000		
15500	Liebert PBX/Computer Rm Units	TN	2.5	2,400	6,000		
15400	Kitchen Equipment Hookup	LS	1	22,500	22,500		
15400	Kitchen Plumbing	SF	2,400	10	24,000		
15400	Kitchen Grease Trap	LS	1	7,500	7,500		
		Total			115,400		
						$23.08	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	5,000	0.37	1,850		
15300	Pre-Action System @ Computer	SF	100	8.00	800		
		Total			2,650		
						$0.53	
16	Electrical						
16000	Power Distribution	SF	5,000	0.50	2,500		
16000	Hookup Liebert Units	TN	3	150.00	450		
16000	Hookup Fan Powered Boxes	EA	3	600.00	1,800		
16000	Parabolic Light Fixtures	SF	5,000	2.77	13,850	74 SF/EA	
16000	Indirect Lighting Premium	SF	4,000	1.75	7,000	80% of Area	
16000	Wall Outlets	EA	38	115.00	4,370	125 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	2	385.00	770	5%	
16000	Workstations, 8 Wire Wall	EA	6	404.25	2,426	385 SF/EA	
16000	Workstations, 8 Wire Floor	EA	7	609.40	4,266	50%	
16000	Dedicated Circuits	EA	2	350.00	700		
16000	Tenant Switches	EA	6	95.00	570		
16000	Motion Sensor Switches	EA	4	150.00	600		
16000	Telephone/Data Outlets	EA	86	50.00	4,300	56 SF/EA	
16000	Telephone/Data Floor Outlets	EA	4	250.00	1,000	5%	
16000	Paging/Music System	SF	5,000	0.20	1,000		
16000	Special Systems Conduit	SF	5,000	0.10	500		
16000	Kitchen Equipment Hookup	LS	1	15,000	15,000		
		Total			61,102		
						$12.22	

JCSBC
2-2-2016
Att.8.--620

Landon State Office Building Reconstruction
Topeka, Kansas
December 23, 2003

Conference Center Space
2,500 SF

	Description	Cost	Cost/SF
1	General Requirements	13,241	5.30
2	Misc and Ornamental Metal	450	0.18
3	Rough Carpentry	1,175	0.47
4	Finish Carpentry and Millwork	20,694	8.28
5	Doors, Frames and Hardware	10,749	4.30
6	Glass and Glazing	4,885	1.95
7	Drywall Systems	13,361	5.34
8	Stone and Tile	3,750	1.50
9	Acoustical Ceilings	19,833	7.93
10	Resilient Flooring and Carpet	11,440	4.58
11	Painting and Wall Coverings	5,172	2.07
12	Specialties	740	0.30
13	Equipment and Furnishings	3,649	1.46
14	Mechanical	19,725	7.89
15	Fire Protection	1,950	0.78
16	Electrical	38,945	15.58
	Subtotal	169,759	67.90
	Fee	6,790	2.72
	Total	**$176,549**	**$70.62**

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	2,500	0.18	450		
	Total				450		
						$0.18	
3	Rough Carpentry						
6100	Misc Blocking	SF	2,500	0.47	1,175		
	Total				1,175		
						$0.47	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	478	8.63	4,125	100% of Area	
6200	Corian Window Sills	LF	159	13.80	2,194	75% Windows	
6200	Executive Area Millwork	SF	2,500	5.75	14,375		
	Total				20,694		
						$8.28	
5	Doors, Frames and Hardware					8.00' Tall	
8200	Plain Sliced Oak Wood Doors, 8' Tall	EA	7	337.18	2,360	357 SF/EA	
8100	Hollow Metal Door Frames	EA	7	224.68	1,573		
8100	Hollow Metal B/L Frames (16 SF/EA)	EA	12	298.82	3,586	8 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	4	530.00	2,120	50%	
8700	Finish Hardware W/ Latchset	EA	3	370.00	1,110	50%	
	Total				10,749		
						$4.30	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	324	15.00	4,860		
8400	Misc Glazing	LS	1	25	25		
	Total				4,885		
						$1.95	
7	Drywall Systems						
9200	Partitions to Structure	LF	104	66.40	6,906	4.2 LF/100 SF	
9200	Partitions to Ceiling	LF	50	39.60	1,980	2.0 LF/100 SF	
9200	Drywall Perimeter	SF	1,908	1.25	2,385		
9200	Drywall Ceilings/Soffits	SF	250	5.00	1,250	10% of Clg Area	
9200	Drywall Bulkheads	LF	21	40.00	840		
	Total				13,361		
						$5.34	
8	Stone and Tile						
9300	Misc Stone & Tile	SF	2,500	1.50	3,750		
	Total				3,750		
						$1.50	

JCSBC
2-2-2016
Att.8.--622

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
9	Acoustical Ceilings						
9500	2x2 Narrow Grid Acoustic Ceiling	SF	2,250	3.25	7,313		90% of Clg Area
9500	Sound Insulation	SF	2,500	0.60	1,500		
9700	Acoustic Wall Panels	SF	551	20.00	11,020		50% of ExecArea
	Total				19,833	**$7.93**	
10	Resilient Flooring and Carpet						
9600	Upgrade Carpet W/Borders	SY	286	40.00	11,440		100% of Area
	Total				11,440	**$4.58**	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	7	55.00	385		
9900	Painted Walls	SF	2,340	0.40	936		50% of Wall Area
9900	Zolatone or Vinyl Wall Covering	SF	2,106	1.25	2,633		45% of Wall Area
9900	Textile Wall Covering	SF	234	3.75	878		5% of Wall Area
9900	Painted Ceilings	SF	250	0.56	140		
9900	Misc. Items	LS	1	200	200		
	Total				5,172	**$2.07**	
12	Specialties						
10270	6" Access Flooring @ Computer	SF	50	9.50	475		
10400	Door Signage	EA	7	20.00	140		
10199	Misc Specialties	SF	2,500	0.05	125		
	Total				740	**$0.30**	
13	Equipment and Furnishings						
11000	Mini Blinds	SF	1,431	2.55	3,649		
	Total				3,649	**$1.46**	
14	Mechanical						
15500	Complete HVAC Ductwork	SF	2,500	3.59	8,975		
15500	FPVAV Boxes	EA	2	1,650.00	3,300		Incl Controls
15500	Interior VAV Boxes	EA	1	1,450.00	1,450		Incl Controls
15500	Liebert PBX/Computer Rm Units	TN	2.5	2,400	6,000		
	Total				19,725	**$7.89**	

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	2,500	0.62	1,550		
15300	Pre-Action System @ Computer	SF	50	8.00	400		
	Total				1,950		
						$0.78	
16	Electrical						
16000	Power Distribution	SF	2,500	0.50	1,250		
16000	Hookup Liebert Units	TN	3	150.00	450		
16000	Hookup Fan Powered Boxes	EA	2	600.00	1,200		
16000	Parabolic Light Fixtures	SF	2,500	4.27	10,675	48 SF/EA	
16000	Executive Area Lighting Premium	SF	2,500	6.75	16,875		
16000	Wall Outlets	EA	41	115.00	4,715	58 SF/EA	
16000	Floor Outlets, Poke-Thru	EA	2	385.00	770	5%	
16000	Dedicated Circuits	EA	2	350.00	700		
16000	Tenant Switches	EA	8	95.00	760		
16000	Telephone/Data Outlets	EA	11	50.00	550	208 SF/EA	
16000	Telephone/Data Floor Outlets	EA	1	250.00	250	5%	
16000	Paging/Music System	SF	2,500	0.20	500		
16000	Special Systems Conduit	SF	2,500	0.10	250		
	Total				38,945		
						$15.58	

Mechanical Budget

12/18/2003

LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Mechanical - HVAC

Name	Quantity Unit	Unit Cost		Total	$/SF
Demolition	349707 SF	$0.70		$243,351.38	$0.70
Chillers	1200 TON	$400.76		$480,913.86	$1.38
Cooling Towers	3600 GP	$27.08		$97,500.82	$0.28
Pumps	480 HP	$247.22		$118,666.78	$0.34
Air Handling Units	349707 CFM	$2.47		$864,554.24	$2.47
Exhaust Systems	69942 CFM	$0.56		$39,099.21	$0.11
Fan Coil Units	22 EA	$1,366.70		$30,067.40	$0.09
Elect. Unit Heaters	8 EA	$801.42		$6,411.33	$0.02
Kitchen Make-Up Unit	20 TON	$1,960.43		$39,208.55	$0.11
Boilers	400 HP	$223.61		$89,443.72	$0.26
Heating Pumps	200 HP	$223.61		$44,721.36	$0.13
Commissioning	1 EA	$102,744.01		$102,744.01	$0.29
Terminal Unit - Hydronic	350 EA	$1,031.29		$360,950.15	$1.03
Variable Speed Drives	1070 HP	$167.71		$179,446.47	$0.51
Air Separators < 8in.	1 EA	$1,813.92		$1,813.92	$0.01
Air Separators > 10in.	1 EA	$3,180.62		$3,180.62	$0.01
Expantion Tanks	1 EA	$2,149.33		$2,149.33	$0.01
Vibration Isolation	16 EA	$1,031.29		$16,500.58	$0.05
Spring Hangers	96 EA	$63.61		$6,106.79	$0.02
PVF - chilled water	349707 SF	$1.90		$664,837.18	$1.90
PVF - hot water	349707 SF	$1.52		$531,869.75	$1.52
HVAC Miscellaneous	349707 SF	$0.06		$19,987.34	$0.06
Sheet Metal	349707 SF	$5.59		$1,954,943.54	$5.59
Temperature Controls	349707 SF	$1.96		$684,230.24	$1.96
Test and Balance	349707 SF	$0.28		$97,747.18	$0.28
HVAC Insulation	349707 SF	$1.34		$469,186.45	$1.34
			Total	$7,149,632.70	$20.44

Mechanical - Plumbing

Name	Quantity Unit	Unit Cost		Total	$/SF
Fixtures	291 EA	$520.07		$151,340.05	$0.43
Drains/Carriers	273 EA	$310.06		$84,646.99	$0.24
Water Heaters	2 EA	$6,445.34		$12,890.67	$0.04
Circ Pumps	2 EA	$992.86		$1,985.72	$0.01
Booster System	1 EA	$14,904.98		$14,904.98	$0.04
Sump Pumps	3 EA	$992.86		$2,978.58	$0.01
Plumbing Rough	384 FU	$1,283.13		$492,721.86	$1.41
Plumbing Misc.	384 FU	$45.40		$17,433.99	$0.05
Grease Interceptor	1 EA	$8,033.03		$8,033.03	$0.02
OFE Kitchen Equip	100 EA	$855.42		$85,541.99	$0.24
Roof Drain	12 EA	$1,848.28		$22,179.34	$0.06
Roof Drain Piping	12 EA	$4,383.75		$52,605.03	$0.15
Gas Piping	349707 SF	$0.18		$64,635.60	$0.18
Plumbing Insulation	349707 SF	$0.41		$144,190.07	$0.41
			Total	$1,156,087.90	$3.31

LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Mechanical - Fire Protection

Name	Quantity Unit	Unit Cost		Total	$/SF
New Service	1 LS	$15,000.00		$15,000.00	$0.04
NFPA 13 Sprinkler System	349707 SF	$1.50		$524,560.50	$1.50
Fire Pump	1 LS	$60,000.00		$60,000.00	$0.17
			Total	$599,560.50	$1.71
			Total	**$8,905,281.10**	**$25.46**

Electrical Budget

12/18/2003

LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Electrical - Power and Lighting Distribution

Name	Quantity Unit	Unit Cost		Total	$/SF
Service Entrance & Switchgear	12000 AMP	$37.24		$446,876.67	$1.28
TVSS Unit	2 EA	$5,653.32		$11,306.64	$0.03
120/208V 100A 42Ckt. Pwr. Panel	12 EA	$784.79		$9,417.51	$0.03
120/208V 400A 42Ckt. Pwr. Panel	48 EA	$1,685.59		$80,908.17	$0.23
480/277V 225A 42Ckt. Ltg. Panel	24 EA	$2,092.47		$50,219.22	$0.14
480/277V 800A 42Ckt. Dist. Panel	2 EA	$4,788.73		$9,577.46	$0.03
480/277V 400A 42Ckt. Dist. Panel	1 EA	$3,521.86		$3,521.86	$0.01
Feeders Conduit & Wire	2000 LF	$30.65		$61,299.77	$0.18
30KVA Dry Type Transformer	12 EA	$1,750.72		$21,008.58	$0.06
112.5KVA (K-4) Dry Type Transformer	24 EA	$6,026.40		$144,633.53	$0.41
480/277V 100A 42Ckt. Ltg. Panel	12 EA	$1,800.91		$21,610.87	$0.06
Motor Control Center	2 EA	$17,604.68		$35,209.37	$0.10
480/277V 1200A 42Ckt. Dist. Panel	2 EA	$15,874.64		$31,749.29	$0.09
60A NEMA1 F Disc. Switch	15 EA	$355.84		$5,337.59	$0.02
1200A 3 Phase 4W Busway	660 LF	$164.77		$108,750.12	$0.31
400A 3 Phase 4W Busway	660 LF	$103.46		$68,284.14	$0.20
1000A EMT Feeder	660 LF	$111.13		$73,345.11	$0.21
400A 3P Fusible Bus Plug	24 EA	$2,241.41		$53,793.86	$0.15
200A 3P Fusible Bus Plug	24 EA	$1,118.59		$26,846.17	$0.08
100A 3P Fusible Bus Plug	12 EA	$653.96		$7,847.51	$0.02
			Total	$1,271,543.42	$3.64

Electrical - Electric Heat

Name	Quantity Unit	Unit Cost		Total	$/SF
Unit Heater (Hook-Up)	10 EA	$253.26		$2,532.57	$0.01
Cabinet Unit Heater (Hook-Up)	10 EA	$253.26		$2,532.57	$0.01
			Total	$5,065.13	$0.01

Electrical - HVAC

Name	Quantity Unit	Unit Cost		Total	$/SF
HVAC Unit Hookup	1400 TN	$52.69		$73,760.55	$0.21
FPVAV Hookup	340 EA	$419.48		$142,623.27	$0.41
FCU Hookup	24 EA	$174.25		$4,181.93	$0.01
Exhaust System (Hook-Up)	69941 CFM	$0.11		$7,469.04	$0.02
			Total	$228,034.80	$0.65

Electrical - Plumbing

Name	Quantity Unit	Unit Cost		Total	$/SF
Fire Pump Hookup	150 HP	$56.93		$8,538.88	$0.02
			Total	$8,538.88	$0.02

LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Electrical - Lighting

Name	Quantity Unit	Unit Cost		Total	$/SF
Ltg. @ Core Areas	34971 SF	$5.76		$201,508.51	$0.58
20A MC Cable	36785 LF	$2.79		$102,544.59	$0.29
Lutron Graphic Eye (5 Zone)	22 EA	$4,226.67		$92,986.76	$0.27
Lighting Fixtures	3935 EA	$240.69		$947,118.66	$2.71
Light Switches	1400 EA	$124.88		$174,826.85	$0.50
Motion Detectors	140 EA	$170.10		$23,813.98	$0.07
			Total	$1,542,799.34	$4.41

Electrical - Receptacle Power

Name	Quantity Unit	Unit Cost		Total	$/SF
Wall Outlets	1500 EA	$118.93		$178,394.75	$0.51
Floor Outlets / Poke Thru	22 EA	$629.66		$13,852.59	$0.04
Dedicated Circuits	55 EA	$407.34		$22,403.48	$0.06
Kitchen Equipment Power	1 EA	$13,697.88		$13,697.88	$0.04
Furniture Feeds Floor (8 Wire)	150 EA	$686.91		$103,035.77	$0.29
Furniture Feeds Wall (8 Wire)	400 EA	$520.87		$208,348.58	$0.60
			Total	$539,733.05	$1.54

Electrical - Emergency Generator

Name	Quantity Unit	Unit Cost		Total	$/SF
1000KW Generator	1 EA	$200,911.00		$200,911.00	$0.57
800A Transfer Switch	2 EA	$14,463.01		$28,926.02	$0.08
			Total	$229,837.02	$0.66

Electrical - Elevator

Name	Quantity Unit	Unit Cost		Total	$/SF
Elevator Hookup	6 EA	$3,392.41		$20,354.45	$0.06
			Total	$20,354.45	$0.06

Electrical - Fire Alarm

Name	Quantity Unit	Unit Cost		Total	$/SF
Fire Alarm Misc. Conduit Only	262281 SF	$0.11		$29,616.77	$0.08
Fire Alarm	349707 SF	$0.81		$283,048.33	$0.81
			Total	$312,665.09	$0.89

Electrical - Tele/Data

Name	Quantity Unit	Unit Cost		Total	$/SF
Tele/Data Outlets (Conduit Only)	1000 EA	$106.45		$106,451.33	$0.30
Furniture Tele/Data Outlet Floor	150 EA	$509.49		$76,422.94	$0.22
Furniture Tele/Data Outlet Wall	400 EA	$122.62		$49,046.58	$0.14
Tele/Data Cabling (Furniture)	550 EA	$682.48		$375,365.77	$1.07
Tele/Data Cabling	1000 EA	$345.73		$345,729.61	$0.99
Cable Tray	5500 LF	$24.35		$133,910.66	$0.38
			Total	$1,086,926.89	$3.11

Electrical - Security

Name	Quantity Unit	Unit Cost		Total	$/SF
Security System Misc. Conduit Only	349707 SF	$0.09		$31,203.51	$0.09
Card Access @ Entrance	40 EA	$2,798.85		$111,954.16	$0.32
CCTV Cameras (Interior)	20 EA	$6,679.30		$133,585.98	$0.38
CCTV Cameras (Exterior)	10 EA	$7,888.09		$78,880.94	$0.23
			Total	$355,624.59	$1.02

LSOB / DSOB

Phase 1 LSOB Remodel
Project Number: 3081
Building Type: Office Building
Square Footage: 349707

Electrical - Special Systems

Name	Quantity Unit	Unit Cost		Total	$/SF
Paging/Intercom System	349707 SF	$0.44		$154,824.25	$0.44
Lightning Protection	29692 SF	$3.23		$95,919.90	$0.27
			Total	$250,744.15	$0.72

Electrical - Miscellaneous

Name	Quantity Unit	Unit Cost		Total	$/SF
Temporary	349707 SF	$0.27		$93,027.72	$0.27
Demolition	349707 SF	$0.63		$219,233.81	$0.63
Commissioning (Contractor Costs)	349707 SF	$0.07		$25,064.60	$0.07
			Total	$337,326.13	$0.96
			Total	**$6,189,192.93**	**$17.70**

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NEW 2750 SEAT FACILITY

				0	1	2	3	4	5	6	7	8
GENERAL INFLATION RATE			2.5%									
REAL ESTATE INFLATION RATE			1.0%									
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012
OPERATING EXPENSE				-	4,862,081	4,982,633	5,106,177	5,232,788	5,367,446	5,500,540	5,636,939	5,776,722
INTERIM SPACE @ DOCKING & LANDON				-	4,862,081	4,982,633	5,106,177	5,232,788	-	-	-	-
MONTHS/YEAR				-	12	12	12	12	-			
RSF		828,695		-	828,695	828,695	828,695	828,695	-	-	-	-
USF		626,909	80%	-	626,909	626,909	626,909	626,909	-	-	-	-
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$	9.46		-	4,862,081	4,982,633	5,106,177	5,232,788	-	-	-	-
NEW 2750 SEAT FACILITY				-	-	-	-	-	5,367,446	5,500,540	5,636,939	5,776,722
MONTHS/YEAR				-	-	-	-	-	12	12	12	12
RSF		654,000		-	-	-	-	-	654,000	654,000	654,000	654,000
USF		522,500		-	-	-	-	-	522,500	522,500	522,500	522,500
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$	9.09		-	-	-	-	-	5,367,446	5,500,540	5,636,939	5,776,722
				-	-	-	-	-	10.27	10.53	10.79	11.06
PROJECT EXPENSES				-	23,857,496	32,642,723	44,465,665	39,426,028	-	-	-	-
DFM				-	23,857,496	32,642,723	43,009,492	37,969,854	-	-	-	-
LAND COSTS					12,220,984							
DESIGN COSTS			2.2%	-	5,123,528	931,551	853,921	853,921	-	-	-	-
CONSTRUCTION COST			2.2%	-	5,039,638	30,237,826	35,277,464	30,237,826	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	1,473,347	1,473,347	1,473,347	1,473,347	-	-	-	-
FF&E			2.2%	-	-	-	4,244,465	4,244,465	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	1,160,296	1,160,296	-	-	-	-
DISC				-	-	-	1,456,173	1,456,173	-	-	-	-
FF&E			2.2%	-	-	-	1,149,427	1,149,427	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	306,746	306,746	-	-	-	-
TOTAL ANNUAL COST					28,719,577	37,625,356	49,571,843	44,658,816	5,367,446	5,500,540	5,636,939	5,776,722
OBSOLESCENCE FACTOR	99.99333%	20%										
BUILDING REVERSION	-	0.993%						-	-	-	-	-
LAND REVERSION	12,220,984	1.000%						(12,717,205)	(12,844,377)	(12,972,821)	(13,102,549)	(13,233,574)
DISCOUNT FACTOR		4.910%		1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498
DISCOUNTED ANNUAL COST				-	27,375,443	34,185,886	42,932,324	36,867,157	4,223,604	4,125,761	4,030,186	3,936,828
CUMULATIVE ANNUAL COST				-	27,375,443	61,561,329	104,493,653	141,360,811	145,584,415	149,710,176	153,740,362	157,677,189
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	(10,498,424)	(10,107,147)	(9,730,454)	(9,367,799)	(9,018,661)
CUMULATIVE PRESENT VALUE				-	27,375,443	61,561,329	104,493,653	130,862,387	135,477,267	139,979,722	144,372,562	148,658,528

NEW 2750 SEAT FACILITY

				28	29	30	31	32	33	34	
GENERAL INFLATION RATE			2.5%								
REAL ESTATE INFLATION RATE			1.0%								
CONSTRUCTION INFLATION RATE			2.2%	2032	2033	2034	2035	2036	2037	2038	
OPERATING EXPENSE				9,429,606	9,663,546	9,903,294	10,148,997	10,400,800	10,658,856	10,923,321	$ 255,087,301
INTERIM SPACE @ DOCKING & LANDON				-	-	-	-	-	-	-	$ 20,183,679
MONTHS/YEAR											
RSF		828,695		-	-	-	-	-	-	-	$ 3,314,780
USF		626,909	80%	-	-	-	-	-	-	-	$ 2,507,636
											$ -
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	$ -
											-
EXPENSES PER USF	$	9.46		-	-	-	-	-	-	-	$ 20,183,679
											$ -
NEW 2750 SEAT FACILITY				9,429,606	9,663,546	9,903,294	10,148,997	10,400,800	10,658,856	10,923,321	$ 234,903,622
MONTHS/YEAR				12	12	12	12	12	12	12	
RSF		654,000		654,000	654,000	654,000	654,000	654,000	654,000	654,000	$ 19,620,000
USF		522,500		522,500	522,500	522,500	522,500	522,500	522,500	522,500	$ 15,675,000
											$ -
RENT PER RSF	$	-	1.0%	-	-	-	-	-	-	-	$ -
				-	-	-	-	-	-	-	$ -
EXPENSES PER USF	$	9.09		9,429,606	9,663,546	9,903,294	10,148,997	10,400,800	10,658,856	10,923,321	$ 234,903,622
				18.05	18.49	18.95	19.42	19.91	20.40	20.91	$ 12.85
											$ -
PROJECT EXPENSES				-	-	-	-	-	-	-	$ 140,391,912
DFM				-	-	-	-	-	-	-	$ 137,479,566
LAND COSTS											$ 12,220,984
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	$ 7,762,921
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	$ 100,792,753
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	$ 5,893,387
FF&E			2.2%	-	-	-	-	-	-	-	$ 8,488,930
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	$ 2,320,591
											$ -
DISC				-	-	-	-	-	-	-	$ 2,912,347
FF&E			2.2%	-	-	-	-	-	-	-	$ 2,298,854
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	$ 613,493
											$ -
											$ -
TOTAL ANNUAL COST				9,429,606	9,663,546	9,903,294	10,148,997	10,400,800	10,658,856	10,923,321	$ 395,479,213
OBSOLESCENCE FACTOR		99.99333%	20%								
BUILDING REVERSION		-	0.993%	-	-	-	-	-	-	-	$ -
LAND REVERSION		12,220,984	1.000%	(16,147,476)	(16,308,950)	(16,472,040)	(16,636,760)	(16,803,128)	(16,971,159)	(17,140,871)	$ (17,140,871)
DISCOUNT FACTOR			4.910%	0.261293	0.249064	0.237407	0.226296	0.215705	0.205609	0.195986	
DISCOUNTED ANNUAL COST				2,463,886	2,406,838	2,351,111	2,296,675	2,243,501	2,191,560	2,140,822	$ 233,433,884
CUMULATIVE ANNUAL COST				219,803,377	222,210,214	224,561,325	226,858,001	229,101,502	231,293,062	233,433,884	$ 233,433,884
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION				(4,219,216)	(4,061,966)	(3,910,576)	(3,764,829)	(3,624,514)	(3,489,428)	(3,359,377)	$ (3,359,377)
CUMULATIVE PRESENT VALUE				215,584,161	218,148,248	220,650,749	223,093,172	225,476,988	227,803,634	230,074,507	$ 230,074,507

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Att.8.--631

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000	
Net Square Footage	654,000	
Useable Square Footage	522,500	
Estimate Date		Jan-04
Mid-Point of Construction		Oct-06
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ 11,504,000	$ 12,220,984
$/GSF	$ 16.00	$ 17.00
%/PROJECT	9%	9%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY	6,109,309	6,490,070
PROGRAMMING/FURNITURE PLAN FEE	850,200	903,188
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 6,959,509	$ 7,393,258
$/GSF	$ 9.68	$ 10.28
%/PROJECT	5%	5%
HARD COSTS		
CONSTRUCTION COSTS	92,565,286	98,334,393
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 92,565,286	$ 98,334,393
$/GSF	$ 128.74	$ 136.77
%/PROJECT	70%	70%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	1,229,225	1,305,836
OWNER'S REP / PROJECT MANAGEMENT FEE	1,277,275	1,356,881
DEVELOPER FEE	1,851,306	1,966,688
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	925,653	983,344
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 5,283,459	$ 5,612,749
$/GSF	$ 7.35	$ 7.81
%/PROJECT	4%	4%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	172,050	182,773
FURNISHINGS	7,408,330	7,870,052
EQUIPMENT	30,000	31,870
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 7,610,380	$ 8,084,695
$/GSF	$ 10.58	$ 11.24
%/PROJECT	6%	6%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	654,000	694,760
FURNITURE RELOCATION/LABOR	1,426,425	1,515,327
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 2,080,425	$ 2,210,087
$/GSF	$ 2.89	$ 3.07
%/PROJECT	2%	2%
DFM COSTS TOTAL	$ 126,003,059	$ 133,856,166
$/GSF	$ 175.25	$ 186.17
%/PROJECT	95%	95%

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Att.8.--632

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000	
Net Square Footage	654,000	
Useable Square Footage	522,500	
Estimate Date		Jan-04
Mid-Point of Construction		Oct-06
Construction Escalation Rate		2.2%

	TOTAL	INFLATED TO MID POINT OF PROJECT

DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)

FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	2,060,938	2,189,385
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 2,060,938	$ 2,189,385
$/GSF	$ 2.87	$ 3.05
%/PROJECT	2%	2%
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	550,000	584,279
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 550,000	$ 584,279
$/GSF	$ 0.76	$ 0.81
%/PROJECT	0%	0%
DISC COSTS TOTAL	$ 2,610,938	$ 2,773,664
$/GSF	$ 3.63	$ 3.86
%/PROJECT	2%	2%

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	347,975	369,663
CONSTRUCTION CONTINGENCY	2.5%	2,314,132	2,458,360
ENVIRONMENTAL REMEDIATION CONTINGENCY	0.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	264,173	280,637
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	380,519	404,235
MOVING & RELOCATION CONTINGENCY	5.0%	104,021	110,504
DISC CONTINGENCY	5.0%	130,547	138,683
CONTINGENCY		$ 3,541,368	$ 3,762,082
$/GSF		$ 4.93	$ 5.23
%/PROJECT		3%	3%

TOTAL PROJECT COSTS	$ 132,155,364	$ 140,391,912
$/GSF	$ 183.80	$ 195.26
$/SEAT	$ 48,056	$ 51,052

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF		80%	
NSF/GSF	91%		

PARKING INFORMATION

TOTAL PARKING (X/1000 NSF)	4.00
ESTIMATED SPACES	2,616
RATIO	95%

LAND INFORMATION

EST. FACILITY GSF	719,000	
FAR	0.50	
LAND AREA	1,438,000	SF
LAND ACREAGE	33.01	ACRES

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	550
SYSTEM FURNISHING	2,200

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS — $ 11,504,000

	QTY	UNIT		TOTAL
LAND SF	1,438,000	$ 8.00	/LAND SF	$ 11,504,000
LAND ACREAGE	33.01	$ 348,480	/ACRES	

LAND ASSUMPTION

IN DISCUSSIONS WITH THE STATE, TARGETED AREA WOULD BE IN THE DOWNTOWN TOPEKA AREA, NEAR THE CAPITOL COMPLEX.

IF THE STATE NEEDED TO PURCHASE LAND, THE PRICE WOULD BE DIFFICULT TO ESTIMATE UNTIL A LOCATION IS IDENTIFIED. THE EXISTING USE OF THE LAND AND OWNERS DESIRES COULD SIGNIFICANT EFFECT THE ACTUAL PRICE.

FOR ESTIMATING PURPOSE, A LAND VALUE @ $ 8.00/LAND SF FOR AN URBAN ENVIRONMENT IS BEING UTILIZED. IF THE STATE HAS LAND AVAILABLE, THIS VALUE WOULD GO TO ZERO.

IF A 3RD PARTY/DEVELOPER SCENARIO IS PURSUED, THE STATE COULD CONTRIBUTE THE LAND AS AN EQUITY STAKE IN THE PROJECT OR RECEIVE PAYMENT FOR THE LAND.

OPEN — $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ 11,504,000
$/GSF	$ 16.00

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF	0	80%	
NSF/GSF	91%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 6,109,309**
TOTAL CONSTRUCTION COSTS	$	92,565,286				
PROFESSIONAL SERVICES	$	92,565,286	6.0%	$	5,553,917	
REIMBURSABLE/PRINTING	$	5,553,917	10.0%	$	555,392	
PROGRAMMING/FURNITURE PLAN FEE						**$ 850,200**
		NSF	$/NSF		TOTAL	
PROGRAMMING		654,000	1.00	$	654,000	
FURNITURE DESIGN/PLAN		654,000	0.30	$	196,200	
ENVIRONMENTAL CONSULTANT FEE						**$ -**
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	5,553,917				
PROFESSIONAL SERVICES	$	5,553,917	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	92,565,286				
PROFESSIONAL SERVICES	$	92,565,286	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 6,959,509**
$/GSF						**$ 9.68**

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Att.8.--635

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF	0	80%	
NSF/GSF	91%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 1,229,225**
TOTAL HARD, FFE + OTHER	$	122,922,528				
PROFESSIONAL SERVICES	$	122,922,528	1.00%	$	1,229,225	
REIMBURSABLE	$	1,229,225	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 1,277,275**
TOTAL HARD, FFE + OTHER	$	121,645,252				
PROFESSIONAL SERVICES	$	121,645,252	1.00%	$	1,216,453	
REIMBURSABLE	$	1,216,453	5.00%	$	60,823	
DEVELOPER FEE						**$ 1,851,306**
TOTAL CONSTRUCTION COSTS	$	92,565,286				
PROFESSIONAL SERVICES	$	92,565,286	2.0%	$	1,851,306	
REIMBURSABLE/PRINTING	$	1,851,306	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	92,565,286				
PROFESSIONAL SERVICES	$	92,565,286	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**
THE STATE IS NOT REQUIRED TO SUBMIT PLANS FOR PLAN/CODE CHECK FOR STATE OWNED PROJECTS PER DFM. THE STATE IS THE AUTHORITY HAVING JURISDICTION ON THEIR "OWNED" PROPERTY. PLANS ARE PROVIDED TO CITY AND LOCAL FIRE DEPARTMENT FOR THEIR INFORMATION.						
COMMISSIONING AGENT / ENGINEER						**$ 925,653**
TOTAL CONSTRUCTION COSTS	$	92,565,286		$	-	
PROFESSIONAL SERVICES	$	92,565,286	1.00%	$	925,653	
REIMBURSABLE/PRINTING	$	925,653	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	92,565,286				
PROFESSIONAL SERVICES	$	92,565,286	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 5,283,459**
$/GSF						**$ 7.35**

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF	0	80%	
NSF/GSF	91%		
PARKING INFORMATION			
TOTAL PARKING (X/1000 NSF)		4.00	
ESTIMATED SPACES		2,616	
RATIO		95%	

HARD COSTS

CONSTRUCTION COSTS $ 92,565,286

SITE/PARKING $ 3,980,645

	QTY		UNIT	
LAND SF	1,438,000	$	2.77	/LAND SF
LAND ACREAGE	33.01	$	120,582	/ACRES
PARKING	2,616.00	$	1,522	/SPACE

OFFICE BUILDING PROGRAM $ 84,176,770

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	719,000	79.27	$ 56,995,130	
	719,000	-	$ -	
$ 41.56	NSF	$/NSF	TOTAL	
TI - OFFICE	635,275	33.24	$ 21,115,588	TI BASED ON DSOB UNIT COSTS
TI - DATA/SWITCH	3,725	200.00	$ 745,000	See Note Below
KITCHEN AND DINING	5,000	127.11	$ 635,534	
FITNESS CENTER	5,000	75.00	$ 375,000	
CONFERENCE CENTER	5,000	64.92	$ 324,581	
DEMOUNTABLE PARTITIONS ADDER	635,275	6.27	$ 3,985,937	

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 4,407,871

ENVIRONMENTAL REMEDIATION $ - $ -

	GSF	$/GSF	TOTAL
REMEDIATION	719,000	-	$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	719,000	-	$ -

HARD COSTS SUBTOTAL $ 92,565,286
$/GSF $ 128.74

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003

TI DATA/SWITCH FOR A 3,800 SF FOR MAIN (1,000SF) & PER FLR(125 SF) DATA/PHONE ROOMS

UTILIZED DSOB RECONSTRUCTION TI UNIT COSTS WITHOUT PHASING PREMIUM

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF	0	80%	
NSF/GSF	91%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			550
SYSTEM FURNISHING			2,200

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 172,050

ARTWORK — $ -

	GSF	$/GSF	TOTAL
ARTWORK	654,000	-	$ -

SIGNAGE — $ 172,050

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	654,000		IN CONSTRUCTION
GENERAL INTERIOR	654,000	0.2	$ 130,800
OFFICE/WORKSTATION	2,750	15	$ 41,250

OPEN — $ -

FURNISHINGS — $ 7,408,330

SYSTEMS FURNISHING - — $ 4,950,000

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	2,200	2,250	$ 4,950,000
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 2,062,500

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	550	3,750	$ 2,062,500

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

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Att.8.--638

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF	0	80%	
NSF/GSF	91%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			550
SYSTEM FURNISHING			2,200

CONFERENCE ROOM FURNITURE — $ 190,886

TOTAL SQUARE FOOTAGE 654,000 GSF
GSF/CONFERENCE RM. FACTOR 10,000
CONFERENCE ROOMS 65 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST		
NEW CONFERENCE ROOMS					
LARGE 10 -14	25%	16	9,100	$	148,785
MEDIUM 6 - 8	50%	33	5,700	$	186,390
SMALL 4	25%	16	2,850	$	46,598
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS		$	190,886

DINING/BREAKROOM FURNITURE — $ 67,444

TOTAL SQUARE FOOTAGE 654,000 GSF
GSF/BREAK ROOM 20,000
QTY OF BREAK ROOMS 33 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	4,125	$	-
SUPPLEMENT EXISTING	100%	33	2,063	$	67,444
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS			

FILE CABINETS / STORAGE - — $ 137,500

EST. SEATS SUPPORTED 2,750
SEATS PER FILE CABINET 5 FACTOR
FILE/STORAGE 550 CABINETS

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	500	$	-
SUPPLEMENT EXISTING	100%	550	250	$	137,500
SUPPLEMENT EXISTING FACTOR	50%	OF NEW COSTS			

OPEN — $ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500
	TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF	0	80%	
NSF/GSF	91%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			550
SYSTEM FURNISHING			2,200

EQUIPMENT $ 30,000

CAFETERIA / FOOD SERVICE $ -

	QTY	UNIT/COST	TOTAL
CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS			

AUDIO / VISUAL $ -

MAIL SERVICE $ -

PHOTOCOPIERS $ -

FITNESS EQUIPMENT $ 30,000

	QTY	UNIT/COST	TOTAL
BASIC FITNESS CENTER ($15,000-$30,000) This package would include enough cardio, strength, stretching, and entertainment equipment for employees to workout comfortably and not be crowded.	1	$ 30,000	$ 30,000
MODERATE FITNESS CENTER ($30,000-$75,000) This package has all the tools needed to make the company want to show off its facility to potential employees or potential clients.		$ 75,000	$ -
COMPREHENSIVE FITNESS CENTER ($75,000-$150,000) This is the fully-staffed fitness center. It would completely replace the need for your clients to look anywhere else when trying to meet their fitness needs.		$ 150,000	$ -

OTHER $ -

FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL $ 7,610,380

$/GSF $ 10.58

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF	0	80%	
NSF/GSF	91%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 654,000

	QTY	UNIT/COST	TOTAL
NSF	654,000	$ 1.00	654,000
SEAT	2,750	$ 238	

FURNITURE RELOCATION — $ 1,426,425

	QTY	UNIT/COST	TOTAL
USF	522,500	$ 2.73	1,426,425
SEAT	2,750	$ 519	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	719,000	$ -	-
SEAT	2,750	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	654,000	$ -	$ -
SEAT	2,750	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 2,080,425
$/GSF	$ 2.89

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF	0	80%	
NSF/GSF	91%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 2,060,938

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	3,438	425	$ 1,460,938

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$	2,060,938
$/GSF	$	2.87

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	719,000
Net Square Footage	654,000
Useable Square Footage	522,500

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	719,000	654,000	522,500
EST. SEATS SUPPORTED	2,750	2,750	2,750
?SF/SEAT	261	238	190
USF/NSF	0	80%	
NSF/GSF	91%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 550,000

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	2,750	$ 200	$ 550,000

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	0%	-	$ 150,000.00	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$ 550,000
$/GSF	$ 0.76

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

Greenfield Office Building
Topeka, Kansas
December 23, 2003

Total Project Summary Worksheet

Description		*Cost*	*Cost/SF*
Total Construction Cost	687,500 SF	$102,498,007	$149.09

The following items are those normally provided by the owner during the course of the project. These costs are not included in the construction estimate.

Site Acquisition Cost	----------
Utility Relocation Cost	----------
Hazardous Materials Abatement (if any)	----------
Street Improvements (if required)	----------
Special Assessments or Development Fees	----------
Site Survey	----------
Soil Borings and Report	----------
Architect and Engineer's Fees	----------
Drawing Reproduction Costs	----------
Testing and Inspections	----------
Furnishings	----------
Artwork	----------
Telephone System	----------
Data Cabling	----------
Moving Expenses	----------
Financing Costs	----------
Legal Fees	----------
Other Items	----------
Contingency	----------
Total Project Cost	

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Greenfield Office Building
Topeka, Kansas
December 23, 2003

Construction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Offsite Improvements		0	
Sitework 33 Acres	2,400 Cars	3,803,467	5.53
Shell Office Buildings 2,500 Staff at 275 SF/Person	687,500 GSF	54,498,125	79.27
Tenant Finish	603,660 SF	28,933,424	47.93
Demolition of Existing Buildings			
Landon		6,595,903	
Docking		8,667,088	
Total Construction Cost	**687,500 GSF**	**$102,498,007**	

Range Estimate $97,400,000 to $107,600,000

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Greenfield Office Building
Topeka, Kansas
December 23, 2003

Sitework

	Description	*Cost*
1	General Requirements	285,260
2	Excavation and Grading	359,484
3	Asphalt Paving	940,500
4	Concrete Work	449,993
5	Retaining Walls	85,741
6	Fencing	0
7	Precast Pavers	141,313
8	Signage and Striping	81,950
9	Site Specialties	137,500
10	Site Utilities	71,816
11	Storm Drainage Systems	402,250
12	Fire Protection	115,880
13	Landscaping & Irrigation	262,248
14	Electrical	323,245
	Subtotal	3,657,180
	Fee	146,287
	Total	**$3,803,467**

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Item	Description	Unit	Quantity	U. Price	Amount	Note
	Building SOG-SF		66,750			
	Cars - EA		2,400 EA	5.0 Cars/MSF		
	Area per Car - SF		375 SF	350 SF/Car is optimum efficiency		
	Asphalt Paving, $/TN		$30.00/TN			
	Retaining Wall Length, LF		200 LF			
	Retaining Wall Average Height, VF		8.00 VF			
	Underground Storm Water Detention, CF		0 CF			
	Green Area (Sod or Seed)		8.04 AC			
2	Excavation and Grading					
2300	Site Demolition & Clearing	AC	32.18	1,000	32,180	
2300	Temporary Erosion Control	AC	32.18	1,500	48,270	
2300	Site Stripping	CY	25,959	1.00	25,959	6 Inches
2300	Site Grading	CY	77,876	2.75	214,159	1.5 Feet
2300	Respread Topsoil & Grade	CY	6,486	6.00	38,916	6 Inches
	Total				359,484	
3	Asphalt Paving					
2740	Full Thick Asphalt Parking, 5"	SY	65,000	8.25	536,250	5.0 Inches
2740	Full Thick Asphalt Drives, 7"	SY	35,000	11.55	404,250	7.0 Inches
	Total				940,500	
4	Concrete Work					
2750	Curb & Gutter	LF	25,000	11.00	275,000	
2750	Walks & Slabs, 4"	SF	33,250	3.83	127,348	
2750	8" Dock Paving, 60' deep	SF	1,500	4.13	6,195	
2840	6" Protection Bollards	EA	8	300	2,400	
2840	Light Pole Bases	EA	75	484	36,300	
2840	Misc Site Concrete	LS	1	2,750	2,750	
	Total				449,993	
5	Retaining Walls					
2830	Structural Excavation	CY	209	16.50	3,449	
2830	Compacted Backfill	CY	143	11.00	1,573	
2830	Granular Backfill Chimney	CY	213	21.78	4,639	
2830	Retaining Wall Footings	CY	45	241.77	10,880	
2830	Concrete Retaining Walls, Straight	SF	1,600	18.25	29,200	
2830	Stone Clad Retaining Walls	SF	1,200	30.00	36,000	
	Total				85,741	
6	Fencing					
	Total				0	
7	Precast Pavers					
2780	Precast Pavers	SF	16,625	8.50	141,313	
	Total				141,313	

Item	Description	Unit	Quantity	U. Price	Amount	Note
8	Signage and Striping					
10400	Monument Sign	LS	3	15,000	45,000	
10400	Misc Signage	EA	74	175.00	12,950	
10400	Striping & Marking	EA	2,400	10.00	24,000	
	Total				81,950	
9	Site Specialties					
2800	Site Furniture	LS	1	10,000	10,000	
10350	Flagpoles	EA	2	4,500	9,000	
2800	Trash Enclosure,	EA	3	39,500	118,500	
	Total				137,500	
10	Site Utilities					
2500	Sanitary Sewer, 8"	LF	710	36.67	26,036	6 Feet Deep
2500	Rock Excavation Premium	CY	118	110.00	12,980	25% Rock
2500	Sanitary Sewer Manholes	EA	2	1,800	3,600	
2500	Domestic Water, 2" & 4"	LF	710	20.00	14,200	
2500	Meter Pit, Backflow Preventer	EA	1	10,000	10,000	
2500	Street Crossings	EA	1	5,000	5,000	
	Total				71,816	
11	Storm Drainage Systems					
2600	Storm Drainage	AC	32.18	12,500	402,250	
	Total				402,250	
12	Fire Protection					
2500	Firewater Main, 8"	LF	2,368	35.00	82,880	
2500	Fire Hydrants	EA	9	2,000	18,000	
2500	Valve Pit, Backflow Preventer	EA	1	10,000	10,000	
2500	Street Crossings	EA	1	5,000	5,000	
	Total				115,880	
13	Landscaping & Irrigation					
2900	Sodding	AC	4.02	14,520	58,370	50% Green Area
2900	Seeding	AC	4.02	2,800	11,256	
2900	Landscaping Allowance	SF	350,222	0.35	122,578	
2900	Lawn Sprinklers	SF	350,222	0.20	70,044	Round Places
	Total				262,248	0
14	Electrical					
16000	Telephone & Power Conduits, 4"Ø	LF	2,131	9.50	20,245	
16000	2fc Lighting, 30' Duplex Poles	EA	75	3,600	270,000	2 Avg fc
16000	Walk Accent Bollards	EA	33	1,000	33,000	
	Total				323,245	

Office Building Shell
Cost Comparison Study

		Average
	Date Started	Jul 1997
	Construction, Months	19.9
	ENR Index Inflation	
	Area-SF	261,222
	Number of Floors	9
	Description	*2004 Cost/SF*
1	General Requirements and Fee	9.89
2	Sitework	4.48
3	Excavation	1.52
4	Building Structure	21.12
5	Precast and Granite	4.72
6	Masonry	2.28
7	Rough Carpentry	0.36
8	Finish Carpentry and Millwork	0.62
9	Membrane Roofing	0.80
10	Sheet Metal	2.11
11	Caulking & Waterproofing	0.67
12	Doors, Frames and Hardware	0.81
13	Glass and Glazing Systems	5.06
14	Plaster and Drywall Systems	3.98
15	Tile and Marble	0.95
16	Acoustical Treatment	0.30
17	Resilient Flooring & Carpet	0.32
18	Painting	0.44
19	Specialties	0.63
20	Equipment and Furnishings	0.20
21	Elevators	3.17
22	Mechanical	11.22
23	Fire Protection	1.03
24	Electrical	8.12
	Total	**$84.80**
	Skin Cost/SF	$9.98

INCLUDES $5.53/GSF FOR SITEWORK

THUS $79.27 FOR SHELL COMPONENT.

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Office Tenant Finish
Cost Comparison Study

		Average
	Date Started	
	Construction, Months	
	ENR Index Inflation	13.46%
	Area-SF	82,728
	Description	*2004 Cost/SF*
1	General Requirements and Fee	5.46
2	Building Structure	0.66
3	Masonry	0.03
4	Rough Carpentry	0.25
5	Finish Carpentry and Millwork	3.00
6	Sheet Metal	0.31
7	Caulking and Waterproofing	0.05
8	Doors, Frames and Hardware	1.35
9	Glass and Glazing Systems	0.61
10	Plaster and Drywall Systems	3.57
11	Stone and Tile	0.69
12	Acoustical Treatment	2.55
13	Resilient Flooring & Carpet	2.66
14	Painting and Wall Coverings	1.25
15	Specialities	1.29
16	Equipment and Furnishings	1.60
17	Conveying Systems	
18	Mechanical	7.52
19	Fire Protection	0.72
20	Electrical	14.35
	Total	**$47.93**

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BURLINGTON NORTHERN SANTE FE - 142K RSF
(WITHOUT DATA CENTER ANALYSIS)

			0	1	2	3	4	5	6	7	8
GENERAL INFLATION RATE		2.5%									
REAL ESTATE INFLATION RATE		1.0%									
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012
OPERATING EXPENSE			-	2,952,937	3,602,509	3,673,557	3,746,185	2,482,867	2,525,602	2,569,208	2,613,706
INTERIM SPACE @ LANDON	ASSUME EXPENSES @ 75%		-	1,212,735	1,242,804	1,273,619	1,305,199	-	-	-	-
MONTHS/YEAR			-	12	12	12	12	-			
RSF	325,995	1	-	325,995	325,995	325,995	325,995	-	-	-	-
USF	250,189	50%	-	250,189	250,189	250,189	250,189	-	-	-	-
ASSUME 1//2 VACATED											
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46		-	1,212,735	1,242,804	1,273,619	1,305,199	-	-	-	-
BURLINGTON NORTHERN SANTA FE			-	1,740,202	2,359,705	2,399,937	2,440,985	2,482,867	2,525,602	2,569,208	2,613,706
MONTHS/YEAR			-	12	12	12	12	12	12	12	12
RSF	142,468		-	106,851	142,468	142,468	142,468	142,468	142,468	142,468	142,468
USF	128,976		-	96,732	128,976	128,976	128,976	128,976	128,976	128,976	128,976
RENT PER RSF	$ 8.50	1.0%	-	917,316	1,235,319	1,247,672	1,260,149	1,272,750	1,285,478	1,298,332.32	1,311,315.65
				8.59	8.67	8.76	8.85	8.93	9.02	9.11	9.20
EXPENSES PER USF	$ 8.30		-	822,887	1,124,386	1,152,266	1,180,837	1,210,117	1,240,124	1,270,876	1,302,391
	100%			8.51	8.72	8.93	9.16	9.38	9.62	9.85	10.10
PROJECT EXPENSES			-	8,631,473	-	-	-	-	-	-	-
DFM			-	7,498,087	-	-	-	-	-	-	-
LAND COSTS											
DESIGN COSTS		2.2%	-	494,890	-	-	-		-	-	-
CONSTRUCTION COST		2.2%	-	4,436,244	-	-	-		-	-	-
MANAGEMENT & INSPECTION		2.2%	-	223,021	-	-	-		-	-	-
FF&E		2.2%	-	1,804,259	-	-	-		-	-	-
MOVING & RELOCATION		2.2%	-	539,673	-	-	-		-	-	-
DISC			-	1,133,386	-	-	-	-	-	-	-
FF&E		2.2%	-	1,002,467	-	-	-		-	-	-
MOVING & RELOCATION		2.2%	-	130,919	-	-	-		-	-	-
TOTAL ANNUAL COST				11,584,410	3,602,509	3,673,557	3,746,185	2,482,867	2,525,602	2,569,208	2,613,706
OBSOLESCENCE FACTOR	99.99333%	20%									
BUILDING REVERSION	-	0.993%					-	-	-	-	-
LAND REVERSION	-	1.000%					-	-	-	-	-
DISCOUNT FACTOR		4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498
DISCOUNTED ANNUAL COST			-	11,042,236	3,273,191	3,181,530	3,092,585	1,953,750	1,894,364	1,836,881	1,781,237
CUMULATIVE ANNUAL COST			-	11,042,236	14,315,427	17,496,957	20,589,542	22,543,293	24,437,657	26,274,538	28,055,775
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE			-	11,042,236	14,315,427	17,496,957	20,589,542	22,543,293	24,437,657	26,274,538	28,055,775

BURLINGTON NORTHERN SANTE FE - 142K RSF
(WITHOUT DATA CENTER ANALYSIS)

			28	29	30	31	32	33	34	
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%	2032	2033	2034	2035	2036	2037	2038	
CONSTRUCTION INFLATION RATE		2.2%								
OPERATING EXPENSE			3,726,008	3,794,752	3,864,965	3,936,682	4,009,938	4,084,769	4,161,211	$ 111,207,889
INTERIM SPACE @ LANDON	ASSUME EXPENSES @ 75%		-	-	-	-	-	-	-	$ 5,034,357
MONTHS/YEAR										
RSF	325,995	1	-	-	-	-	-	-	-	$ 1,303,980
USF	250,189	50%	-	-	-	-	-	-	-	$ 1,000,756
										$ -
ASSUME 1//2 VACATED										
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	$ -
										-
EXPENSES PER USF	$ 9.46		-	-	-	-	-	-	-	$ 5,034,357
										$ -
BURLINGTON NORTHERN SANTA FE			3,726,008	3,794,752	3,864,965	3,936,682	4,009,938	4,084,769	4,161,211	$ 106,173,532
MONTHS/YEAR			12	12	12	12	12	12	12	
RSF	142,468		142,468	142,468	142,468	142,468	142,468	142,468	142,468	$ 4,808,295
USF	128,976		128,976	128,976	128,976	128,976	128,976	128,976	128,976	$ 4,352,940
										$ -
RENT PER RSF	$ 8.50	1.0%	1,600,054.29	1,616,054.84	1,632,215.38	1,648,537.54	1,665,022.91	1,681,673.14	1,698,489.87	$ 48,932,927
			11.23	11.34	11.46	11.57	11.69	11.80	11.92	$ 10.17
EXPENSES PER USF	$ 8.30		2,125,954	2,178,697	2,232,750	2,288,145	2,344,915	2,403,096	2,462,721	$ 57,240,605
	100%		16.48	16.89	17.31	17.74	18.18	18.63	19.09	$ 13.12
										$ -
PROJECT EXPENSES			-	-	-	-	-	-	-	$ 8,631,473
DFM			-	-	-	-	-	-	-	$ 7,498,087
LAND COSTS										$ -
DESIGN COSTS		2.2%	-	-	-	-	-	-	-	$ 494,890
CONSTRUCTION COST		2.2%	-	-	-	-	-	-	-	$ 4,436,244
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	-	-	$ 223,021
FF&E		2.2%	-	-	-	-	-	-	-	$ 1,804,259
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 539,673
										$ -
DISC			-	-	-	-	-	-	-	$ 1,133,386
FF&E		2.2%	-	-	-	-	-	-	-	$ 1,002,467
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 130,919
										$ -
										$ -
TOTAL ANNUAL COST			3,726,008	3,794,752	3,864,965	3,936,682	4,009,938	4,084,769	4,161,211	$ 119,839,362
OBSOLESCENCE FACTOR	99.99333%	20%								
BUILDING REVERSION	-	0.993%	-	-	-	-	-	-	-	
LAND REVERSION	-	1.000%	-	-	-	-	-	-	-	
DISCOUNT FACTOR		4.910%	0.261293	0.249064	0.237407	0.226296	0.215705	0.205609	0.195986	
DISCOUNTED ANNUAL COST			973,578	945,135	917,570	890,855	864,963	839,866	815,540	$ 59,621,101
CUMULATIVE ANNUAL COST			54,347,172	55,292,307	56,209,876	57,100,731	57,965,694	58,805,560	59,621,101	$ 59,621,101
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	$ -
CUMULATIVE PRESENT VALUE			54,347,172	55,292,307	56,209,876	57,100,731	57,965,694	58,805,560	59,621,101	$ 59,621,101

STATE OF KANSAS / NALYSIS

DOCKING STATE OFFICE JILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468	
Net Square Footage	142,468	
Useable Square Footage	128,976	
Estimate Date		Jan-04
Mid-Point of Construction		Oct-05
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY	268,323	278,850
PROGRAMMING/FURNITURE PLAN FEE	185,208	192,474
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 453,532	$ 471,324
$/GSF	$ 3.18	$ 3.31
%/PROJECT	5%	5%
HARD COSTS		
CONSTRUCTION COSTS	4,065,505	4,224,994
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 4,065,505	$ 4,224,994
$/GSF	$ 28.54	$ 29.66
%/PROJECT	49%	49%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	68,034	70,703
OWNER'S REP / PROJECT MANAGEMENT FEE	70,694	73,467
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	25,000	25,981
COMMISSIONING AGENT / ENGINEER	40,655	42,250
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 204,383	$ 212,401
$/GSF	$ 1.43	$ 1.49
%/PROJECT	2%	2%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	37,492	38,963
FURNISHINGS	1,615,985	1,679,379
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,653,477	$ 1,718,342
$/GSF	$ 11.61	$ 12.06
%/PROJECT	20%	20%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	142,468	148,057
FURNITURE RELOCATION/LABOR	352,104	365,917
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 494,572	$ 513,974
$/GSF	$ 3.47	$ 3.61
%/PROJECT	6%	6%
DFM COSTS TOTAL	$ 6,871,469	$ 7,141,035
$/GSF	$ 48.23	$ 50.12
%/PROJECT	83%	83%

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468	
Net Square Footage	142,468	
Useable Square Footage	128,976	
Estimate Date		Jan-04
Mid-Point of Construction		Oct-05
Construction Escalation Rate		2.2%

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	918,691	954,731
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 918,691	$ **954,731**
$/GSF	$ 6.45	$ **6.70**
%/PROJECT	11%	**11%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	119,978	124,684
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 119,978	$ **124,684**
$/GSF	$ 0.84	$ **0.88**
%/PROJECT	1%	**1%**
DISC COSTS TOTAL	$ 1,038,668	$ **1,079,415**
$/GSF	$ 7.29	$ **7.58**
%/PROJECT	13%	**13%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	22,677	23,566
CONSTRUCTION CONTINGENCY	5.0%	203,275	211,250
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	10,219	10,620
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	82,674	85,917
MOVING & RELOCATION CONTINGENCY	5.0%	24,729	25,699
DISC CONTINGENCY	5.0%	51,933	53,971
CONTINGENCY		$ 395,507	$ **411,023**
$/GSF		$ 2.78	$ **2.89**
%/PROJECT		5%	**5%**

TOTAL PROJECT COSTS	$ 8,305,645	$ 8,631,473
$/GSF	$ 58	$ 61
$/SEAT	$ 13,845	$ 14,388

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF		91%	
NSF/GSF	100%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	120
SYSTEM FURNISHING	480

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	284,936	$ -	/LAND SF	$ -
LAND ACREAGE	6.54	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF	0	91%	
NSF/GSF	100%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 268,323**
TOTAL CONSTRUCTION COSTS	$	4,065,505				
PROFESSIONAL SERVICES	$	4,065,505	6.0%	$	243,930	
REIMBURSABLE/PRINTING	$	243,930	10.0%	$	24,393	
PROGRAMMING/FURNITURE PLAN FEE						**$ 185,208**
		NSF	$/NSF		TOTAL	
PROGRAMMING		142,468	1.00	$	142,468	
FURNITURE DESIGN/PLAN		142,468	0.30	$	42,740	
ENVIRONMENTAL CONSULTANT FEE						**$ -**
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	243,930				
PROFESSIONAL SERVICES	$	243,930	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	4,065,505				
PROFESSIONAL SERVICES	$	4,065,505	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 453,532**
$/GSF						**$ 3.18**

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2-2-2016
Att.8.--656

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF	0	91%	
NSF/GSF	100%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 68,034**
TOTAL HARD, FFE + OTHER	$	6,803,435				
PROFESSIONAL SERVICES	$	6,803,435	1.00%	$	68,034	
REIMBURSABLE	$	68,034	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 70,694**
TOTAL HARD, FFE + OTHER	$	6,732,741				
PROFESSIONAL SERVICES	$	6,732,741	1.00%	$	67,327	
REIMBURSABLE	$	67,327	5.00%	$	3,366	
DEVELOPER FEE						**$ -**
TOTAL CONSTRUCTION COSTS	$	4,065,505				
PROFESSIONAL SERVICES	$	4,065,505	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	4,065,505				
PROFESSIONAL SERVICES	$	4,065,505	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ 25,000**
COMMISSIONING AGENT / ENGINEER						**$ 40,655**
TOTAL CONSTRUCTION COSTS	$	4,065,505		$	-	
PROFESSIONAL SERVICES	$	4,065,505	1.00%	$	40,655	
REIMBURSABLE/PRINTING	$	40,655	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	4,065,505				
PROFESSIONAL SERVICES	$	4,065,505	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 204,383**
$/GSF						**$ 1.43**

JCSBC
2-2-2016
Att.8.--657

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF	0	91%	
NSF/GSF	100%		

HARD COSTS

CONSTRUCTION COSTS $ 4,065,505

SITE/PARKING $ -

	QTY	UNIT	
LAND SF	284,936	$ -	/LAND SF
LAND ACREAGE	6.54	$ -	/ACRES
PARKING	463.02	$ -	/SPACE

OFFICE BUILDING PROGRAM $ 3,871,910

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	142,468	-	$ -	
	142,468	-	$ -	
	NSF	**$/NSF**	**TOTAL**	
TI - OFFICE	140,718	20.12	$ 2,830,703	
TI - DATA/SWITCH	1,750	200.00	$ 350,000	See Note Below
KITCHEN AND DINING	-	127.11	$ -	
FITNESS CENTER	-	75.00	$ -	
CONFERENCE CENTER	-	70.62	$ -	
DEMOUNTABLE PARTITIONS ADDER	140,718	4.91	$ 691,207	

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 193,595

ENVIRONMENTAL REMEDIATION $ - $ -

	GSF	$/GSF	TOTAL
REMEDIATION	142,468	-	$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	142,468	-	$ -

HARD COSTS SUBTOTAL $ 4,065,505
$/GSF $ 28.54

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

TI DATA/SWITCH FOR A 1,750 SF FOR MAIN (1,000 SF) & PER FLR (125 SF) DATA/PHONE ROOMS

JCSBC
2-2-2016
Att.8.--658

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF	0	91%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			120
SYSTEM FURNISHING			480

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 37,492

ARTWORK — $ -

SIGNAGE — $ 37,492

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	142,468		IN CONSTRUCTION
GENERAL INTERIOR	142,468	0.2	$ 28,494
OFFICE/WORKSTATION	600	15	$ 8,998

OPEN — $ -

FURNISHINGS — $ 1,615,985

SYSTEMS FURNISHING - — $ 1,079,799

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	480	2,250	$ 1,079,799
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 449,916

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	120	3,750	$ 449,916

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2-2-2016
Att.8.--659

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF	0	91%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			120
SYSTEM FURNISHING			480

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

CONFERENCE ROOM FURNITURE — $ 41,583

TOTAL SQUARE FOOTAGE: 142,468 GSF
GSF/CONFERENCE RM. FACTOR: 10,000
CONFERENCE ROOMS: 14 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

NEW CONFERENCE ROOMS	FACTOR	QTY	UNIT/COST	
LARGE 10 -14	25%	4	9,100	$ 32,411
MEDIUM 6 - 8	50%	7	5,700	$ 40,603
SMALL 4	25%	4	2,850	$ 10,151

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS — $ 41,583

DINING/BREAKROOM FURNITURE — $ 14,692

TOTAL SQUARE FOOTAGE: 142,468 GSF
GSF/BREAK ROOM: 20,000
QTY OF BREAK ROOMS: 7 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	4,125	$ -
SUPPLEMENT EXISTING	100%	7	2,063	$ 14,692

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

FILE CABINETS / STORAGE - — $ 29,994

EST. SEATS SUPPORTED: 600
SEATS PER FILE CABINET: 5 FACTOR
FILE/STORAGE: 120 CABINETS

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	500	$ -
SUPPLEMENT EXISTING	100%	120	250	$ 29,994

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

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2-2-2016
Att.8.--660

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF	0	91%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			120
SYSTEM FURNISHING			480

OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	1,653,477
$/GSF	$	11.61

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF	0	91%	
NSF/GSF	100%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 142,468

	QTY	UNIT/COST	TOTAL
NSF	142,468	$ 1.00	142,468
SEAT	600	$ 237	

FURNITURE RELOCATION — $ 352,104

	QTY	UNIT/COST	TOTAL
USF	128,976	$ 2.73	352,104
SEAT	600	$ 587	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	142,468	$ -	-
SEAT	600	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	142,468	$ -	$ -
SEAT	600	$ -	

MOVING AND RELOCATION SUBTOTAL	$	494,572
$/GSF	$	3.47

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF	0	91%	
NSF/GSF	100%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP — **$ 918,691**

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	750	425	$ 318,691

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER — **$ -**

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$**	**918,691**
$/GSF	**$**	**6.45**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 142,468 RSF

Gross Square Footage	142,468
Net Square Footage	142,468
Useable Square Footage	128,976

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	142,468	142,468	128,976
EST. SEATS SUPPORTED	600	600	600
?SF/SEAT	237	237	215
USF/NSF	0	91%	
NSF/GSF	100%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 119,978

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	600	$ 200	$ 119,978

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ -	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$ 119,978
$/GSF	$ 0.84

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

BNSF LEASE SPACE
Template Model
December 22, 2003

Tenant Finish
80% Open Office
142,464 SF

	Description	*Cost*	*Cost/SF*
1	General Requirements	253,961	1.78
2	Misc and Ornamental Metal	0	0.00
3	Rough Carpentry	55,561	0.39
4	Finish Carpentry and Millwork	107,668	0.76
5	Doors, Frames and Hardware	38,139	0.27
6	Glass and Glazing	4,159	0.03
7	Drywall Systems	47,298	0.33
8	Stone and Tile	0	0.00
9	Acoustical Ceilings	83,698	0.59
10	Resilient Flooring and Carpet	499,008	3.50
11	Painting and Wall Coverings	69,333	0.49
12	Specialties	1,155,393	8.11
13	Equipment and Furnishings	9,900	0.07
14	Mechanical	224,314	1.57
15	Fire Protection	82,081	0.58
16	Electrical	797,957	5.60
	Subtotal	3,428,470	24.07
	Fee	137,139	0.96
	Total	**$3,565,609**	**$25.03**

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
2	Misc and Ornamental Metal						
5700	Misc or Ornamental Metals	SF	0	0.18	0		
	Total				0		
						$0.00	
3	Rough Carpentry						
6100	Misc Blocking	SF	142,464	0.39	55,561		
	Total				55,561		
						$0.39	
4	Finish Carpentry and Millwork						
6200	Wood Base	LF	0	8.63	0	5% of Area	
6200	Corian Window Sills	LF	0	13.80	0	75% Windows	
6200	Break Room Cabinets, Upper & Lower	LF	86	290.00	25,039		
6200	Misc. Millwork	SF	142,464	0.58	82,629		
6200	Executive Area Millwork	SF	0	5.75	0		
	Total				107,668		
						$0.76	
5	Doors, Frames and Hardware					7.00' Tall	
8200	Plain Sliced Oak Wood Doors, 7' Tall	EA	41	295.03	12,078	870 SF/EA	25%
`100	Hollow Metal Door Frames	EA	41	196.59	8,048	870 SF/EA	25%
ó100	Hollow Metal B/L Frames (16 SF/EA)	EA	0	261.46	0	12 EA/Floor	
8700	Finish Hdwe w/ Lock & Closer	EA	20	520.00	10,644	50%	
8700	Finish Hardware W/ Latchset	EA	20	360.00	7,369	50%	
	Total				38,139		
						$0.27	
6	Glass and Glazing						
8400	Glaze Borrow Lites	SF	0	15.00	0		
8400	Misc Glazing	LS	1	4,159	4,159		
	Total				4,159		
						$0.03	
7	Drywall Systems						
9200	Partitions to Structure	LF	712	66.40	47,298		
9200	Drywall Perimeter	SF	0	1.25	0		
9200	Drywall Columns	SF	0	2.75	0		
9200	Drywall Ceilings/Soffits	SF	0	5.00	0	5% of Clg Area	
9200	Drywall Bulkheads	LF	0	40.00	0		
	Total				47,298		
						$0.33	

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
8	Stone and Tile						
9300	Misc Stone & Tile	SF	0	0.22	0		
	Total				0		
						$0.00	
9	Acoustical Ceilings						
9500	2x2 Narrow Grid Acoustic Ceiling	SF	0	3.25	0	0% of Clg Area	
9500	2x2 Acoustic Ceiling	SF	0	2.35	0	0% of Clg Area	
9500	Acoustic Ceiling Rework	SF	35,616	2.35	83,698	25% of Clg Area	
9500	Sound Insulation	SF	0	0.60	0	0% of Clg Area	
9700	Acoustic Wall Panels	SF	0	20.00	0	0% of ExecArea	
	Total				83,698		
						$0.59	
10	Resilient Flooring and Carpet						
9600	Vinyl Base	LF	2,707	1.75	4,737	95% of Area	
9600	Misc Resilient Flooring	SF	7,123	1.50	10,685	5% of Area	
9600	Upgrade Carpet W/Borders	SY	791	35.00	27,701	5% of Area	
9600	Carpet Tile	SY	14,246	32.00	455,885	90% of Area	
	Total				499,008		
						$3.50	
11	Painting and Wall Coverings						
9900	Finish Doors & Frames	EA	164	55.00	9,006		
9900	Painted Walls	SF	25,020	0.40	10,008	50% of Wall Area	
9900	Zolatone or Vinyl Wall Covering	SF	22,518	1.25	28,148	45% of Wall Area	
9900	Textile Wall Covering	SF	2,502	3.75	9,383	5% of Wall Area	
9900	Painted Ceilings	SF	7,123	0.56	3,989	5% of Clg Area	
9900	Misc. Items	LS	1	8,800	8,800		
	Total				69,333		
						$0.49	
12	Specialties						
10600	Demountable Partitions	LF	5,556	200.00	1,111,219	3.9 LF/100 SF	
10100	Audio/Visual Units	EA	7	1500.00	10,500		
10270	6" Access Flooring @ Computer	SF	1,000	9.50	9,500		
11130	Projection Screens	EA	7	1,968	13,776		
10400	Door Signage	EA	164	20.00	3,275		
10199	Misc Specialties	SF	142,464	0.05	7,123		
	Total				1,155,393		
						$8.11	

Item	Description	Unit	Quantity	U. Price	Amount	Cost/SF	Note
13	Equipment and Furnishings						
11450	Ice Makers	EA	6	500.00	3,000		
11450	Refrigerators	EA	6	750.00	4,500		
11450	Microwave Ovens	EA	6	400.00	2,400		
11000	Mini Blinds	SF	0	2.55	0		
	Total				9,900		
						$0.07	
14	Mechanical						
15500	Complete HVAC Ductwork	SF	35,616	3.35	119,314	25% of Area	
15500	FPVAV Boxes	EA	12	1,650.00	19,800	2 per Floor	
15500	Interior VAV Boxes	EA	12	1,450.00	17,400	2 per Floor	
15500	Liebert PBX/Computer Rm Units	TN	17	2,400	40,800	2 Tons per Floor plus 5 Ton per Main	
15400	Break Room Plumbing	EA	6	4,500	27,000		
	Total				224,314		
						$1.57	
15	Fire Protection						
15300	Relocate/Add Sprinkler Heads	SF	142,464	0.52	74,081		
15300	Pre-Action System @ Computer	SF	1,000	8.00	8,000		
	Total				82,081		
						$0.58	
16	Electrical						
16000	Power Distribution	SF	142,464	0.50	71,232		
16000	Hookup Fan Powered Boxes	EA	12	420.00	5,040		
16000	Parabolic Light Fixtures	SF	0	3.03	0	74 SF/EA	
16000	Indirect Lighting Premium	SF	0	1.75	0	80% of Area	
16000	Rework Existing Lighting	SF	35,616	2.00	71,232	25% of Area	
16000	Executive Area Lighting Premium	SF	0	6.75	0		
16000	Wall Outlets	EA	48	118.92	5,666	299 SF/EA	10%
16000	Floor Outlets, Poke-Thru	EA	0	388.92	0	299 SF/EA	0%
16000	Workstations, 8 Wire Wall	EA	57	520.85	29,681	500 SF/EA	20%
16000	Workstations, 8 Wire Floor	EA	171	686.85	117,422	500 SF/EA	60%
16000	Dedicated Circuits	EA	12	407.30	4,888		
16000	Tenant Switches	EA	36	98.92	3,523		
16000	Motion Sensor Switches	EA	0	150.00	0		
16000	Telephone/Data Outlets	EA	142	413.80	58,952	1000 SF/EA	100%
16000	Telephone/Data Floor Outlets	EA	228	945.98	215,629		
16000	Fire Alarm	SF	142,464	0.10	14,246		
16000	Security System	SF	142,464	0.92	131,067		
16000	Paging	SF	0	0.44	0		
16000	Temporary	SF	0	0.07	0		
16000	Demolition	SF	0	0.01	0		
16000	Cable Tray	LF	2,849	24.35	69,380		
	Total				797,957		
						$5.60	

BLUE CROSS BLUE SHIELD LEASE - (WITHOUT DATA CENTER ANALYSIS)

			0	1	2	3	4	5	6	7	8
GENERAL INFLATION RATE		2.5%									
REAL ESTATE INFLATION RATE		1.0%									
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012
OPERATING EXPENSE			-	1,940,376	1,988,486	2,037,791	2,088,319	4,712,974	4,799,187	4,887,236	4,977,163
INTERIM SPACE @ LANDON			-	1,940,376	1,988,486	2,037,791	2,088,319	-	-	-	-
MONTHS/YEAR			-	12	12	12	12	-			
RSF	325,995		-	325,995	325,995	325,995	325,995	-	-	-	-
USF	250,189	80%	-	250,189	250,189	250,189	250,189	-	-	-	-
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46		-	1,940,376	1,988,486	2,037,791	2,088,319	-	-	-	-
BLUE CROSS BLUE SHIELD			-	-	-	-	-	4,712,974	4,799,187	4,887,236	4,977,163
MONTHS/YEAR			-	-	-	-	-	12	12	12	12
RSF	331,416		-	-	-	-	-	331,416	331,416	331,416	331,416
USF	261,647		-	-	-	-	-	261,647	261,647	261,647	261,647
RENT PER RSF	$ 6.00	1.0%	-	-	-	-	-	2,089,929	2,110,829	2,131,936.86	2,153,256.23
			-	-	-	-	-	6.31	6.37	6.43	6.50
EXPENSES PER USF	$ 8.87		-	-	-	-	-	2,623,045	2,688,358	2,755,299	2,823,907
			-	-	-	-	-	10.03	10.27	10.53	10.79
PROJECT EXPENSES			-	-	-	-	3,141,342	23,658,247	-	-	-
DFM			-	-	-	-	3,141,342	22,038,275	-	-	-
LAND COSTS											
DESIGN COSTS		2.2%	-	-	-	-	1,269,690	423,230	-	-	-
CONSTRUCTION COST		2.2%	-	-	-	-	1,799,887	16,198,983	-	-	-
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	71,764	645,879	-	-	-
FF&E		2.2%	-	-	-	-	-	3,544,488	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	1,225,695	-	-	-
DISC			-	-	-	-	-	1,619,972	-	-	-
FF&E		2.2%	-	-	-	-	-	1,369,250	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	250,722	-	-	-
TOTAL ANNUAL COST				1,940,376	1,988,486	2,037,791	5,229,661	28,371,221	4,799,187	4,887,236	4,977,163
OBSOLESCENCE FACTOR	99.99333%	20%									
BUILDING REVERSION	-	0.993%					-	-	-	-	-
LAND REVERSION	-	1.000%					-	-	-	-	-
DISCOUNT FACTOR		4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498
DISCOUNTED ANNUAL COST			-	1,849,562	1,806,712	1,764,855	4,317,238	22,325,109	3,599,700	3,494,179	3,391,929
CUMULATIVE ANNUAL COST			-	1,849,562	3,656,274	5,421,129	9,738,366	32,063,475	35,663,176	39,157,354	42,549,284
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE			-	1,849,562	3,656,274	5,421,129	9,738,366	32,063,475	35,663,176	39,157,354	42,549,284

BLUE CROSS BLUE SHIELD LEASE - (WITHOUT DATA CENTER ANALYSIS)

			28	29	30	31	32	33	34	
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%	2032	2033	2034	2035	2036	2037	2038	
CONSTRUCTION INFLATION RATE		2.2%								
OPERATING EXPENSE			7,245,967	7,387,272	7,531,706	7,679,344	7,830,260	7,984,533	8,142,243	$ 195,733,231
INTERIM SPACE @ LANDON			-	-	-	-	-	-	-	$ 8,054,972
MONTHS/YEAR										
RSF	325,995		-	-	-	-	-	-	-	$ 1,303,980
USF	250,189	80%	-	-	-	-	-	-	-	$ 1,000,756
										$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	$ -
										-
EXPENSES PER USF	$ 9.46		-	-	-	-	-	-	-	$ 8,054,972
										$ -
BLUE CROSS BLUE SHIELD			7,245,967	7,387,272	7,531,706	7,679,344	7,830,260	7,984,533	8,142,243	$ 187,678,259
MONTHS/YEAR			12	12	12	12	12	12	12	
RSF	331,416		331,416	331,416	331,416	331,416	331,416	331,416	331,416	$ 9,942,480
USF	261,647		261,647	261,647	261,647	261,647	261,647	261,647	261,647	$ 7,849,410
										$ -
RENT PER RSF	$ 6.00	1.0%	2,627,381.80	2,653,655.62	2,680,192.18	2,706,994.10	2,734,064.04	2,761,404.68	2,789,018.73	$ 72,697,963
			7.93	8.01	8.09	8.17	8.25	8.33	8.42	$ 6.27
EXPENSES PER USF	$ 8.87		4,618,585	4,733,616	4,851,514	4,972,350	5,096,196	5,223,128	5,353,224	$ 114,980,296
			17.65	18.09	18.54	19.00	19.48	19.96	20.46	$ 12.56
										$ -
PROJECT EXPENSES			-	-	-	-	-	-	-	$ 26,799,589
DFM			-	-	-	-	-	-	-	$ 25,179,617
LAND COSTS										$ -
DESIGN COSTS		2.2%	-	-	-	-	-	-	-	$ 1,692,920
CONSTRUCTION COST		2.2%	-	-	-	-	-	-	-	$ 17,998,870
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	-	-	$ 717,643
FF&E		2.2%	-	-	-	-	-	-	-	$ 3,544,488
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 1,225,695
										$ -
DISC			-	-	-	-	-	-	-	$ 1,619,972
FF&E		2.2%	-	-	-	-	-	-	-	$ 1,369,250
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 250,722
										$ -
										$ -
TOTAL ANNUAL COST			7,245,967	7,387,272	7,531,706	7,679,344	7,830,260	7,984,533	8,142,243	$ 222,532,820
OBSOLESCENCE FACTOR	99.99333%	20%								
BUILDING REVERSION	-	0.993%	-	-	-	-	-	-	-	
LAND REVERSION	-	1.000%	-	-	-	-	-	-	-	
DISCOUNT FACTOR		**4.910%**	**0.261293**	**0.249064**	**0.237407**	**0.226296**	**0.215705**	**0.205609**	**0.195986**	
DISCOUNTED ANNUAL COST			1,893,318	1,839,901	1,788,079	1,737,803	1,689,024	1,641,694	1,595,768	$ 103,412,774
CUMULATIVE ANNUAL COST			93,120,504	94,960,405	96,748,484	98,486,287	100,175,311	101,817,005	103,412,774	$ 103,412,774
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	$ -
CUMULATIVE PRESENT VALUE			93,120,504	94,960,405	96,748,484	98,486,287	100,175,311	101,817,005	103,412,774	$ 103,412,774

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235	
Net Square Footage	331,416	
Useable Square Footage	261,647	
Estimate Date		Jan-04
Mid-Point of Construction		Jan-09
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

		TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST			
	LAND SUBTOTAL	$ -	$ -
	$/GSF	$ -	$ -
	%/PROJECT	0%	0%
DESIGN & REVIEW COSTS			
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY		1,013,489	1,131,358
PROGRAMMING/FURNITURE PLAN FEE		430,841	480,948
ENVIRONMENTAL CONSULTANT FEE		-	-
PEER REVIEW		-	-
FEASIBILITY STUDIES		-	-
OPEN		-	-
	DESIGN & REVIEW COSTS SUBTOTAL	$ 1,444,330	$ 1,612,305
	$/GSF	$ 4.01	$ 4.48
	%/PROJECT	6%	6%
HARD COSTS			
CONSTRUCTION COSTS		15,355,889	17,141,781
ENVIRONMENTAL REMEDIATION		-	-
OPEN		-	-
	HARD COSTS SUBTOTAL	$ 15,355,889	$ 17,141,781
	$/GSF	$ 42.63	$ 47.59
	%/PROJECT	64%	64%
MANAGEMENT & INSPECTION COSTS			
OWNER'S (DFM) SUPERVISION		212,695	237,432
OWNER'S REP / PROJECT MANAGEMENT FEE		221,009	246,713
DEVELOPER FEE		-	-
CONSTRUCTION MANAGEMENT FEE		-	-
PERMITTING		25,000	27,908
COMMISSIONING AGENT / ENGINEER		153,559	171,418
OPEN		-	-
	MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 612,263	$ 683,470
	$/GSF	$ 1.70	$ 1.90
	%/PROJECT	3%	3%
FIXTURES, FURNISHING & EQUIPMENT			
FIXTURES		82,326	91,901
FURNISHINGS		2,911,684	3,250,314
EQUIPMENT		30,000	33,489
	FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 3,024,011	$ 3,375,703
	$/GSF	$ 8.39	$ 9.37
	%/PROJECT	13%	13%
MOVING & RELOCATION EXPENSES			
STAFF / PERSONNEL BOX MOVES		331,416	369,960
FURNITURE RELOCATION/LABOR		714,296	797,369
DECOMMISSIONING EXPENSES		-	-
OPEN		-	-
	MOVING & RELOCATION COSTS SUBTOTAL	$ 1,045,712	$ 1,167,329
	$/GSF	$ 2.90	$ 3.24
	%/PROJECT	4%	4%
	DFM COSTS TOTAL	$ 21,482,205	$ 23,980,587
	$/GSF	$ 59.63	$ 66.57
	%/PROJECT	89%	89%

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235	
Net Square Footage	331,416	
Useable Square Footage	261,647	
Estimate Date		Jan-04
Mid-Point of Construction		Jan-09
Construction Escalation Rate		2.2%

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	1,168,187	1,304,047
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,168,187	$ 1,304,047
$/GSF	$ 3.24	$ 3.62
%/PROJECT	5%	5%
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	213,906	238,783
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 213,906	$ 238,783
$/GSF	$ 0.59	$ 0.66
%/PROJECT	1%	1%
DISC COSTS TOTAL	$ 1,382,093	$ 1,542,831
$/GSF	$ 3.84	$ 4.28
%/PROJECT	6%	6%

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	72,216	80,615
CONSTRUCTION CONTINGENCY	5.0%	767,794	857,089
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	30,613	34,173
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	151,201	168,785
MOVING & RELOCATION CONTINGENCY	5.0%	52,286	58,366
DISC CONTINGENCY	5.0%	69,105	77,142
CONTINGENCY		$ 1,143,215	$ 1,276,171
$/GSF		$ 3.17	$ 3.54
%/PROJECT		5%	5%

TOTAL PROJECT COSTS	$ 24,007,513	$ 26,799,589
$/GSF	$ 66.64	$ 74.39
$/SEAT	$ 22,447	$ 25,057

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL

Bldg.	Description	GSF	USF	
A	1954 OFFICE - 2 FLRS ABOVE / 1 BELOW	27,056	21,101	
B	1954 CAFETERIA - UNDERGROUND	14,575	13,296	
C	1965 OFFICE - 3 FLRS ABOVE / 2 BELOW	63,496	47,279	
D	1965 OFFICE - 6 FLRS ABOVE / 2 BELOW	116,818	95,959	
G	OLD SCHOOL	-	-	NOT DESIRED BY STATE
K	1993 COMPUTER/OFFICE - 2 FLRS ABOVE / 2 BELOW	109,471	84,012	
N	1967 CREICT UNION - 7,920 GSF			NOT DESIRED BY STATE
		331,416	261,647	

AREA INFORMATION	GSF	NSF	USF	
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647	
EST. SEATS SUPPORTED	1,070	1,070	1,070	
?SF/SEAT	337	310	245	ACTUALLY 230 USF/SEAT BASE ON
USF/NSF		79%		TOTAL USF MINUS 1 DATA FLOOR @
NSF/GSF	92%			27,368 USF

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	214
SYSTEM FURNISHING	856

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	720,470	$ -	/LAND SF	$ -
LAND ACREAGE	16.54	$ -	/ACRES	

LAND SUBTOTAL $ -
$/GSF $ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	337	310	245
USF/NSF	0	79%	
NSF/GSF	92%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 1,013,489**
TOTAL CONSTRUCTION COSTS	$	15,355,889				
PROFESSIONAL SERVICES	$	15,355,889	6.0%	$	921,353	
REIMBURSABLE/PRINTING	$	921,353	10.0%	$	92,135	
PROGRAMMING/FURNITURE PLAN FEE						**$ 430,841**
		NSF	$/NSF		TOTAL	
PROGRAMMING		331,416	1.00	$	331,416	
FURNITURE DESIGN/PLAN		331,416	0.30	$	99,425	
ENVIRONMENTAL CONSULTANT FEE						**$ -**
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	921,353				
PROFESSIONAL SERVICES	$	921,353	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	15,355,889				
PROFESSIONAL SERVICES	$	15,355,889	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 1,444,330**
$/GSF						**$ 4.01**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	337	310	245
USF/NSF	0	79%	
NSF/GSF	92%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 212,695**
TOTAL HARD, FFE + OTHER	$	21,269,510				
PROFESSIONAL SERVICES	$	21,269,510	1.00%	$	212,695	
REIMBURSABLE	$	212,695	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 221,009**
TOTAL HARD, FFE + OTHER	$	21,048,501				
PROFESSIONAL SERVICES	$	21,048,501	1.00%	$	210,485	
REIMBURSABLE	$	210,485	5.00%	$	10,524	
DEVELOPER FEE						**$ -**
TOTAL CONSTRUCTION COSTS	$	15,355,889				
PROFESSIONAL SERVICES	$	15,355,889	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	15,355,889				
PROFESSIONAL SERVICES	$	15,355,889	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ 25,000**
COMMISSIONING AGENT / ENGINEER						**$ 153,559**
TOTAL CONSTRUCTION COSTS	$	15,355,889		$	-	
PROFESSIONAL SERVICES	$	15,355,889	1.00%	$	153,559	
REIMBURSABLE/PRINTING	$	153,559	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	15,355,889				
PROFESSIONAL SERVICES	$	15,355,889	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 612,263**
$/GSF						**$ 1.70**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	337	310	245
USF/NSF	0	79%	
NSF/GSF	92%		

HARD COSTS

CONSTRUCTION COSTS $ 15,355,889

SITE/PARKING $ -

OFFICE BUILDING PROGRAM $ 14,624,657

		GSF	$/GSF		TOTAL
A	OFFICE	27,056	30.00	$	811,680
B	CAFETERIA	14,575	100.00	$	1,359,925
C	OFFICE	63,496	10.00	$	634,960
D	OFFICE	116,818	10.00	$	1,168,180
K	OFFICE	54,736	10.00	$	547,355
K	COMPUTER TO OFFICE	27,368	45.00	$	1,231,549
K	COMPUTER SPACE	27,368	-	$	-

	NSF	$/NSF		TOTAL	
TI - OFFICE	321,916	20.12	$	6,475,707	
TI - DATA/SWITCH	4,500	100.00	$	450,000	See Note Below
KITCHEN AND DINING	-	127.11	$	-	
FITNESS CENTER	2,500	75.00	$	187,500	
CONFERENCE CENTER	2,500	70.62	$	176,549	
DEMOUNTABLE PARTITIONS ADDER	321,916	4.91	$	1,581,251	

PHASING PREMIUM 0% $ -

ESTIMATING CONTINGENCY 5% $ 731,233

ENVIRONMENTAL REMEDIATION $ - $ -

	GSF	$/GSF		TOTAL
REMEDIATION	360,235	-	$	-

PHASING PREMIUM 0% $ -

ESTIMATING CONTINGENCY 5% $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	360,235	-	$ -

HARD COSTS SUBTOTAL $ 15,355,889
$/GSF $ 42.63

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

TI DATA/SWITCH FOR A 4,500 SF FOR MAIN (1,000 SF)& PER FLR (125 SF) DATA/PHONE ROOMS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	337	310	245
USF/NSF	0	79%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			214
SYSTEM FURNISHING			856

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 82,326

ARTWORK — $ -

SIGNAGE — $ 82,326

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	331,416		IN CONSTRUCTION
GENERAL INTERIOR	331,416	0.2	$ 66,283
OFFICE/WORKSTATION	1,070	15	$ 16,043

OPEN — $ -

FURNISHINGS — $ 2,911,684

SYSTEMS FURNISHING - — $ 1,925,152

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	856	2,250	$ 1,925,152
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 802,147

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	214	3,750	$ 802,147

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	337	310	245
USF/NSF	0	79%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			214
SYSTEM FURNISHING			856

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

CONFERENCE ROOM FURNITURE — $ 96,732

TOTAL SQUARE FOOTAGE: 331,416 GSF
GSF/CONFERENCE RM. FACTOR: 10,000
CONFERENCE ROOMS: 33 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

NEW CONFERENCE ROOMS	FACTOR	QTY	UNIT/COST	
LARGE 10 -14	25%	8	9,100	$ 75,397
MEDIUM 6 - 8	50%	17	5,700	$ 94,454
SMALL 4	25%	8	2,850	$ 23,613

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS — $ 96,732

DINING/BREAKROOM FURNITURE — $ 34,177

TOTAL SQUARE FOOTAGE: 331,416 GSF
GSF/BREAK ROOM: 20,000
QTY OF BREAK ROOMS: 17 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	4,125	$ -
SUPPLEMENT EXISTING	100%	17	2,063	$ 34,177

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

FILE CABINETS / STORAGE - — $ 53,476

EST. SEATS SUPPORTED: 1,070
SEATS PER FILE CABINET: 5 FACTOR
FILE/STORAGE: 214 CABINETS

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	500	$ -
SUPPLEMENT EXISTING	100%	214	250	$ 53,476

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	337	310	245
USF/NSF	0	79%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			214
SYSTEM FURNISHING			856

OPEN				$ -
EQUIPMENT				$ 30,000
CAFETERIA / FOOD SERVICE				$ -
	QTY	UNIT/COST	TOTAL	
CAFETERIA/KITCHEN FIT-UP COVERED IN CONSTRUCTION COSTS				
AUDIO / VISUAL				$ -
MAIL SERVICE				$ -
PHOTOCOPIERS				$ -
FITNESS EQUIPMENT				$ 30,000
	QTY	UNIT/COST	TOTAL	
BASIC FITNESS CENTER ($15,000-$30,000)	1	$ 30,000	$ 30,000	
This package would include enough cardio, strength, stretching, and				
MODERATE FITNESS CENTER ($30,000-$75,000)		$ 75,000	$ -	
This package has all the tools needed to make the company want to show				
COMPREHENSIVE FITNESS CENTER ($75,000-$150,000)		$ 150,000	$ -	
This is the fully-staffed fitness center. It would completely replace				
OTHER				$ -
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL				$ 3,024,011
$/GSF				$ 8.39

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	337	310	245
USF/NSF	0	79%	
NSF/GSF	92%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 331,416

	QTY	UNIT/COST	TOTAL
NSF	331,416	$ 1.00	331,416
SEAT	1,070	$ 310	

FURNITURE RELOCATION — $ 714,296

	QTY	UNIT/COST	TOTAL
USF	261,647	$ 2.73	714,296
SEAT	1,070	$ 668	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	360,235	$ -	-
SEAT	1,070	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	331,416	$ -	$ -
SEAT	1,070	$ -	

MOVING AND RELOCATION SUBTOTAL	$	1,045,712
$/GSF	$	2.90

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	337	310	245
USF/NSF	0	79%	
NSF/GSF	92%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 1,168,187

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	1,337	425	$ 568,187

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	$	1,168,187
$/GSF	$	3.24

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BLUE CROSS / BLUE SHEILD (EXCLUDES DATA CENTER UPGRADE COMPONENT)

Gross Square Footage	360,235
Net Square Footage	331,416
Useable Square Footage	261,647

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	360,235	331,416	261,647
EST. SEATS SUPPORTED	1,070	1,070	1,070
?SF/SEAT	337	310	245
USF/NSF	0	79%	
NSF/GSF	92%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 213,906

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	1,070	200	$ 213,906

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	-	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	-	$ -

DISC MOVING & RELOCATION	$	213,906
$/GSF	$	0.59

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

SOUTHWESTERN BELL COMMUNICATIONS

				0	1	2	3	4	5	6	7	8
GENERAL INFLATION RATE			2.5%									
REAL ESTATE INFLATION RATE			1.0%									
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012
OPERATING EXPENSE				-	1,455,282	2,974,028	3,038,819	3,105,130	1,567,922	1,597,583	1,627,889	1,658,856
INTERIM SPACE @ LANDON				-	1,455,282	1,491,365	1,528,343	1,566,239	-	-	-	-
MONTHS/YEAR				-	12	12	12	12	-			
RSF	325,995			-	325,995	325,995	325,995	325,995	-	-	-	-
USF	250,189		60%	-	250,189	250,189	250,189	250,189	-	-	-	-
RENT PER RSF	$ -		1.0%	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46			-	1,455,282	1,491,365	1,528,343	1,566,239	-	-	-	-
SOUTHWESTERN BELL COMMUNICATIONS				-	-	1,482,663	1,510,476	1,538,891	1,567,922	1,597,583	1,627,889	1,658,856
MONTHS/YEAR				-	-	12	12	12	12	12	12	12
RSF	125,095			-	-	125,095	125,095	125,095	125,095	125,095	125,095	125,095
USF	91,070			-	-	91,070	91,070	91,070	91,070	91,070	91,070	91,070
RENT PER RSF	$ 4.79		1.0%	-	-	611,182	617,294	623,467	629,702	635,999	642,358.59	648,782.17
				-	-	4.89	4.93	4.98	5.03	5.08	5.13	5.19
EXPENSES PER USF	$ 9.11			-	-	871,481	893,182	915,424	938,221	961,585	985,531	1,010,074
				-	-	9.57	9.81	10.05	10.30	10.56	10.82	11.09
PROJECT EXPENSES				-	7,054,493	10,660,180	-	-	-	-	-	-
DFM				-	7,054,493	9,630,908	-	-	-	-	-	-
LAND COSTS												
DESIGN COSTS			2.2%	-	875,975	451,260	-	-	-	-	-	-
CONSTRUCTION COST			2.2%	-	5,742,345	11,146,905	-	-	-	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	436,173	224,695	-	-	-	-	-	-
FF&E			2.2%	-	-	1,395,758	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	412,290	-	-	-	-	-	-
TI ALLOWANCE CREDIT						(4,000,000)						
DISC				-	-	1,029,273	-	-	-	-	-	-
FF&E			2.2%	-	-	928,803	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	100,470	-	-	-	-	-	-
TOTAL ANNUAL COST					8,509,775	13,634,208	3,038,819	3,105,130	1,567,922	1,597,583	1,627,889	1,658,856
OBSOLESCENCE FACTOR	99.99333%		20%									
BUILDING REVERSION	-		0.993%					-	-	-	-	-
LAND REVERSION	-		1.000%					-	-	-	-	-
DISCOUNT FACTOR			4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498
DISCOUNTED ANNUAL COST				-	8,111,500	12,387,856	2,631,808	2,563,376	1,233,787	1,198,291	1,163,876	1,130,508
CUMULATIVE ANNUAL COST				-	8,111,500	20,499,356	23,131,164	25,694,540	26,928,327	28,126,617	29,290,493	30,421,001
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE				-	8,111,500	20,499,356	23,131,164	25,694,540	26,928,327	28,126,617	29,290,493	30,421,001

SOUTHWESTERN BELL COMMUNICATIONS

			28	29	30	31	32	33	34	
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%								
CONSTRUCTION INFLATION RATE		2.2%	2032	2033	2034	2035	2036	2037	2038	
OPERATING EXPENSE			2,443,727	2,492,795	2,542,968	2,594,271	2,646,732	2,700,380	2,755,241	$ 73,605,661
INTERIM SPACE @ LANDON			-	-	-	-	-	-	-	$ 6,041,229
MONTHS/YEAR										
RSF	325,995		-	-	-	-	-	-	-	$ 1,303,980
USF	250,189	60%	-	-	-	-	-	-	-	$ 1,000,756
										$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	$ -
										-
EXPENSES PER USF	$ 9.46		-	-	-	-	-	-	-	$ 6,041,229
										$ -
SOUTHWESTERN BELL COMMUNICATIONS			2,443,727	2,492,795	2,542,968	2,594,271	2,646,732	2,700,380	2,755,241	$ 67,564,432
MONTHS/YEAR			12	12	12	12	12	12	12	
RSF	125,095		125,095	125,095	125,095	125,095	125,095	125,095	125,095	$ 4,128,137
USF	91,070		91,070	91,070	91,070	91,070	91,070	91,070	91,070	$ 3,005,310
										$ -
RENT PER RSF	$ 4.79	1.0%	791,637.54	799,553.92	807,549.46	815,624.95	823,781.20	832,019.01	840,339.20	$ 23,756,044
			6.33	6.39	6.46	6.52	6.59	6.65	6.72	$ 5.43
EXPENSES PER USF	$ 9.11		1,652,090	1,693,241	1,735,418	1,778,646	1,822,951	1,868,361	1,914,902	$ 43,808,388
			18.14	18.59	19.06	19.53	20.02	20.52	21.03	$ 13.74
										$ -
PROJECT EXPENSES			-	-	-	-	-	-	-	$ 17,714,673
DFM			-	-	-	-	-	-	-	$ 16,685,400
LAND COSTS										$ -
DESIGN COSTS		2.2%	-	-	-	-	-	-	-	$ 1,327,235
CONSTRUCTION COST		2.2%	-	-	-	-	-	-	-	$ 16,889,250
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	-	-	$ 660,868
FF&E		2.2%	-	-	-	-	-	-	-	$ 1,395,758
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 412,290
TI ALLOWANCE CREDIT										$ (4,000,000)
DISC			-	-	-	-	-	-	-	$ 1,029,273
FF&E		2.2%	-	-	-	-	-	-	-	$ 928,803
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 100,470
										$ -
										$ -
TOTAL ANNUAL COST			2,443,727	2,492,795	2,542,968	2,594,271	2,646,732	2,700,380	2,755,241	$ 91,320,334
OBSOLESCENCE FACTOR	99.99333%	20%								
BUILDING REVERSION	-	0.993%	-	-	-	-	-	-	-	
LAND REVERSION	-	1.000%	-	-	-	-	-	-	-	
DISCOUNT FACTOR		4.910%	0.261293	0.249064	0.237407	0.226296	0.215705	0.205609	0.195986	
DISCOUNTED ANNUAL COST			638,528	620,865	603,718	587,073	570,913	555,223	539,990	$ 50,850,312
CUMULATIVE ANNUAL COST			47,372,531	47,993,396	48,597,114	49,184,187	49,755,099	50,310,322	50,850,312	$ 50,850,312
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	$ -
CUMULATIVE PRESENT VALUE			47,372,531	47,993,396	48,597,114	49,184,187	49,755,099	50,310,322	50,850,312	$ 50,850,312

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679	
Net Square Footage	125,095	
Useable Square Footage	91,070	
Estimate Date		Jan-04
Mid-Point of Construction		Apr-06
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY	970,353	1,019,533
PROGRAMMING/FURNITURE PLAN FEE	162,624	170,866
ENVIRONMENTAL CONSULTANT FEE	70,083	73,635
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 1,203,060	$ 1,264,033
$/GSF	$ 9.14	$ 9.60
%/PROJECT	6%	6%
HARD COSTS		
CONSTRUCTION COSTS	14,702,325	15,447,470
ENVIRONMENTAL REMEDIATION	530,930	557,838
OPEN	-	-
HARD COSTS SUBTOTAL	$ 15,233,254	$ 16,005,308
$/GSF	$ 115.68	$ 121.55
%/PROJECT	74%	74%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	184,893	194,264
OWNER'S REP / PROJECT MANAGEMENT FEE	192,121	201,858
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	75,000	78,801
COMMISSIONING AGENT / ENGINEER	147,023	154,475
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 599,038	$ 629,398
$/GSF	$ 4.55	$ 4.78
%/PROJECT	3%	3%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	31,849	33,463
FURNISHINGS	1,233,323	1,295,830
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,265,172	$ 1,329,293
$/GSF	$ 9.61	$ 10.09
%/PROJECT	6%	6%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	125,095	131,435
FURNITURE RELOCATION/LABOR	248,621	261,222
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 373,716	$ 392,657
$/GSF	$ 2.84	$ 2.98
%/PROJECT	2%	2%
DFM COSTS TOTAL	$ 18,674,239	$ 19,620,690
$/GSF	$ 141.82	$ 149.00
%/PROJECT	90%	90%

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679	
Net Square Footage	125,095	
Useable Square Footage	91,070	
Estimate Date		Jan-04
Mid-Point of Construction		Apr-06
Construction Escalation Rate		2.2%

		TOTAL		INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)				
FIXTURES, FURNISHING & EQUIPMENT				
VOICE / DATA NETWORK		841,905		884,574
DISC DATA CENTER		-		-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL		$ 841,905		$ 884,574
$/GSF		$ 6.39		$ 6.72
%/PROJECT		4%		4%
MOVING & RELOCATION EXPENSES				
VOICE/DATA RELOCATION		91,070		95,686
DISC DATA CENTER RELOCATION		-		-
MOVING & RELOCATION COSTS SUBTOTAL		$ 91,070		$ 95,686
$/GSF		$ 0.69		$ 0.73
%/PROJECT		0%		0%
DISC COSTS TOTAL		$ 932,975		$ 980,260
$/GSF		$ 7.09		$ 7.44
%/PROJECT		5%		5%
PROJECT LEVEL CONTINGENCY				
DESIGN & REVIEW CONTINGENCY	5.0%	60,153		63,202
CONSTRUCTION CONTINGENCY	5.0%	735,116		772,373
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	106,186		111,568
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	29,952		31,470
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	63,259		66,465
MOVING & RELOCATION CONTINGENCY	5.0%	18,686		19,633
DISC CONTINGENCY	5.0%	46,649		49,013
CONTINGENCY		$ 1,060,000		$ 1,113,723
$/GSF		$ 8.05		$ 8.46
%/PROJECT		5%		5%
TOTAL PROJECT COSTS		$ 20,667,214		$ 21,714,673
$/GSF		$ 157		$ 165
$/SEAT		$ 45,388		$ 47,688

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	125,095
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	125,095.05	91,070
EST. SEATS SUPPORTED	455	455	455
?SF/SEAT	289	275	200
USF/NSF		73%	
NSF/GSF	95%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	91
SYSTEM FURNISHING	364

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	263,358	$ -	/LAND SF	$ -
LAND ACREAGE	6.05	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	125,095
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	125,095	91,070
EST. SEATS SUPPORTED	455	455	455
?SF/SEAT	289	275	200
USF/NSF	0	73%	
NSF/GSF	95%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 970,353**
TOTAL CONSTRUCTION COSTS	$	14,702,325				
PROFESSIONAL SERVICES	$	14,702,325	6.0%	$	882,139	
REIMBURSABLE/PRINTING	$	882,139	10.0%	$	88,214	
PROGRAMMING/FURNITURE PLAN FEE						**$ 162,624**
		NSF	$/NSF		TOTAL	
PROGRAMMING		125,095	1.00	$	125,095	
FURNITURE DESIGN/PLAN		125,095	0.30	$	37,529	
ENVIRONMENTAL CONSULTANT FEE						**$ 70,083**
TOTAL REMEDIATION COSTS	$	530,930				
PROFESSIONAL SERVICES	$	530,930	12.0%	$	63,712	
REIMBURSABLE/TESTING	$	63,712	10.0%	$	6,371	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	882,139				
PROFESSIONAL SERVICES	$	882,139	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	14,702,325				
PROFESSIONAL SERVICES	$	14,702,325	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 1,203,060**
$/GSF						**$ 9.14**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	125,095
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	125,095	91,070
EST. SEATS SUPPORTED	455	455	455
?SF/SEAT	289	275	200
USF/NSF	0	73%	
NSF/GSF	95%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 184,893**
TOTAL HARD, FFE + OTHER	$	18,489,346				
PROFESSIONAL SERVICES	$	18,489,346	1.00%	$	184,893	
REIMBURSABLE	$	184,893	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 192,121**
TOTAL HARD, FFE + OTHER	$	18,297,225				
PROFESSIONAL SERVICES	$	18,297,225	1.00%	$	182,972	
REIMBURSABLE	$	182,972	5.00%	$	9,149	
DEVELOPER FEE						**$ -**
TOTAL CONSTRUCTION COSTS	$	14,702,325				
PROFESSIONAL SERVICES	$	14,702,325	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	15,233,254				
PROFESSIONAL SERVICES	$	15,233,254	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ 75,000**
COMMISSIONING AGENT / ENGINEER						**$ 147,023**
TOTAL CONSTRUCTION COSTS	$	14,702,325		$	-	
PROFESSIONAL SERVICES	$	14,702,325	1.00%	$	147,023	
REIMBURSABLE/PRINTING	$	147,023	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	14,702,325				
PROFESSIONAL SERVICES	$	14,702,325	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 599,038**
$/GSF						**$ 4.55**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	125,095
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	131,679	125,095	91,070
EST. SEATS SUPPORTED	455	455	455
?SF/SEAT	289	275	200
USF/NSF	0	73%	
NSF/GSF	95%		

HARD COSTS

CONSTRUCTION COSTS — **$ 14,702,325**

SITE/PARKING — **$ 175,000**

	QTY		UNIT	
LAND SF	263,358	$	0.66	/LAND SF
LAND ACREAGE	6.05	$	28,945	/ACRES
PARKING	406.56	$	430	/SPACE

OFFICE BUILDING PROGRAM — **$ 13,827,214**

	GSF	$/GSF		TOTAL	
SHELL - WARM SHELL	131,679	62.99	$	8,294,782	
	131,679	-	$	-	
	NSF	**$/NSF**		**TOTAL**	
TI - OFFICE	120,345	34.63	$	4,167,044	
TI - DATA/SWITCH	2,250	200.00	$	450,000	See Note Below
KITCHEN AND DINING	-	127.11	$	-	
FITNESS CENTER	-	75.00	$	-	
CONFERENCE CENTER	2,500	70.62	$	176,549	
DEMOUNTABLE PARTITIONS ADDER	120,345	6.14	$	738,839	

PHASING PREMIUM — 0.0% — **$ -**

ESTIMATING CONTINGENCY — 5.0% — **$ 700,111**

ENVIRONMENTAL REMEDIATION — **$ 530,930** — **$ 530,930**

	GSF	$/GSF		TOTAL
REMEDIATION	131,679	3.84	$	505,647

PHASING PREMIUM — 0.0% — $ -

ESTIMATING CONTINGENCY — 5.0% — $ 25,282

OPEN — **$ -**

	GSF	$/GSF	TOTAL
OPEN	131,679	-	$ -

HARD COSTS SUBTOTAL — **$ 15,233,254**

$/GSF — **$ 115.68**

HARD COST ASSUMPTION

LSOB RECONSTRUCTION UNIT COST UTILZIED AS BASIS FOR SBC RECONSTRUCTION. REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR LSOB RECONSTRUCTION DATED 12/23/2003. REDUCTION IN GLAZING AND FACADE REPAIR DUE TO SBC GLAZING HAS BEEN REPLACED WITH DUAL PANE GLASS AND BRICK FACADE IN BETTER STATE.

TI DATA/SWITCH FOR A 2,250 SF FOR MAIN (1,000 SF) & PER FLR (125 SF) DATA/PHONE ROOMS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
Net Square Footage	125,095
Useable Square Footage	91,070

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
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?SF/SEAT	289	275	200
USF/NSF	0	73%	
NSF/GSF	95%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			91
SYSTEM FURNISHING			364

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 31,849

ARTWORK — $ -

SIGNAGE — $ 31,849

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	125,095		IN CONSTRUCTION
GENERAL INTERIOR	125,095	0.2	$ 25,019
OFFICE/WORKSTATION	455	15	$ 6,830

OPEN — $ -

FURNISHINGS — $ 1,233,323

SYSTEMS FURNISHING - — $ 819,630

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	364	2,250	$ 819,630
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 341,513

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	91	3,750	$ 341,513

JCSBC
2-2-2016
Att.8.--691

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

Gross Square Footage	131,679
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TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

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USF/NSF	0	73%	
NSF/GSF	95%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			91
SYSTEM FURNISHING			364

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

CONFERENCE ROOM FURNITURE $ 36,512

TOTAL SQUARE FOOTAGE 125,095 GSF
GSF/CONFERENCE RM. FACTOR 10,000
CONFERENCE ROOMS 13 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

NEW CONFERENCE ROOMS	FACTOR	QTY	UNIT/COST	
LARGE 10 -14	25%	3	9,100	$ 28,459
MEDIUM 6 - 8	50%	6	5,700	$ 35,652
SMALL 4	25%	3	2,850	$ 8,913

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS $ 36,512

DINING/BREAKROOM FURNITURE $ 12,900

TOTAL SQUARE FOOTAGE 125,095 GSF
GSF/BREAK ROOM 20,000
QTY OF BREAK ROOMS 6 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	4,125	$ -
SUPPLEMENT EXISTING	100%	6	2,063	$ 12,900

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - $ 22,768

EST. SEATS SUPPORTED 455
SEATS PER FILE CABINET 5 FACTOR
FILE/STORAGE 91 CABINETS

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	500	$ -
SUPPLEMENT EXISTING	100%	91	250	$ 22,768

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

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TOTAL

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USF/NSF	0	73%	
NSF/GSF	95%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			91
SYSTEM FURNISHING			364

OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	1,265,172
$/GSF	$	9.61

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

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USF/NSF	0	73%	
NSF/GSF	95%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 125,095

	QTY	UNIT/COST	TOTAL
NSF	125,095	$ 1.00	125,095
SEAT	455	$ 275	

FURNITURE RELOCATION — $ 248,621

	QTY	UNIT/COST	TOTAL
USF	91,070	$ 2.73	248,621
SEAT	455	$ 546	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	131,679	$ -	-
SEAT	455	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	125,095	$ -	$ -
SEAT	455	$ -	

MOVING AND RELOCATION SUBTOTAL	$	373,716
$/GSF	$	2.84

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

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USF/NSF	0	73%	
NSF/GSF	95%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 841,905

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	569	425	$ 241,905

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$ 841,905**
$/GSF	**$ 6.39**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

SOUTHWESTERN BELL COMMUNICATIONS - LEASE/RECONSTRUCTION

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TOTAL

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USF/NSF	0	73%	
NSF/GSF	95%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 91,070

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	455	$ 200	$ 91,070

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ -	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$	91,070
$/GSF	$	0.69

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

LANDON STATE OFFICE BUILDING VACATE PLUS

			0	1	2	3	4	5	6	7	8
GENERAL INFLATION RATE		2.5%									
REAL ESTATE INFLATION RATE		1.0%									
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012
OPERATING EXPENSE			-	-	-	-	-	623,453	639,039	-	-
INTERIM SPACE			-	-	-	-	-	-	-	-	-
MONTHS/YEAR			-	-	-	-	-	-			
RSF	325,995		-	-	-	-	-	-	-	-	-
USF	250,189	100%	-	-	-	-	-	-	-	-	-
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46		-	-	-	-	-	-	-	-	-
LANDON STATE OFFICE BUILDING			-	-	-	-	-	623,453	639,039	-	-
MONTHS/YEAR			-	-	-	-	-	12	12	-	-
RSF	325,995		-	-	-	-	-	325,995	325,995	-	-
USF	250,189	25%	-	-	-	-	-	250,189	250,189	-	-
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 8.81		-	-	-	-	-	623,453	639,039	-	-
			-	-	-	-	-	-	-	-	-
PROJECT EXPENSES			-	-	-	-	-	6,152,121	-	-	-
DFM			-	-	-	-	-	3,802,030	-	-	-
LAND COSTS											
DESIGN COSTS		2.2%	-	-	-	-	-	176,509	-	-	-
CONSTRUCTION COST		2.2%	-	-	-	-	-	3,209,247	-	-	-
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	108,852	-	-	-
FF&E		2.2%	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	307,423	-	-	-
TI ALLOWANCE CREDIT											
DISC			-	-	-	-	-	2,350,091	-	-	-
FF&E		2.2%	-	-	-	-	-	2,344,230	-	-	-
MOVING & RELOCATION		2.2%	-	-	-	-	-	5,861	-	-	-
TOTAL ANNUAL COST				-	-	-	-	6,775,574	639,039	-	-
OBSOLESCENCE FACTOR	99.99333%	20%									
BUILDING REVERSION	-	0.993%					-	-	-	-	-
LAND REVERSION	585,000	1.000%						(614,841)	(620,989)	(627,199)	(633,471)
DISCOUNT FACTOR		4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498
DISCOUNTED ANNUAL COST			-	-	-	-	-	5,331,650	479,320	-	-
CUMULATIVE ANNUAL COST			-	-	-	-	-	5,331,650	5,810,971	5,810,971	5,810,971
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-		(483,814)	(483,814)	(483,814)	(483,814)
CUMULATIVE PRESENT VALUE			-	-	-	-	-	4,847,836	5,327,157	5,327,157	5,327,157

LANDON STATE OFFICE BUILDING VACATE PLUS

				28	29	30	31	32	33	34	
GENERAL INFLATION RATE			2.5%								
REAL ESTATE INFLATION RATE			1.0%								
CONSTRUCTION INFLATION RATE			2.2%	2032	2033	2034	2035	2036	2037	2038	
OPERATING EXPENSE				-	-	-	-	-	-	-	$ 1,262,492
INTERIM SPACE				-	-	-	-	-	-	-	$ -
MONTHS/YEAR											
RSF	325,995			-	-	-	-	-	-	-	$ -
USF	250,189		100%	-	-	-	-	-	-	-	$ -
											$ -
RENT PER RSF	$ -		1.0%	-	-	-	-	-	-	-	$ -
											-
EXPENSES PER USF	$ 9.46			-	-	-	-	-	-	-	$ -
											$ -
LANDON STATE OFFICE BUILDING				-	-	-	-	-	-	-	$ 1,262,492
MONTHS/YEAR				-	-	-	-	-	-	-	
RSF	325,995			-	-	-	-	-	-	-	$ 651,990
USF	250,189		25%	-	-	-	-	-	-	-	$ 500,378
											$ -
RENT PER RSF	$ -		1.0%	-	-	-	-	-	-	-	$ -
				-	-	-	-	-	-	-	$ -
EXPENSES PER USF	$ 8.81			-	-	-	-	-	-	-	$ 1,262,492
				-	-	-	-	-	-	-	$ -
											$ -
PROJECT EXPENSES				-	-	-	-	-	-	-	$ 6,152,121
DFM				-	-	-	-	-	-	-	$ 3,802,030
LAND COSTS											$ -
DESIGN COSTS			2.2%	-	-	-	-	-	-	-	$ 176,509
CONSTRUCTION COST			2.2%	-	-	-	-	-	-	-	$ 3,209,247
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	-	-	$ 108,852
FF&E			2.2%	-	-	-	-	-	-	-	$ -
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	$ 307,423
TI ALLOWANCE CREDIT											$ -
DISC				-	-	-	-	-	-	-	$ 2,350,091
FF&E			2.2%	-	-	-	-	-	-	-	$ 2,344,230
MOVING & RELOCATION			2.2%	-	-	-	-	-	-	-	$ 5,861
											$ -
											$ -
TOTAL ANNUAL COST				-	-	-	-	-	-	-	$ 7,414,613
OBSOLESCENCE FACTOR	99.99333%		20%								
BUILDING REVERSION	-		0.993%	-	-	-	-	-	-	-	
LAND REVERSION	585,000		1.000%	(772,955)	(780,685)	(788,492)	(796,377)	(804,340)	(812,384)	(820,508)	
DISCOUNT FACTOR			**4.910%**	**0.261293**	**0.249064**	**0.237407**	**0.226296**	**0.215705**	**0.205609**	**0.195986**	
DISCOUNTED ANNUAL COST				-	-	-	-	-	-	-	$ 5,810,971
CUMULATIVE ANNUAL COST				**5,810,971**	**5,810,971**	**5,810,971**	**5,810,971**	**5,810,971**	**5,810,971**	**5,810,971**	$ 5,810,971
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION				(483,814)	(483,814)	(483,814)	(483,814)	(483,814)	(483,814)	(483,814)	$ (483,814)
CUMULATIVE PRESENT VALUE				**5,327,157**	**5,327,157**	**5,327,157**	**5,327,157**	**5,327,157**	**5,327,157**	**5,327,157**	$ 5,327,157

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707	
Net Square Footage	325,995	
Useable Square Footage	250,189	
Estimate Date		Jan-04
Mid-Point of Construction		Jan-09
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY	150,590	168,103
PROGRAMMING/FURNITURE PLAN FEE	-	-
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 150,590	$ 168,103
$/USF	$ 0.60	$ 0.67
%/PROJECT	3%	3%
HARD COSTS		
CONSTRUCTION COSTS	2,737,997	3,056,426
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 2,737,997	$ 3,056,426
$/USF	$ 10.94	$ 12.22
%/PROJECT	50%	50%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	32,116	35,851
OWNER'S REP / PROJECT MANAGEMENT FEE	33,372	37,253
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	27,380	30,564
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 92,868	$ 103,668
$/USF	$ 0.37	$ 0.41
%/PROJECT	2%	2%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	-	-
FURNISHINGS	-	-
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	-	-
FURNITURE RELOCATION/LABOR	-	-
DECOMMISSIONING EXPENSES	262,280	292,783
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 262,280	$ 292,783
$/USF	$ 1.05	$ 1.17
%/PROJECT	5%	5%
DFM COSTS TOTAL	$ 3,243,735	$ 3,620,981
$/USF	$ 12.97	$ 14.47
%/PROJECT	59%	59%

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707	
Net Square Footage	325,995	
Useable Square Footage	250,189	
Estimate Date		Jan-04
Mid-Point of Construction		Jan-09
Construction Escalation Rate		2.2%

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	2,000,000	2,232,600
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 2,000,000	$ **2,232,600**
$/USF	$ 7.99	$ **8.92**
%/PROJECT	36%	**36%**
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	5,000	5,582
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 5,000	$ **5,582**
$/USF	$ 0.02	$ **0.02**
%/PROJECT	0%	**0%**
DISC COSTS TOTAL	$ 2,005,000	$ **2,238,182**
$/USF	$ 8.01	$ **8.95**
%/PROJECT	36%	**36%**
PROJECT LEVEL CONTINGENCY		
DESIGN & REVIEW CONTINGENCY 5%	7,529	8,405
CONSTRUCTION CONTINGENCY 5%	136,900	152,821
ENVIRONMENTAL REMEDIATION CONTINGENCY 20%	-	-
MANAGEMENT & INSPECTION CONTINGENCY 5%	4,643	5,183
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY 5%	-	-
MOVING & RELOCATION CONTINGENCY 5%	13,114	14,639
DISC CONTINGENCY 5%	100,250	111,909
CONTINGENCY	$ 262,437	$ **292,958**
$/USF	$ 1.05	$ **1.17**
%/PROJECT	5%	**5%**
TOTAL PROJECT COSTS	$ 5,511,171	$ 6,152,121
$/USF	$ 22.03	$ 24.59
$/SEAT	$ 5,066	$ 5,656

JCSBC
2-2-2016
Att.8.--700

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF		77%	
NSF/GSF	93%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	218
SYSTEM FURNISHING	870

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	699,414	$ -	/LAND SF	$ -
LAND ACREAGE	16.06	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE — $ 150,590

TOTAL CONSTRUCTION COSTS	$	2,737,997			
PROFESSIONAL SERVICES	$	2,737,997	5.0%	$	136,900
REIMBURSABLE/PRINTING	$	136,900	10.0%	$	13,690

PROGRAMMING/FURNITURE PLAN FEE — $ -

	NSF	$/NSF	TOTAL
PROGRAMMING	325,995	-	$ -
FURNITURE DESIGN/PLAN	325,995	-	$ -

ENVIRONMENTAL CONSULTANT FEE — $ -

TOTAL REMEDIATION COSTS	$	-			
PROFESSIONAL SERVICES	$	-	10.0%	$	-
REIMBURSABLE/TESTING	$	-	10.0%	$	-

PEER REVIEW — $ -

TOTAL A/E FEE	$	136,900			
PROFESSIONAL SERVICES	$	136,900	0.0%	$	-
REIMBURSABLE	$	-	0.0%	$	-

FEASIBILITY STUDIES — $ -

CENTRAL PLANT	$ -
DE-MOUNTABLE VS HARD WALL	$ -
OFFICE RAISE FLOOR	$ -
NEW VS EXISTING FURNITURE	$ -

OPEN — $ -

TOTAL CONSTRUCTION COSTS	$	2,737,997			
PROFESSIONAL SERVICES	$	2,737,997	-	$	-
REIMBURSABLE/TESTING	$	-	-	$	-

DESIGN & REVIEW COSTS SUBTOTAL	$	150,590
$/GSF	$	0.43

JCSBC
2-2-2016
Att.8.--702

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 32,116**
TOTAL HARD, FFE + OTHER	$	3,211,618				
PROFESSIONAL SERVICES	$	3,211,618	1.00%	$	32,116	
REIMBURSABLE	$	32,116	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 33,372**
TOTAL HARD, FFE + OTHER	$	3,178,247				
PROFESSIONAL SERVICES	$	3,178,247	1.00%	$	31,782	
REIMBURSABLE	$	31,782	5.00%	$	1,589	
DEVELOPER FEE						**$ -**
TOTAL CONSTRUCTION COSTS	$	2,737,997				
PROFESSIONAL SERVICES	$	2,737,997	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						**$ -**
TOTAL HARD COSTS	$	2,737,997				
PROFESSIONAL SERVICES	$	2,737,997	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						**$ -**
COMMISSIONING AGENT / ENGINEER						**$ 27,380**
TOTAL CONSTRUCTION COSTS	$	2,737,997		$	-	
PROFESSIONAL SERVICES	$	2,737,997	1.00%	$	27,380	
REIMBURSABLE/PRINTING	$	27,380	0.00%	$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	2,737,997				
PROFESSIONAL SERVICES	$	2,737,997	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 92,868**
$/GSF						**$ 0.27**

JCSBC
2-2-2016
Att.8.--703

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

HARD COSTS

CONSTRUCTION COSTS $ 2,737,997

SITE/PARKING $ -

	QTY		UNIT
LAND SF	699,414	$ -	/LAND SF
LAND ACREAGE	16.06	$ -	/ACRES
PARKING	1,059.48	$ -	/SPACE

OFFICE BUILDING PROGRAM $ 2,607,616

	GSF	$/GSF	TOTAL
GENERAL REQUIREMENTS	349,707	0.75	$ 263,066
STRUCTURAL DEMO	349,707	-	$ -
SOFT DEMO	349,707	1.00	$ 349,708
FEE	349,707	0.64	$ 224,842

	NSF	$/NSF	TOTAL
NEW CHILLER MEMORIAL	600	1,200.00	$ 720,000
RELO/FURNISH EMERGENCY POWER	1	250,000.00	$ 250,000
RELO COMM RACEWAY	1	200,000.00	$ 200,000
REMOVE DIESEL TANKS	1	100,000.00	$ 100,000
RELOCATE DISC SERVICE	1	500,000.00	$ 500,000
			$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 130,381

ENVIRONMENTAL REMEDIATION $ - $ -

	GSF	$/GSF	TOTAL
REMEDIATION	349,707	-	$ -

PHASING PREMIUM 0% $ -

ESTIMATING CONTINGENCY 5% $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	349,707	-	$ -

HARD COSTS SUBTOTAL $ 2,737,997
$/GSF $ 7.83

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			218
SYSTEM FURNISHING			870

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

FIXTURES	$ -
ARTWORK	$ -
SIGNAGE	$ -
OPEN	$ -
FURNISHINGS	$ -
SYSTEMS FURNISHING -	$ -
PRIVATE OFFICE FURNITURE	$ -
CONFERENCE ROOM FURNITURE	$ -
DINING/BREAKROOM FURNITURE	$ -
FILE CABINETS / STORAGE -	$ -
OPEN	$ -
EQUIPMENT	$ -
CAFETERIA / FOOD SERVICE	$ -
AUDIO / VISUAL	$ -
MAIL SERVICE	$ -
PHOTOCOPIERS	$ -
FITNESS EQUIPMENT	$ -
OTHER	$ -
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ -
$/GSF	$ -

JCSBC
2-2-2016
Att.8.--705

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ -

	QTY	UNIT/COST	TOTAL
NSF	325,995	$ -	-
SEAT	1,088	$ -	

FURNITURE RELOCATION — $ -

	QTY	UNIT/COST	TOTAL
USF	250,189	$ -	-
SEAT	1,088	$ -	

DECOMMISSIONING EXPENSES — $ 262,280

	QTY	UNIT/COST	TOTAL
GSF	349,707	$ 0.75	262,280
SEAT	1,088	$ 241	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	325,995	$ -	$ -
SEAT	1,088	$ -	

MOVING AND RELOCATION SUBTOTAL	$	262,280
$/GSF	$	0.75

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 2,000,000

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	0%	-	425	$ -

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	0%	-	600,000.00	$ -
BOT ROOM - STATE'S COST	100%	1	1,000,000.00	$ 1,000,000
BOT ROOM - BELL SERVICE	100%	1	1,000,000.00	$ 1,000,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$ 2,000,000**
$/GSF	**$ 5.72**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2) VOICE/DATA $/USF COST WAS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING - VACATE PLUS

Gross Square Footage	349,707
Net Square Footage	325,995
Useable Square Footage	250,189

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	349,707	325,995	250,189
EST. SEATS SUPPORTED	1,088	1,088	1,088
?SF/SEAT	321	300	230
USF/NSF	0	77%	
NSF/GSF	93%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 5,000

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	0%	-	200	$ -

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
DECOMMISSIONING	100%	1	5,000.00	$ 5,000
COMM RACEWAY	100%	1	-	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	-	$ -

DISC MOVING & RELOCATION	$	5,000
$/GSF	$	0.01

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

Landon State Office Building Razing
Topeka, Kansas
December 23, 2003

Construction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Sitework Improvement Allowance		750,000	
Demolition	349,707 SF	5,845,903	16.71
Total Construction Cost	**349,707 SF**	**$6,595,903**	

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S:\EST_Share\Range Estimates\2003 Range Estimates\Landon Docking State Office Bldgs\Sum Files

Landon State Office Building Razing
Topeka, Kansas
December 23, 2003

Demolition
349,707 SF

	Description	Unit	Quantity	Unit Price	Cost	Cost/SF
1	General Requirements				263,066	0.75
2	Asbestos Abatement	SF	349,707	2.11	737,882	2.11
3	Structural Demolition	SF	349,707	7.15	2,500,405	7.15
4	Soft Demolition	SF	174,854	2.00	349,708	1.00
5	New Chiller Plant (Memorial)	TN	600	1,200	720,000	2.06
6	Relocate Emergency Power (300KW)	LS	1	250,000	250,000	0.71
7	Relocate Communication Raceway	LS	1	200,000	200,000	0.57
8	Remove Diesel Fuel Tanks	LS	1	100,000	100,000	0.29
9	Relocate D.I.S.C.Service	LS	1	500,000	500,000	1.43
	Subtotal				5,621,061	16.07
	Fee				224,842	0.64
	Total				**$5,845,903**	**$16.71**

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DOCKING STATE OFFICE BUILDING DEMOLITION
PLUS

				0	1	2	3	4	5	6	7	8
GENERAL INFLATION RATE			2.5%									
REAL ESTATE INFLATION RATE			1.0%									
CONSTRUCTION INFLATION RATE			2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012
OPERATING EXPENSE				-	-	-	-	-	-	-	-	-
INTERIM SPACE				-	-	-	-	-	-	-	-	-
MONTHS/YEAR				-	-	-	-	-	-			
RSF	502,700			-	-	-	-	-	-	-	-	-
USF	376,720		100%	-	-	-	-	-	-	-	-	-
RENT PER RSF	$ -		1.0%	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46			-	-	-	-	-	-	-	-	-
DOCKING STATE OFFICE BUILDING				-	-	-	-	-	-	-	-	-
MONTHS/YEAR				-	-	-	-	-	-	-	-	-
RSF	502,700			-	-	-	-	-	-	-	-	-
USF	376,720			-	-	-	-	-	-	-	-	-
RENT PER RSF	$ -		1.0%	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.02			-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
PROJECT EXPENSES				-	-	-	-	-	12,501,551	-	-	-
DFM				-	-	-	-	-	12,407,782	-	-	-
LAND COSTS												
DESIGN COSTS			2.2%	-	-	-	-	-	712,518	-	-	-
CONSTRUCTION COST			2.2%	-	-	-	-	-	10,884,681	-	-	-
MANAGEMENT & INSPECTION			2.2%	-	-	-	-	-	329,888	-	-	-
FF&E			2.2%	-	-	-	-	-	-	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	480,695	-	-	-
TI ALLOWANCE CREDIT												
DISC				-	-	-	-	-	93,769	-	-	-
FF&E			2.2%	-	-	-	-	-	87,909	-	-	-
MOVING & RELOCATION			2.2%	-	-	-	-	-	5,861	-	-	-
TOTAL ANNUAL COST					-	-	-	-	12,501,551	-	-	-
OBSOLESCENCE FACTOR	99.99333%		20%									
BUILDING REVERSION	-		0.993%					-	-	-	-	-
LAND REVERSION	1,874,387		1.000%						(1,969,999)	(1,989,699)	(2,009,596)	(2,029,692)
DISCOUNT FACTOR			**4.910%**	**1.000000**	**0.953198**	**0.908586**	**0.866063**	**0.825529**	**0.786893**	**0.750065**	**0.714960**	**0.681498**
DISCOUNTED ANNUAL COST				-	-	-	-	-	9,837,380	-	-	-
CUMULATIVE ANNUAL COST				-	-	-	-	-	9,837,380	9,837,380	9,837,380	9,837,380
DISCOUNTED BUILDING REVERSION				-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION				-	-	-	-		(1,550,178)	(1,550,178)	(1,550,178)	(1,550,178)
CUMULATIVE PRESENT VALUE				-	-	-	-	-	8,287,202	8,287,202	8,287,202	8,287,202

DOCKING STATE OFFICE BUILDING DEMOLITION
PLUS

			28	29	30	31	32	33	34	
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%								
CONSTRUCTION INFLATION RATE		2.2%	2032	2033	2034	2035	2036	2037	2038	
OPERATING EXPENSE			-	-	-	-	-	-	-	$ -
INTERIM SPACE			-	-	-	-	-	-	-	$ -
MONTHS/YEAR										
RSF	502,700		-	-	-	-	-	-	-	$ -
USF	376,720	100%	-	-	-	-	-	-	-	$ -
										$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	$ -
										-
EXPENSES PER USF	$ 9.46		-	-	-	-	-	-	-	$ -
										$ -
DOCKING STATE OFFICE BUILDING			-	-	-	-	-	-	-	$ -
MONTHS/YEAR			-	-	-	-	-	-	-	
RSF	502,700		-	-	-	-	-	-	-	$ -
USF	376,720		-	-	-	-	-	-	-	$ -
										$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	$ -
			-	-	-	-	-	-	-	$ -
EXPENSES PER USF	$ 9.02		-	-	-	-	-	-	-	$ -
			-	-	-	-	-	-	-	$ -
										$ -
PROJECT EXPENSES			-	-	-	-	-	-	-	$ 12,501,551
DFM			-	-	-	-	-	-	-	$ 12,407,782
LAND COSTS										$ -
DESIGN COSTS		2.2%	-	-	-	-	-	-	-	$ 712,518
CONSTRUCTION COST		2.2%	-	-	-	-	-	-	-	$ 10,884,681
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	-	-	$ 329,888
FF&E		2.2%	-	-	-	-	-	-	-	$ -
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 480,695
TI ALLOWANCE CREDIT										$ -
DISC			-	-	-	-	-	-	-	$ 93,769
FF&E		2.2%	-	-	-	-	-	-	-	$ 87,909
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 5,861
										$ -
										$ -
TOTAL ANNUAL COST			-	-	-	-	-	-	-	$ 12,501,551
OBSOLESCENCE FACTOR	99.99333%	20%								
BUILDING REVERSION	-	0.993%	-	-	-	-	-	-	-	
LAND REVERSION	1,874,387	1.000%	(2,476,610)	(2,501,376)	(2,526,390)	(2,551,654)	(2,577,171)	(2,602,942)	(2,628,972)	
DISCOUNT FACTOR		**4.910%**	**0.261293**	**0.249064**	**0.237407**	**0.226296**	**0.215705**	**0.205609**	**0.195986**	
DISCOUNTED ANNUAL COST			-	-	-	-	-	-	-	$ 9,837,380
CUMULATIVE ANNUAL COST			**9,837,380**	**9,837,380**	**9,837,380**	**9,837,380**	**9,837,380**	**9,837,380**	**9,837,380**	$ 9,837,380
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION			(1,550,178)	(1,550,178)	(1,550,178)	(1,550,178)	(1,550,178)	(1,550,178)	(1,550,178)	$ (1,550,178)
CUMULATIVE PRESENT VALUE			**8,287,202**	**8,287,202**	**8,287,202**	**8,287,202**	**8,287,202**	**8,287,202**	**8,287,202**	$ 8,287,202

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812	
Net Square Footage	502,700	
Useable Square Footage	376,720	
Estimate Date		Jan-04
Mid-Point of Construction		Jan-09
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY	393,158	438,882
PROGRAMMING/FURNITURE PLAN FEE	-	-
ENVIRONMENTAL CONSULTANT FEE	214,733	239,707
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 607,891	$ 678,589
$/USF	$ 1.61	$ 1.80
%/PROJECT	5%	5%
HARD COSTS		
CONSTRUCTION COSTS	7,148,323	7,979,674
ENVIRONMENTAL REMEDIATION	1,952,119	2,179,151
OPEN	-	-
HARD COSTS SUBTOTAL	$ 9,100,442	$ 10,158,825
$/USF	$ 24.16	$ 26.97
%/PROJECT	81%	81%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	102,969	114,945
OWNER'S REP / PROJECT MANAGEMENT FEE	106,994	119,438
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	71,483	79,797
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 281,447	$ 314,179
$/USF	$ 0.75	$ 0.83
%/PROJECT	3%	3%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	-	-
FURNISHINGS	-	-
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ -	$ -
$/USF	$ -	$ -
%/PROJECT	0%	0%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	-	-
FURNITURE RELOCATION/LABOR	-	-
DECOMMISSIONING EXPENSES	410,109	457,805
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 410,109	$ 457,805
$/USF	$ 1.09	$ 1.22
%/PROJECT	4%	4%
DFM COSTS TOTAL	$ 10,399,889	$ 11,609,397
$/USF	$ 27.61	$ 30.82
%/PROJECT	93%	93%

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812	
Net Square Footage	502,700	
Useable Square Footage	376,720	
Estimate Date		Jan-04
Mid-Point of Construction		Jan-09
Construction Escalation Rate		2.2%

DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)

		TOTAL	INFLATED TO MID POINT OF PROJECT
FIXTURES, FURNISHING & EQUIPMENT			
VOICE / DATA NETWORK		75,000	83,723
DISC DATA CENTER		-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL		$ 75,000	$ 83,723
$/USF		$ 0.20	$ 0.22
%/PROJECT		1%	1%
MOVING & RELOCATION EXPENSES			
VOICE/DATA RELOCATION		5,000	5,582
DISC DATA CENTER RELOCATION		-	-
MOVING & RELOCATION COSTS SUBTOTAL		$ 5,000	$ 5,582
$/USF		$ 0.01	$ 0.01
%/PROJECT		0%	0%
DISC COSTS TOTAL		$ 80,000	$ 89,304
$/USF		$ 0.21	$ 0.24
%/PROJECT		1%	1%

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5%	30,395	33,929
CONSTRUCTION CONTINGENCY	5%	357,416	398,984
ENVIRONMENTAL REMEDIATION CONTINGENCY	15%	292,818	326,873
MANAGEMENT & INSPECTION CONTINGENCY	5%	14,072	15,709
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5%	-	-
MOVING & RELOCATION CONTINGENCY	5%	20,505	22,890
DISC CONTINGENCY	5%	4,000	4,465
CONTINGENCY		$ 719,206	$ 802,850
$/USF		$ 1.91	$ 2.13
%/PROJECT		6%	6%

TOTAL PROJECT COSTS	$	11,199,095	$ 12,501,551
$/USF	$	29.73	$ 33.19
$/SEAT	$	5,202	$ 5,807

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF		75%	
NSF/GSF	92%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	431
SYSTEM FURNISHING	1,722

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	1,093,624	$ -	/LAND SF	$ -
LAND ACREAGE	25.11	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 393,158**
TOTAL CONSTRUCTION COSTS	$	7,148,323				
PROFESSIONAL SERVICES	$	7,148,323	5.0%	$	357,416	
REIMBURSABLE/PRINTING	$	357,416	10.0%	$	35,742	
PROGRAMMING/FURNITURE PLAN FEE						**$ -**
		NSF	$/NSF		TOTAL	
PROGRAMMING		502,700	-	$	-	
FURNITURE DESIGN/PLAN		502,700	-	$	-	
ENVIRONMENTAL CONSULTANT FEE						**$ 214,733**
TOTAL REMEDIATION COSTS	$	1,952,119				
PROFESSIONAL SERVICES	$	1,952,119	10.0%	$	195,212	
REIMBURSABLE/TESTING	$	195,212	10.0%	$	19,521	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	357,416				
PROFESSIONAL SERVICES	$	357,416	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	7,148,323				
PROFESSIONAL SERVICES	$	7,148,323	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 607,891**
$/GSF						**$ 1.11**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						**$ 102,969**
TOTAL HARD, FFE + OTHER	$	10,296,920				
PROFESSIONAL SERVICES	$	10,296,920	1.00%	$	102,969	
REIMBURSABLE	$	102,969	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						**$ 106,994**
TOTAL HARD, FFE + OTHER	$	10,189,926				
PROFESSIONAL SERVICES	$	10,189,926	1.00%	$	101,899	
REIMBURSABLE	$	101,899	5.00%	$	5,095	
DEVELOPER FEE						$ -
TOTAL CONSTRUCTION COSTS	$	7,148,323				
PROFESSIONAL SERVICES	$	7,148,323	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						$ -
TOTAL HARD COSTS	$	9,100,442				
PROFESSIONAL SERVICES	$	9,100,442	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						$ -
COMMISSIONING AGENT / ENGINEER						**$ 71,483**
TOTAL CONSTRUCTION COSTS	$	7,148,323		$	-	
PROFESSIONAL SERVICES	$	7,148,323	1.00%	$	71,483	
REIMBURSABLE/PRINTING	$	71,483	0.00%	$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	7,148,323				
PROFESSIONAL SERVICES	$	7,148,323	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						**$ 281,447**
$/GSF						**$ 0.51**

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

HARD COSTS

CONSTRUCTION COSTS $ 7,148,323

SITE/PARKING $ 750,000

	QTY		UNIT	
LAND SF	1,093,624	$	0.69	/LAND SF
LAND ACREAGE	25.11	$	29,873	/ACRES
PARKING	2,010.80	$	373	/SPACE

OFFICE BUILDING PROGRAM $ 6,057,927

	GSF	$/GSF		TOTAL
GENERAL REQUIREMENTS	546,812	0.65	$	356,269
STRUCTURAL DEMO	546,812	6.95	$	3,800,343
SOFT DEMO	546,812	1.00	$	546,812
FEE	546,812	0.56	$	304,503

	NSF	$/NSF		TOTAL
RELOCATE BAS/SECURITY CENTER	1	250,000.00	$	250,000
ENTRANCE TO CENTRAL PLANT	600	250.00	$	150,000
RELO UTILITY TUNNELS	1	250,000.00	$	250,000
RELO COM. TOWER	1	50,000.00	$	50,000
RELO COMM RACEWAY	1	50,000.00	$	50,000
REWORK ELECTRICAL	1	300,000.00	$	300,000

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 340,396

ENVIRONMENTAL REMEDIATION $ 1,952,119 $ 1,952,119

	GSF	$/GSF		TOTAL
REMEDIATION	546,812	3.40	$	1,859,161

PHASING PREMIUM 0% $ -

ESTIMATING CONTINGENCY 5% $ 92,958

OPEN $ -

	GSF	$/GSF		TOTAL
OPEN	546,812	-	$	-

HARD COSTS SUBTOTAL $ 9,100,442
$/GSF $ 16.64

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			431
SYSTEM FURNISHING			1,722

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

FIXTURES	$	-
ARTWORK	$	-
SIGNAGE	$	-
OPEN	$	-
FURNISHINGS	$	-
SYSTEMS FURNISHING -	$	-
PRIVATE OFFICE FURNITURE	$	-
CONFERENCE ROOM FURNITURE	$	-
DINING/BREAKROOM FURNITURE	$	-
FILE CABINETS / STORAGE -	$	-
OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	-
$/GSF	$	-

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ -

	QTY	UNIT/COST	TOTAL
NSF	502,700	$ -	-
SEAT	2,153	$ -	

FURNITURE RELOCATION — $ -

	QTY	UNIT/COST	TOTAL
USF	376,720	$ -	-
SEAT	2,153	$ -	

DECOMMISSIONING EXPENSES — $ 410,109

	QTY	UNIT/COST	TOTAL
GSF	546,812	$ 0.75	410,109
SEAT	2,153	$ 191	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	502,700	$ -	$ -
SEAT	2,153	$ -	

MOVING AND RELOCATION SUBTOTAL	$	410,109
$/GSF	$	0.75

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 75,000

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	0%	-	425	$ -

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	0%	-	600,000.00	$ -
COMM RACEWAY	100%	1	75,000.00	$ 75,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$ 75,000**
$/GSF	**$ 0.14**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING DEMOLITION PLUS

Gross Square Footage	546,812
Net Square Footage	502,700
Useable Square Footage	376,720

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	546,812	502,700	376,720
EST. SEATS SUPPORTED	2,153	2,153	2,153
?SF/SEAT	254	234	175
USF/NSF	0	75%	
NSF/GSF	92%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 5,000

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	0%	-	200	$ -

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
DECOMMISSIONING	100%	1	5,000.00	$ 5,000
	0%	1	-	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	-	$ -

DISC MOVING & RELOCATION	$	5,000
$/GSF	$	0.01

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

Docking State Office Building Razing
Topeka, Kansas
December 23, 2003

Construction Cost Summary

Description	*Quantity*	*Cost*	*Unit Cost*
Sitework Improvement Allowance		750,000	
Demolition	546,812 SF	7,917,088	14.48
Total Construction Cost	**546,812 SF**	**$8,667,088**	

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Docking State Office Building Razing
Topeka, Kansas
December 23, 2003

Demolition
546,812 SF

	Description	Unit	Quantity	Unit Price	Cost	Cost/SF
1	General Requirements				356,269	0.65
2	Asbestos Abatement	SF	546,812	3.40	1,859,161	3.40
3	Structural Demolition	SF	546,812	6.95	3,800,343	6.95
4	Soft Demolition	SF	273,406	2.00	546,812	1.00
5	Relocate Security/BAS Command Ce	LS	1	250,000	250,000	0.46
6	Entrance Structure	SF	600	250.00	150,000	0.27
7	Relocate Utility Tunnels	LS	1	250,000	250,000	0.46
8	Relocate Comm. Towers	LS	1	50,000	50,000	0.09
9	Relocate Comm. Raceway	LS	1	50,000	50,000	0.09
10	Rework Electrical Service	LS	1	300,000	300,000	0.55
	Subtotal				7,612,585	13.92
	Fee				304,503	0.56
	Total				**$7,917,088**	**$14.48**

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BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE LANDON
(WITHOUT DATA CENTER ANALYSIS)

			0	1	2	3	4	5	6	7	8
GENERAL INFLATION RATE		2.5%									
REAL ESTATE INFLATION RATE		1.0%									
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012
OPERATING EXPENSE			-	2,926,234	3,566,121	3,636,368	5,479,118	6,045,652	6,148,484	6,253,400	6,360,447
INTERIM SPACE @ DOCKING			-	1,212,735	1,242,804	1,273,619	1,305,199	-	-	-	-
MONTHS/YEAR	ASSUME EXPENSES @ 75%		-	12	12	12	12	-			
RSF	325,995		-	325,995	325,995	325,995	325,995	-	-	-	-
USF	250,189	50%	-	250,189	250,189	250,189	250,189	-	-	-	-
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46		-	1,212,735	1,242,804	1,273,619	1,305,199	-	-	-	-
BURLINGTON NORTHERN SANTA FE			-	1,713,499	2,323,317	2,362,749	4,173,918	6,045,652	6,148,484	6,253,400	6,360,447
MONTHS/YEAR			-	12	12	12	12	12	12	12	12
RSF	358,160		-	106,851	142,468	142,468	250,314	358,160	358,160	358,160	358,160
USF	313,390		-	96,732	128,976	128,976	221,183	313,390	313,390	313,390	313,390
RENT PER RSF	$ 8.50	1.0%	-	917,316	1,235,319	1,247,672	2,214,061	3,199,653	3,231,649	3,263,965.98	3,296,605.64
				8.59	8.67	8.76	8.85	8.93	9.02	9.11	9.20
EXPENSES PER USF	$ 8.03		-	796,183	1,087,998	1,115,077	1,959,857	2,845,999	2,916,835	2,989,434	3,063,841
				8.23	8.44	8.65	8.86	9.08	9.31	9.54	9.78
PROJECT EXPENSES			-	8,631,473	-	-	12,702,654	-	-	-	-
DFM			-	7,498,087	-	-	11,904,940	-	-	-	-
LAND COSTS											
DESIGN COSTS		2.2%	-	494,890	-	-	803,604		-	-	-
CONSTRUCTION COST		2.2%	-	4,436,244	-	-	7,060,133		-	-	-
MANAGEMENT & INSPECTION		2.2%	-	223,021	-	-	312,650		-	-	-
FF&E		2.2%	-	1,804,259	-	-	2,861,289		-	-	-
MOVING & RELOCATION		2.2%	-	539,673	-	-	867,264		-	-	-
DISC			-	1,133,386	-	-	797,713	-	-	-	-
FF&E		2.2%	-	1,002,467	-	-	590,696		-	-	-
MOVING & RELOCATION		2.2%	-	130,919	-	-	207,018		-	-	-
TOTAL ANNUAL COST				11,557,707	3,566,121	3,636,368	18,181,771	6,045,652	6,148,484	6,253,400	6,360,447
OBSOLESCENCE FACTOR	99.99333%	20%									
BUILDING REVERSION	-	0.993%					-	-	-	-	-
LAND REVERSION	-	1.000%					-	-	-	-	-
DISCOUNT FACTOR		4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498
DISCOUNTED ANNUAL COST			-	11,016,783	3,240,129	3,149,323	15,009,583	4,757,280	4,611,760	4,470,931	4,334,635
CUMULATIVE ANNUAL COST			-	11,016,783	14,256,911	17,406,234	32,415,818	37,173,098	41,784,858	46,255,789	50,590,424
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE			-	11,016,783	14,256,911	17,406,234	32,415,818	37,173,098	41,784,858	46,255,789	50,590,424

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE LANDON
(WITHOUT DATA CENTER ANALYSIS)

			28	29	30	31	32	33	34	
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%								
CONSTRUCTION INFLATION RATE		2.2%	2032	2033	2034	2035	2036	2037	2038	
OPERATING EXPENSE			9,032,507	9,197,463	9,365,929	9,537,985	9,713,716	9,893,205	10,076,542	$ 251,640,718
INTERIM SPACE @ DOCKING			-	-	-	-	-	-	-	$ 5,034,357
MONTHS/YEAR	ASSUME EXPENSES @ 75%									
RSF	325,995		-	-	-	-	-	-	-	$ 1,303,980
USF	250,189	50%	-	-	-	-	-	-	-	$ 1,000,756
										$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	$ -
										-
EXPENSES PER USF	$ 9.46		-	-	-	-	-	-	-	$ 5,034,357
										$ -
BURLINGTON NORTHERN SANTA FE			9,032,507	9,197,463	9,365,929	9,537,985	9,713,716	9,893,205	10,076,542	$ 246,606,360
MONTHS/YEAR			12	12	12	12	12	12	12	
RSF	358,160		358,160	358,160	358,160	358,160	358,160	358,160	358,160	$ 11,386,901
USF	313,390		313,390	313,390	313,390	313,390	313,390	313,390	313,390	$ 9,977,567
										$ -
RENT PER RSF	$ 8.50	1.0%	4,022,485.37	4,062,710.22	4,103,337.32	4,144,370.70	4,185,814.40	4,227,672.55	4,269,949.27	$ 116,913,948
			11.23	11.34	11.46	11.57	11.69	11.80	11.92	$ 10.17
EXPENSES PER USF	$ 8.03		5,010,021	5,134,753	5,262,592	5,393,615	5,527,901	5,665,533	5,806,593	$ 129,692,412
			15.99	16.38	16.79	17.21	17.64	18.08	18.53	$ 12.71
										$ -
PROJECT EXPENSES			-	-	-	-	-	-	-	$ 21,334,127
DFM			-	-	-	-	-	-	-	$ 19,403,027
LAND COSTS										$ -
DESIGN COSTS		2.2%	-	-	-	-	-	-	-	$ 1,298,493
CONSTRUCTION COST		2.2%	-	-	-	-	-	-	-	$ 11,496,377
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	-	-	$ 535,672
FF&E		2.2%	-	-	-	-	-	-	-	$ 4,665,548
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 1,406,937
										$ -
DISC			-	-	-	-	-	-	-	$ 1,931,099
FF&E		2.2%	-	-	-	-	-	-	-	$ 1,593,163
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 337,936
										$ -
										$ -
TOTAL ANNUAL COST			9,032,507	9,197,463	9,365,929	9,537,985	9,713,716	9,893,205	10,076,542	$ 272,974,844
OBSOLESCENCE FACTOR	99.99333%	20%								
BUILDING REVERSION	-	0.993%	-	-	-	-	-	-	-	
LAND REVERSION	-	1.000%	-	-	-	-	-	-	-	
DISCOUNT FACTOR		4.910%	0.261293	0.249064	0.237407	0.226296	0.215705	0.205609	0.195986	
DISCOUNTED ANNUAL COST			2,360,127	2,290,753	2,223,536	2,158,406	2,095,294	2,034,135	1,974,865	$ 127,229,499
CUMULATIVE ANNUAL COST			114,452,509	116,743,262	118,966,799	121,125,205	123,220,499	125,254,634	127,229,499	$ 127,229,499
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	$ -
CUMULATIVE PRESENT VALUE			114,452,509	116,743,262	118,966,799	121,125,205	123,220,499	125,254,634	127,229,499	$ 127,229,499

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160	
Net Square Footage	358,160	
Useable Square Footage	313,390	
Estimate Date		Jan-04
Mid-Point of Construction		Jul-08
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY	654,556	722,629
PROGRAMMING/FURNITURE PLAN FEE	465,608	514,031
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 1,120,164	$ 1,236,660
$/GSF	$ 3.13	$ 3.45
%/PROJECT	6%	6%
HARD COSTS		
CONSTRUCTION COSTS	9,917,514	10,948,930
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 9,917,514	$ 10,948,930
$/GSF	$ 27.69	$ 30.57
%/PROJECT	51%	51%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	165,726	182,961
OWNER'S REP / PROJECT MANAGEMENT FEE	172,204	190,113
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	25,000	27,600
COMMISSIONING AGENT / ENGINEER	99,175	109,489
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 462,105	$ 510,163
$/GSF	$ 1.29	$ 1.42
%/PROJECT	2%	2%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	93,496	103,220
FURNISHINGS	3,931,306	4,340,159
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 4,024,802	$ 4,443,379
$/GSF	$ 11.24	$ 12.41
%/PROJECT	21%	21%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	358,160	395,408
FURNITURE RELOCATION/LABOR	855,555	944,532
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,213,715	$ 1,339,940
$/GSF	$ 3.39	$ 3.74
%/PROJECT	6%	6%
DFM COSTS TOTAL	$ 16,738,300	$ 18,479,074
$/GSF	$ 46.73	$ 51.59
%/PROJECT	87%	87%

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160	
Net Square Footage	358,160	
Useable Square Footage	313,390	
Estimate Date		Jan-04
Mid-Point of Construction		Jul-08
Construction Escalation Rate		2.2%

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	1,374,365	1,517,298
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 1,374,365	$ 1,517,298
$/GSF	$ 3.84	$ 4.24
%/PROJECT	7%	7%
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	291,526	321,844
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 291,526	$ 321,844
$/GSF	$ 0.81	$ 0.90
%/PROJECT	2%	2%
DISC COSTS TOTAL	$ 1,665,890	$ 1,839,142
$/GSF	$ 4.65	$ 5.13
%/PROJECT	9%	9%
PROJECT LEVEL CONTINGENCY		
DESIGN & REVIEW CONTINGENCY 5.0%	56,008	61,833
CONSTRUCTION CONTINGENCY 5.0%	495,876	547,447
ENVIRONMENTAL REMEDIATION CONTINGENCY 20.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY 5.0%	23,105	25,508
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY 5.0%	201,240	222,169
MOVING & RELOCATION CONTINGENCY 5.0%	60,686	66,997
DISC CONTINGENCY 5.0%	83,295	91,957
CONTINGENCY	$ 920,209	$ 1,015,911
$/GSF	$ 2.57	$ 2.84
%/PROJECT	5%	5%
TOTAL PROJECT COSTS	$ 19,324,399	$ 21,334,127
$/GSF	$ 54	$ 60
$/SEAT	$ 13,257	$ 14,636

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,458	1,458	1,458
?SF/SEAT	246	246	215
USF/NSF		87.5%	
NSF/GSF	100%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	292
SYSTEM FURNISHING	1,166

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	716,320	$ -	/LAND SF	$ -
LAND ACREAGE	16.44	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

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2-2-2016
Att.8.--729

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,458	1,458	1,458
?SF/SEAT	246	246	215
USF/NSF	0	88%	
NSF/GSF	100%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 654,556**
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	6.0%	$	595,051	
REIMBURSABLE/PRINTING	$	595,051	10.0%	$	59,505	
PROGRAMMING/FURNITURE PLAN FEE						**$ 465,608**
		NSF	$/NSF		TOTAL	
PROGRAMMING		358,160	1.00	$	358,160	
FURNITURE DESIGN/PLAN		358,160	0.30	$	107,448	
ENVIRONMENTAL CONSULTANT FEE						**$ -**
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						**$ -**
TOTAL A/E FEE	$	595,051				
PROFESSIONAL SERVICES	$	595,051	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						**$ -**
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						**$ -**
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 1,120,164**
$/GSF						**$ 3.13**

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2-2-2016
Att.8.--730

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,458	1,458	1,458
?SF/SEAT	246	246	215
USF/NSF	0	88%	
NSF/GSF	100%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						$ 165,726
TOTAL HARD, FFE + OTHER	$	16,572,574				
PROFESSIONAL SERVICES	$	16,572,574	1.00%	$	165,726	
REIMBURSABLE	$	165,726	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						$ 172,204
TOTAL HARD, FFE + OTHER	$	16,400,370				
PROFESSIONAL SERVICES	$	16,400,370	1.00%	$	164,004	
REIMBURSABLE	$	164,004	5.00%	$	8,200	
DEVELOPER FEE						$ -
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						$ -
TOTAL HARD COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						$ 25,000
COMMISSIONING AGENT / ENGINEER						$ 99,175
TOTAL CONSTRUCTION COSTS	$	9,917,514		$	-	
PROFESSIONAL SERVICES	$	9,917,514	1.00%	$	99,175	
REIMBURSABLE/PRINTING	$	99,175	0.00%	$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						$ 462,105
$/GSF						$ 1.29

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Att.8.--731

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,458	1,458	1,458
?SF/SEAT	246	246	215
USF/NSF	0	88%	
NSF/GSF	100%		

HARD COSTS

CONSTRUCTION COSTS $ 9,917,514

SITE/PARKING $ -

	QTY	UNIT	
LAND SF	716,320	$ -	/LAND SF
LAND ACREAGE	16.44	$ -	/ACRES
PARKING	1,164.02	$ -	/SPACE

OFFICE BUILDING PROGRAM $ 9,445,251

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	358,160	-	$ -	
	358,160	-	$ -	
	NSF	**$/NSF**	**TOTAL**	
TI - OFFICE	355,410	20.12	$ 7,149,477	
TI - DATA/SWITCH	2,750	200.00	$ 550,000	See Note Below
KITCHEN AND DINING	-	127.11	$ -	
FITNESS CENTER	-	75.00	$ -	
CONFERENCE CENTER	-	70.62	$ -	
DEMOUNTABLE PARTITIONS ADDER	355,410	4.91	$ 1,745,774	

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ 472,263

ENVIRONMENTAL REMEDIATION $ - $ -

	GSF	$/GSF	TOTAL
REMEDIATION	358,160	-	$ -

PHASING PREMIUM 0.0% $ -

ESTIMATING CONTINGENCY 5.0% $ -

OPEN $ -

	GSF	$/GSF	TOTAL
OPEN	358,160	-	$ -

HARD COSTS SUBTOTAL $ 9,917,514
$/GSF $ 27.69

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

TI DATA/SWITCH FOR A 2,750 SF FOR MAIN (1,000 SF) & PER FLR (125 SF) DATA/PHONE ROOMS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,458	1,458	1,458
?SF/SEAT	246	246	215
USF/NSF	0	88%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			292
SYSTEM FURNISHING			1,166

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 93,496

ARTWORK — $ -

SIGNAGE — $ 93,496

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	358,160		IN CONSTRUCTION
GENERAL INTERIOR	358,160	0.2	$ 71,632
OFFICE/WORKSTATION	1,458	15	$ 21,864

OPEN — $ -

FURNISHINGS — $ 3,931,306

SYSTEMS FURNISHING - — $ 2,623,730

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	1,166	2,250	$ 2,623,730
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR: 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 1,093,221

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	292	3,750	$ 1,093,221

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STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,458	1,458	1,458
?SF/SEAT	246	246	215
USF/NSF	0	88%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			292
SYSTEM FURNISHING			1,166

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

CONFERENCE ROOM FURNITURE $ 104,538

TOTAL SQUARE FOOTAGE 358,160 GSF
GSF/CONFERENCE RM. FACTOR 10,000
CONFERENCE ROOMS 36 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST	
NEW CONFERENCE ROOMS				
LARGE 10 -14	25%	9	9,100	$ 81,481
MEDIUM 6 - 8	50%	18	5,700	$ 102,076
SMALL 4	25%	9	2,850	$ 25,519

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS $ 104,538

DINING/BREAKROOM FURNITURE $ 36,935

TOTAL SQUARE FOOTAGE 358,160 GSF
GSF/BREAK ROOM 20,000
QTY OF BREAK ROOMS 18 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	4,125	$ -
SUPPLEMENT EXISTING	100%	18	2,063	$ 36,935

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - $ 72,881

EST. SEATS SUPPORTED 1,458
SEATS PER FILE CABINET 5 FACTOR
FILE/STORAGE 292 CABINETS

	FACTOR	QTY	UNIT/COST	
NEW	0%	-	500	$ -
SUPPLEMENT EXISTING	100%	292	250	$ 72,881

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,458	1,458	1,458
?SF/SEAT	246	246	215
USF/NSF	0	88%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			292
SYSTEM FURNISHING			1,166

OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	4,024,802
$/GSF	$	11.24

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,458	1,458	1,458
?SF/SEAT	246	246	215
USF/NSF	0	88%	
NSF/GSF	100%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 358,160

	QTY	UNIT/COST	TOTAL
NSF	358,160	$ 1.00	358,160
SEAT	1,458	$ 246	

FURNITURE RELOCATION — $ 855,555

	QTY	UNIT/COST	TOTAL
USF	313,390	$ 2.73	855,555
SEAT	1,458	$ 587	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	358,160	$ -	-
SEAT	1,458	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	358,160	$ -	$ -
SEAT	1,458	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 1,213,715
$/GSF	$ 3.39

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
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?SF/SEAT	246	246	215
USF/NSF	0	88%	
NSF/GSF	100%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 1,374,365

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST	TOTAL
PER NODE	NEW SYSTEM	125%	1,822	425	$ 774,365

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT	FACTOR	QTY	UNIT/COST	TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$ 600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
NEW SYSTEM	100%	-	-	$ -
SUPPLEMENT EXISTING	0%	-	-	$ -
OPEN				$ -

DISC FF&E SUBTOTAL	**$**	**1,374,365**
$/GSF	**$**	**3.84**

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
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TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,458	1,458	1,458
?SF/SEAT	246	246	215
USF/NSF	0	88%	
NSF/GSF	100%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 291,526

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	1,458	$ 200	$ 291,526

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	$ -	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	$ -	$ -

DISC MOVING & RELOCATION	$ 291,526
$/GSF	$ 0.81

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE DOCKING (WITHOUT DATA CENTER ANALYSIS)

			0	1	2	3	4	5	6	7	8
GENERAL INFLATION RATE		2.5%									
REAL ESTATE INFLATION RATE		1.0%									
CONSTRUCTION INFLATION RATE		2.2%	2004	2005	2006	2007	2008	2009	2010	2011	2012
OPERATING EXPENSE			-	3,904,777	4,568,927	4,664,039	6,532,270	6,045,652	6,148,484	6,253,400	6,360,447
INTERIM SPACE @ DOCKING			-	2,191,279	2,245,610	2,301,290	2,358,352	-	-	-	-
MONTHS/YEAR	ASSUME EXPENSES @ 75%		-	12	12	12	12	-			
RSF	502,700		-	502,700	502,700	502,700	502,700	-	-	-	-
USF	376,720	60%	-	376,720	376,720	376,720	376,720	-	-	-	-
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	-	-
EXPENSES PER USF	$ 9.46		-	2,191,279	2,245,610	2,301,290	2,358,352	-	-	-	-
BURLINGTON NORTHERN SANTA FE			-	1,713,499	2,323,317	2,362,749	4,173,918	6,045,652	6,148,484	6,253,400	6,360,447
MONTHS/YEAR			-	12	12	12	12	12	12	12	12
RSF	358,160		-	106,851	142,468	142,468	250,314	358,160	358,160	358,160	358,160
USF	313,390		-	96,732	128,976	128,976	221,183	313,390	313,390	313,390	313,390
RENT PER RSF	$ 8.50	1.0%	-	917,316	1,235,319	1,247,672	2,214,061	3,199,653	3,231,649	3,263,965.98	3,296,605.64
				8.59	8.67	8.76	8.85	8.93	9.02	9.11	9.20
EXPENSES PER USF	$ 8.03		-	796,183	1,087,998	1,115,077	1,959,857	2,845,999	2,916,835	2,989,434	3,063,841
				8.23	8.44	8.65	8.86	9.08	9.31	9.54	9.78
PROJECT EXPENSES			-	8,631,473	-	-	13,634,298	-	-	-	-
DFM			-	7,498,087	-	-	12,636,220	-	-	-	-
LAND COSTS											
DESIGN COSTS		2.2%	-	494,890	-	-	803,604		-	-	-
CONSTRUCTION COST		2.2%	-	4,436,244	-	-	7,060,133		-	-	-
MANAGEMENT & INSPECTION		2.2%	-	223,021	-	-	327,414		-	-	-
FF&E		2.2%	-	1,804,259	-	-	3,577,806		-	-	-
MOVING & RELOCATION		2.2%	-	539,673	-	-	867,264		-	-	-
DISC			-	1,133,386	-	-	998,078	-	-	-	-
FF&E		2.2%	-	1,002,467	-	-	736,259		-	-	-
MOVING & RELOCATION		2.2%	-	130,919	-	-	261,818		-	-	-
TOTAL ANNUAL COST				12,536,250	4,568,927	4,664,039	20,166,568	6,045,652	6,148,484	6,253,400	6,360,447
OBSOLESCENCE FACTOR	99.99333%	20%									
BUILDING REVERSION	-	0.993%					-	-	-	-	-
LAND REVERSION	-	1.000%					-	-	-	-	-
DISCOUNT FACTOR		4.910%	1.000000	0.953198	0.908586	0.866063	0.825529	0.786893	0.750065	0.714960	0.681498
DISCOUNTED ANNUAL COST			-	11,949,528	4,151,265	4,039,350	16,648,091	4,757,280	4,611,760	4,470,931	4,334,635
CUMULATIVE ANNUAL COST			-	11,949,528	16,100,793	20,140,143	36,788,234	41,545,514	46,157,274	50,628,206	54,962,841
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	-	-
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	-	-
CUMULATIVE PRESENT VALUE			-	11,949,528	16,100,793	20,140,143	36,788,234	41,545,514	46,157,274	50,628,206	54,962,841

BURLINGTON NORTHERN SANTE FE - 358K RSF - REPLACE DOCKING
(WITHOUT DATA CENTER ANALYSIS)

			28	29	30	31	32	33	34	
GENERAL INFLATION RATE		2.5%								
REAL ESTATE INFLATION RATE		1.0%								
CONSTRUCTION INFLATION RATE		2.2%	2032	2033	2034	2035	2036	2037	2038	
OPERATING EXPENSE			9,032,507	9,197,463	9,365,929	9,537,985	9,713,716	9,893,205	10,076,542	$ 255,702,890
INTERIM SPACE @ DOCKING			-	-	-	-	-	-	-	$ 9,096,530
MONTHS/YEAR	ASSUME EXPENSES @ 75%									
RSF	502,700		-	-	-	-	-	-	-	$ 2,010,800
USF	376,720	60%	-	-	-	-	-	-	-	$ 1,506,880
										$ -
RENT PER RSF	$ -	1.0%	-	-	-	-	-	-	-	$ -
										-
EXPENSES PER USF	$ 9.46		-	-	-	-	-	-	-	$ 9,096,530
										$ -
BURLINGTON NORTHERN SANTA FE			9,032,507	9,197,463	9,365,929	9,537,985	9,713,716	9,893,205	10,076,542	$ 246,606,360
MONTHS/YEAR			12	12	12	12	12	12	12	
RSF	358,160		358,160	358,160	358,160	358,160	358,160	358,160	358,160	$ 11,386,901
USF	313,390		313,390	313,390	313,390	313,390	313,390	313,390	313,390	$ 9,977,567
										$ -
RENT PER RSF	$ 8.50	1.0%	4,022,485.37	4,062,710.22	4,103,337.32	4,144,370.70	4,185,814.40	4,227,672.55	4,269,949.27	$ 116,913,948
			11.23	11.34	11.46	11.57	11.69	11.80	11.92	$ 10.17
EXPENSES PER USF	$ 8.03		5,010,021	5,134,753	5,262,592	5,393,615	5,527,901	5,665,533	5,806,593	$ 129,692,412
			15.99	16.38	16.79	17.21	17.64	18.08	18.53	$ 12.71
										$ -
PROJECT EXPENSES			-	-	-	-	-	-	-	$ 22,265,771
DFM			-	-	-	-	-	-	-	$ 20,134,307
LAND COSTS										$ -
DESIGN COSTS		2.2%	-	-	-	-	-	-	-	$ 1,298,493
CONSTRUCTION COST		2.2%	-	-	-	-	-	-	-	$ 11,496,377
MANAGEMENT & INSPECTION		2.2%	-	-	-	-	-	-	-	$ 550,435
FF&E		2.2%	-	-	-	-	-	-	-	$ 5,382,065
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 1,406,937
										$ -
DISC			-	-	-	-	-	-	-	$ 2,131,463
FF&E		2.2%	-	-	-	-	-	-	-	$ 1,738,727
MOVING & RELOCATION		2.2%	-	-	-	-	-	-	-	$ 392,737
										$ -
										$ -
TOTAL ANNUAL COST			9,032,507	9,197,463	9,365,929	9,537,985	9,713,716	9,893,205	10,076,542	$ 277,968,661
OBSOLESCENCE FACTOR	99.99333%	20%								
BUILDING REVERSION	-	0.993%	-	-	-	-	-	-	-	
LAND REVERSION	-	1.000%	-	-	-	-	-	-	-	
DISCOUNT FACTOR		4.910%	0.261293	0.249064	0.237407	0.226296	0.215705	0.205609	0.195986	
DISCOUNTED ANNUAL COST			2,360,127	2,290,753	2,223,536	2,158,406	2,095,294	2,034,135	1,974,865	$ 131,601,915
CUMULATIVE ANNUAL COST			118,824,925	121,115,679	123,339,215	125,497,621	127,592,915	129,627,050	131,601,915	$ 131,601,915
DISCOUNTED BUILDING REVERSION			-	-	-	-	-	-	-	$ -
DISCOUNTED LAND REVERSION			-	-	-	-	-	-	-	$ -
CUMULATIVE PRESENT VALUE			118,824,925	121,115,679	123,339,215	125,497,621	127,592,915	129,627,050	131,601,915	$ 131,601,915

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160	
Net Square Footage	358,160	
Useable Square Footage	313,390	
Estimate Date		Jan-04
Mid-Point of Construction		Jul-08
Construction Escalation Rate		2.2%

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	0%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE - DESIGN ONLY	654,556	722,629
PROGRAMMING/FURNITURE PLAN FEE	465,608	514,031
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 1,120,164	$ 1,236,660
$/GSF	$ 3.13	$ 3.45
%/PROJECT	6%	6%
HARD COSTS		
CONSTRUCTION COSTS	9,917,514	10,948,930
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 9,917,514	$ 10,948,930
$/GSF	$ 27.69	$ 30.57
%/PROJECT	49%	49%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	171,972	189,857
OWNER'S REP / PROJECT MANAGEMENT FEE	178,694	197,278
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	25,000	27,600
COMMISSIONING AGENT / ENGINEER	99,175	109,489
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 474,841	$ 524,224
$/GSF	$ 1.33	$ 1.46
%/PROJECT	2%	2%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	97,042	107,134
FURNISHINGS	4,545,873	5,018,642
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 4,642,915	$ 5,125,776
$/GSF	$ 12.96	$ 14.31
%/PROJECT	23%	23%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	358,160	395,408
FURNITURE RELOCATION/LABOR	855,555	944,532
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,213,715	$ 1,339,940
$/GSF	$ 3.39	$ 3.74
%/PROJECT	6%	6%
DFM COSTS TOTAL	$ 17,369,149	$ 19,175,531
$/GSF	$ 48.50	$ 53.54
%/PROJECT	86%	86%

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

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Net Square Footage	358,160	
Useable Square Footage	313,390	
Estimate Date		Jan-04
Mid-Point of Construction		Jul-08
Construction Escalation Rate		2.2%

		TOTAL		INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)				
FIXTURES, FURNISHING & EQUIPMENT				
VOICE / DATA NETWORK		1,499,938		1,655,930
DISC DATA CENTER		-		-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL		$ 1,499,938		$ 1,655,930
$/GSF		$ 4.19		$ 4.62
%/PROJECT		7%		7%
MOVING & RELOCATION EXPENSES				
VOICE/DATA RELOCATION		338,800		374,035
DISC DATA CENTER RELOCATION		-		-
MOVING & RELOCATION COSTS SUBTOTAL		$ 338,800		$ 374,035
$/GSF		$ 0.95		$ 1.04
%/PROJECT		2%		2%
DISC COSTS TOTAL		$ 1,838,738		$ 2,029,965
$/GSF		$ 5.13		$ 5.67
%/PROJECT		9%		9%
PROJECT LEVEL CONTINGENCY				
DESIGN & REVIEW CONTINGENCY	5.0%	56,008		61,833
CONSTRUCTION CONTINGENCY	5.0%	495,876		547,447
ENVIRONMENTAL REMEDIATION CONTINGENCY	20.0%	-		-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	23,742		26,211
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	232,146		256,289
MOVING & RELOCATION CONTINGENCY	5.0%	60,686		66,997
DISC CONTINGENCY	5.0%	91,937		101,498
CONTINGENCY		$ 960,394		$ 1,060,275
$/GSF		$ 2.68		$ 2.96
%/PROJECT		5%		5%
TOTAL PROJECT COSTS		$ 20,168,281		$ 22,265,771
$/GSF		$ 56		$ 62
$/SEAT		$ 11,906		$ 13,144

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,694	1,694	1,694
?SF/SEAT	211	211	185
USF/NSF		87.5%	
NSF/GSF	100%		

FURNITURE INFORMATION

% PRIVATE OFFICE ASSUMPTION	20%
PRIVATE OFFICE	339
SYSTEM FURNISHING	1,355

LAND COST / ASSUMPTIONS

LAND COST

LAND COSTS $ -

	QTY	UNIT		TOTAL
LAND SF	716,320	$ -	/LAND SF	$ -
LAND ACREAGE	16.44	$ -	/ACRES	

LAND ASSUMPTION

OPEN $ -

QTY	UNIT	TOTAL

LAND SUBTOTAL	$ -
$/GSF	$ -

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

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TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,694	1,694	1,694
?SF/SEAT	211	211	185
USF/NSF	0	88%	
NSF/GSF	100%		

DESIGN & REVIEW COSTS

ARCHITECTURAL/ ENGINEERING FEE						**$ 654,556**
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	6.0%	$	595,051	
REIMBURSABLE/PRINTING	$	595,051	10.0%	$	59,505	
PROGRAMMING/FURNITURE PLAN FEE						**$ 465,608**
		NSF	$/NSF		TOTAL	
PROGRAMMING		358,160	1.00	$	358,160	
FURNITURE DESIGN/PLAN		358,160	0.30	$	107,448	
ENVIRONMENTAL CONSULTANT FEE						$ -
TOTAL REMEDIATION COSTS	$	-				
PROFESSIONAL SERVICES	$	-	10.0%	$	-	
REIMBURSABLE/TESTING	$	-	10.0%	$	-	
PEER REVIEW						$ -
TOTAL A/E FEE	$	595,051				
PROFESSIONAL SERVICES	$	595,051	0.0%	$	-	
REIMBURSABLE	$	-	0.0%	$	-	
FEASIBILITY STUDIES						$ -
CENTRAL PLANT				$	-	
DE-MOUNTABLE VS HARD WALL				$	-	
OFFICE RAISE FLOOR				$	-	
NEW VS EXISTING FURNITURE				$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	-	$	-	
REIMBURSABLE/TESTING	$	-	-	$	-	
DESIGN & REVIEW COSTS SUBTOTAL						**$ 1,120,164**
$/GSF						**$ 3.13**

JCSBC
2-2-2016
Att.8.--744

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

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Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,694	1,694	1,694
?SF/SEAT	211	211	185
USF/NSF	0	88%	
NSF/GSF	100%		

MANAGEMENT & INSPECTION COSTS

OWNER'S (DFM) SUPERVISION						$ 171,972
TOTAL HARD, FFE + OTHER	$	17,197,177				
PROFESSIONAL SERVICES	$	17,197,177	1.00%	$	171,972	
REIMBURSABLE	$	171,972	0.00%	$	-	
OWNER'S REP / PROJECT MANAGEMENT FEE						$ 178,694
TOTAL HARD, FFE + OTHER	$	17,018,483				
PROFESSIONAL SERVICES	$	17,018,483	1.00%	$	170,185	
REIMBURSABLE	$	170,185	5.00%	$	8,509	
DEVELOPER FEE						$ -
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.0%	$	-	
REIMBURSABLE/PRINTING	$	-	0.0%	$	-	
CONSTRUCTION MANAGEMENT FEE						$ -
TOTAL HARD COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.00%	$	-	
REIMBURSABLE	$	-	0.00%	$	-	
PERMITTING						$ 25,000
COMMISSIONING AGENT / ENGINEER						$ 99,175
TOTAL CONSTRUCTION COSTS	$	9,917,514		$	-	
PROFESSIONAL SERVICES	$	9,917,514	1.00%	$	99,175	
REIMBURSABLE/PRINTING	$	99,175	0.00%	$	-	
OPEN						$ -
TOTAL CONSTRUCTION COSTS	$	9,917,514				
PROFESSIONAL SERVICES	$	9,917,514	0.00%	$	-	
REIMBURSABLE/TESTING	$	-	0.00%	$	-	
MANAGEMENT & INSPECTION COSTS SUBTOTAL						$ 474,841
$/GSF						$ 1.33

JCSBC
2-2-2016
Att.8.--745

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,694	1,694	1,694
?SF/SEAT	211	211	185
USF/NSF	0	88%	
NSF/GSF	100%		

HARD COSTS

CONSTRUCTION COSTS — $ 9,917,514

SITE/PARKING — $ -

	QTY	UNIT	
LAND SF	716,320	$ -	/LAND SF
LAND ACREAGE	16.44	$ -	/ACRES
PARKING	1,164.02	$ -	/SPACE

OFFICE BUILDING PROGRAM — $ 9,445,251

	GSF	$/GSF	TOTAL	
SHELL - WARM SHELL	358,160	-	$ -	
	358,160	-	$ -	
	NSF	**$/NSF**	**TOTAL**	
TI - OFFICE	355,410	20.12	$ 7,149,477	
TI - DATA/SWITCH	2,750	200.00	$ 550,000	See Note Below
KITCHEN AND DINING	-	127.11	$ -	
FITNESS CENTER	-	75.00	$ -	
CONFERENCE CENTER	-	70.62	$ -	
DEMOUNTABLE PARTITIONS ADDER	355,410	4.91	$ 1,745,774	

PHASING PREMIUM — 0.0% — $ -

ESTIMATING CONTINGENCY — 5.0% — $ 472,263

ENVIRONMENTAL REMEDIATION — $ - — $ -

	GSF	$/GSF	TOTAL
REMEDIATION	358,160	-	$ -

PHASING PREMIUM — 0.0% — $ -

ESTIMATING CONTINGENCY — 5.0% — $ -

OPEN — $ -

	GSF	$/GSF	TOTAL
OPEN	358,160	-	$ -

HARD COSTS SUBTOTAL — $ 9,917,514

$/GSF — $ 27.69

HARD COST ASSUMPTION

REFERENCE JE DUNN CONSTRUCTION ESTIMATE/ DATA FOR DETAIL.DATED 12/23/2003.

TI DATA/SWITCH FOR A 2,750 SF FOR MAIN (1,000 SF) & PER FLR (125 SF) DATA/PHONE ROOMS

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Att.8.--746

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,694	1,694	1,694
?SF/SEAT	211	211	185
USF/NSF	0	88%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			339
SYSTEM FURNISHING			1,355

FIXTURES, FURNISHING & EQUIPMENT COSTS

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) ESTIMATE IS BASED ON STATES REQUEST TO RE-USE EXISTING FURNITURE. THEREFORE, THE ESTIMATE ASSUMES ANCILLARY UNIT COSTS @ 50% OF NEW TO SUPPLEMENT FURNITURE/COMPONENTS FOR NEW FACILITY SPACE PLAN.

FIXTURES — $ 97,042

ARTWORK — $ -

SIGNAGE — $ 97,042

	QTY	UNIT/COST	TOTAL
SITE & BUILDING	358,160		IN CONSTRUCTION
GENERAL INTERIOR	358,160	0.2	$ 71,632
OFFICE/WORKSTATION	1,694	15	$ 25,410

OPEN — $ -

FURNISHINGS — $ 4,545,873

SYSTEMS FURNISHING - — $ 3,049,200

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	4,500	$ -
SUPPLEMENT EXISTING	100%	1,355	2,250	$ 3,049,200
TASK CHAIRS	0%	-	550	$ -

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

PRIVATE OFFICE FURNITURE — $ 1,270,500

	FACTOR	QTY	UNIT/COST	
NEW FURNITURE W/ CHAIRS	0%	-	7,500	$ -
SUPPLEMENT EXISTING	100%	339	3,750	$ 1,270,500

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Att.8.--747

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

Gross Square Footage	358,160
Net Square Footage	358,160
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TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

AREA INFORMATION	GSF	NSF	USF
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USF/NSF	0	88%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			339
SYSTEM FURNISHING			1,355

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

CONFERENCE ROOM FURNITURE $ 104,538

TOTAL SQUARE FOOTAGE 358,160 GSF
GSF/CONFERENCE RM. FACTOR 10,000
CONFERENCE ROOMS 36 ROOMS W/ 1 TABLES + X CHAIRS OR SOME CONSOLIDATED TO A CONFERENCE CENTER

	FACTOR	QTY	UNIT/COST		
NEW CONFERENCE ROOMS					
LARGE 10 -14	25%	9	9,100	$	81,481
MEDIUM 6 - 8	50%	18	5,700	$	102,076
SMALL 4	25%	9	2,850	$	25,519

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS $ 104,538

DINING/BREAKROOM FURNITURE $ 36,935

TOTAL SQUARE FOOTAGE 358,160 GSF
GSF/BREAK ROOM 20,000
QTY OF BREAK ROOMS 18 ROOMS W/ 3 TABLES + 15 CHAIRS EACH OR SOME CONSOLIDATED TO A COMMON DINING/CAFETERIA

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	4,125	$	-
SUPPLEMENT EXISTING	100%	18	2,063	$	36,935

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

FILE CABINETS / STORAGE - $ 84,700

EST. SEATS SUPPORTED 1,694
SEATS PER FILE CABINET 5 FACTOR
FILE/STORAGE 339 CABINETS

	FACTOR	QTY	UNIT/COST		
NEW	0%	-	500	$	-
SUPPLEMENT EXISTING	100%	339	250	$	84,700

SUPPLEMENT EXISTING FACTOR 50% OF NEW COSTS

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Att.8.--748

STATE OF KANSAS ANALYSIS

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TOTAL

PROGRAM LEVEL (REFERENCE PROGRAM INPUT & LAND COST TAB TO REVISE)

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?SF/SEAT	211	211	185
USF/NSF	0	88%	
NSF/GSF	100%		
FURNITURE INFORMATION			
% PRIVATE OFFICE ASSUMPTION			20%
PRIVATE OFFICE			339
SYSTEM FURNISHING			1,355

OPEN	$	-
EQUIPMENT	$	-
CAFETERIA / FOOD SERVICE	$	-
AUDIO / VISUAL	$	-
MAIL SERVICE	$	-
PHOTOCOPIERS	$	-
FITNESS EQUIPMENT	$	-
OTHER	$	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$	4,642,915
$/GSF	$	12.96

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

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Useable Square Footage	313,390
	TOTAL

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USF/NSF	0	88%	
NSF/GSF	100%		

MOVING & RELOCATION EXPENSE

STAFF / PERSONNEL BOX MOVES — $ 358,160

	QTY	UNIT/COST	TOTAL
NSF	358,160	$ 1.00	358,160
SEAT	1,694	$ 211	

FURNITURE RELOCATION — $ 855,555

	QTY	UNIT/COST	TOTAL
USF	313,390	$ 2.73	855,555
SEAT	1,694	$ 505	

DECOMMISSIONING EXPENSES — $ -

	QTY	UNIT/COST	TOTAL
GSF	358,160	$ -	-
SEAT	1,694	$ -	

OPEN — $ -

	GSF	$/GSF	TOTAL
NSF	358,160	$ -	$ -
SEAT	1,694	$ -	

MOVING AND RELOCATION SUBTOTAL	$ 1,213,715
$/GSF	$ 3.39

ASSUMPTIONS

1) RELOCATION COST OF EXISTING FURNITURE IN "MOVING AND RELOCATION COSTS" SECTION

2) MOVING & RELOCATION UNIT COSTS UTILIZED FROM INITIAL "OCTOBER STUDY"

JCSBC
2-2-2016
Att.8.--750

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

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Net Square Footage	358,160
Useable Square Footage	313,390

TOTAL

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EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,694	1,694	1,694
?SF/SEAT	211	211	185
USF/NSF	0	88%	
NSF/GSF	100%		

DISC FF&E COSTS

VOICE / DATA TO DESKTOP $ 1,499,938

VOICE / DATA NETWORK

		FACTOR	QTY	UNIT/COST		TOTAL
PER NODE	NEW SYSTEM	125%	2,118	425	$	899,938

ASSUME SEAT COUNT PLUS X% FOR NON-HEADCOUNT RELATED NODES SUCH AS PRINTERS, FAXES, COPIERS, VISITORS, CONFERENCE ROOM, EXTRA PRIVATE OFFICE NODES, ETC.

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST		TOTAL
EQUIPMENT AND TESTING	100%	1	600,000.00	$	600,000

DISC DATA CENTER $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST		TOTAL
NEW SYSTEM	100%	-	-	$	-
SUPPLEMENT EXISTING	0%	-	-	$	-
OPEN				$	-

DISC FF&E SUBTOTAL	$	1,499,938
$/GSF	$	4.19

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

BURLINGTON NORHTERN/SANTE FE LEASE - 358,160 RSF

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AREA INFORMATION	GSF	NSF	USF
EST. FACILITY SQUARE FOOTAGE	358,160	358,160	313,390
EST. SEATS SUPPORTED	1,694	1,694	1,694
?SF/SEAT	211	211	185
USF/NSF	0	88%	
NSF/GSF	100%		

DISC MOVING & RELOCATION

VOICE / DATA MOVING COSTS $ 338,800

VOICE / DATA NETWORK

SEAT BASIS

	FACTOR	QTY	UNIT/COST	TOTAL
STAFF/PERSONNEL MOVE	100%	1,694	200	$ 338,800

PLUS

EQUIPMENT

	FACTOR	QTY	UNIT/COST	TOTAL
SWITCHES/ROUTERS ETC.	100%	1	-	$ -

DISC DATA CENTER RELOCATION COSTS $ -

DISC DATA CENTER NETWORK

	FACTOR	QTY	UNIT/COST	TOTAL
RELOCATION	100%	-	-	$ -

DISC MOVING & RELOCATION	$ 338,800
$/GSF	$ 0.95

ASSUMPTIONS

1) ESTIMATE PROVIDED BY DISC DATED, 01/12/2004 - NEEDS TO BE REVIEWED WITH DISC.

2)

JCSBC
2-2-2016
Att.8.--752

State of Kansas
Department of Administration

Financial Summary Booklet
Real Estate Analysis
January 16, 2004

TABLE CONTENTS

TAB ONE

- KEY ASSUMPTIONS – CONSTRUCTION
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- FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES - SUMMARY
- FINANCIAL SUMMARY – DETAIL
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    - RECONSTRUCT DSOB AND LEASE ALL OF BNSF (if/when available)
  - OTHER ALTERNATIVES –
    - LEASE ALL OF BNSF (if available) AND LEASE BCBS
    - LEASE ALL OF BNSF (if available) AND RECONSTRUCT LSOB
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TAB FIVE

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TAB SEVEN

- BNSF - 358K RSF – REPLACE LSOB
- BNSF - 358K RSF – REPLACE DSOB

Note: For Tabs Three through Seven, each Site Alternative listed has the following breakout of information:

1. ***Financial Model***
2. ***Project Level Estimate***
3. ***Contractor Level Estimate Information***

I. Summary of Recommendations

Project Objective
The objective of this Assignment is to provide a detailed review and analysis of the occupancy and cost alternatives for state personnel currently located in the Docking State Office Building and the Landon State Office Buildings. Specifically this includes: an analysis and confirmation of the expected costs to reconstruct these two State office buildings, a validation and assessment of relocation alternatives to new construction or to existing buildings, and a recommendation of the findings to serve the portfolio and fiscal needs of the State of Kansas.

Recommendation
The "Recommendation" compiled for the Assignment is as follows:

> ***Reconstruct the Docking State Office Building, lease space currently available at the Burlington Northern Santa Fe office building, vacate and seek an adaptive reuse for the Landon State Office Building. The total cost to implement this recommendation is expected to be approximately $211 million on a 20-year net present value basis.***

A cost summary for this Recommendation is shown on page 5, with details contained in the Supplemental Financial Booklet.

The reasons for this Recommendation are as follows:

- This is the least costly alternative based on a net present value analysis of capital and expense items for a 20-year holding period after the implementation period. (A comparison cost matrix of the alternatives are shown on page 6.)
- This Recommendation will avoid moving the support structure (heating for the "campus" and air-conditioning for the Capitol complex) currently contained in the Docking State Office Building, ("DSOB").
- The reconstruction of the DSOB will remove unneeded corridors and produce large uninterrupted floor plates for better space efficiency.
- Reconstructing DSOB and keeping the perceived historical significance of the Landon State Office Building ("LSOB") under an adaptive reuse should satisfy the preservation groups of Topeka.
- This Recommendation is able to provide office space for 2,785 seats (target 2,750 seats) and the acquisition of leased space at the Burlington Northern Santa Fe ("BNSF") office building allows for the potential to acquire additional office space if there is a need to accommodate future employment growth or consolidations from other State leased locations.

- The available space at BNSF provides an immediate and permanent office location for the groups selected from DSOB and/or LSOB, which would avoid the need for "swing space" at State locations outside of the downtown area.

Possible Future State of the Recommendation

If the entire BNSF office building of 358,000 rentable sq. ft. is available under a reasonable delivery schedule (within four years) then approximately 3,834 total seats could be applied to this Recommendation. It is important to note, however, that at this time BNSF has not committed to offering the entire 14-story office building. Presently, only six contiguous floors for approximately 142,000 rentable sq. ft. are available. Taking into consideration that BNSF is currently downsizing its Topeka workforce, provides us with the "possibility" that the entire building may be available in the near future. Therefore, we prepared an outlook of the expected total cost for acquiring and occupying the entire BNSF office building along with reconstructing the DSOB. This alternative is called the "Future State of the Recommendation" and its cost summary can be found on page 7 with details contained in the Supplemental Financial Booklet.

Other Alternatives

Other alternatives that meet the targeted requirement of 2,750 seats are:

Acquire All of BNSF and Blue Cross Blue Shield

- Demolish the DSOB, vacate and seek an adaptive reuse for the LSOB and replace these sites by acquiring the entire BNSF office building comprising 358,160 rentable sq. ft. (when available), plus acquiring all of the Blue Cross Blue Shield "(BCBS") Complex totaling 331,416 rentable sq. ft. The total cost for this alternative is approximately $217.4 million. See page 8 for a cost summary.

Acquire All of BNSF and Reconstruct the LSOB

- Reconstruct the LSOB, demolish DSOB and acquire the entire BNSF office building of 358,160 sq. for a total cost of $227.1 million. See page 9 for a cost summary.

Acquire All of BNSF and Construct a New 1,000 Seat Building

- Construct a new building of approximately 278,000 sq. ft. and 1,000 seats, demolish the DSOB and vacate and seek an adaptive reuse for the LSOB and acquire the entire BNSF office building of 358,160 sq. ft. for an overall cost of $225.4 million. See page 10 for a cost summary.

Construct New Building for 2,750 Seats

- Construct a new building of approximately 654,000 sq. ft., demolish the DSOB and vacate and seek an adaptive reuse for the LSOB for an overall cost of $228 million. See page 11 for a cost summary.

Reconstruct DSOB and LSOB

- Reconstruct the DSOB and the LSOB while using existing excess space found in the DSOB, LSOB and other space within the portfolio during the time of

reconstruction. The total cost for this alternative is approximately $257.9 million. See page 12 for a cost summary.

Any other alternative will include a combination of the above locations or other sites contained in this report. However, the other "combination alternatives" do not meet reasonable standards for occupancy levels, operating cost, construction cost and ease of implementation.

Recommendation versus Status Quo

Many times the "status quo" alternative cannot be considered a viable long-term option for older buildings that need short-term major repairs and refurbishments. The Department of Administration and Glaze Commercial Real Estate Advisors, Inc., have determined that the DSOB and LSOB require extensive and near-term improvements in order to maintain an effective work environment that improves safety, technical applications, space efficiencies and controls cost Nevertheless, a cost analysis was compiled that compares the Recommendation against the "Status Quo" option of keeping the DSOB and LSOB under the following definition:

> The Status Quo is defined as maintaining the DSOB and LSOB in its current mode of operation by continuing with normal repair and maintenance actions as well as the completing the capital improvement items listed in the State's "Capital Improvements Five-Year Plan Fiscal Year 2005 and Fiscal Years 2006, 2007, 2008 and 2009."

Using a 20-year discounted analysis, the incremental cost of the Recommendation compared to the less costly continuation of DSOB and LSOB under the Status Quo alternative is a difference of approximately $43 million as shown on page 13 with a list of the cost variances on page 14. However, the benefits for the Recommendation (what you get for $43 million over a 20 year period) include a new 15,000 sq. ft. data center, a reconstructed and more efficient DSOB, and a refurbished space in a Class A office building at the BNSF complex.

Sensitivity of the Discounted Cash Flow and the Discount Rate

A graph comparing the discounted cash flow for the alternatives (that support only the target of 2,750 office seats) is shown on page 15. On page 16 is a sensitivity analysis of how a change in the discount rate can affect the cost "favorability" of one alternative over the other.

Recommendation Assembly

The following items list the tools and methods by which the cost estimates were assembled in this report.

- The Recommendation is a result of investigative market work, interviews with peer companies, responses to formal requests for information and collaboration with real estate and construction professionals.

- The cost estimates are delivered with a high degree of confidence for this request for cost validation, but the actual costs will vary.

- The term "adaptive reuse" associated with the LSOB is defined as modifying a building to meet a contemporary economic demand or use for space. The reuse approach is typically fashioned to conserve land, materials, and architectural history and is can be driven by financial as well as aesthetic satisfaction.

- These estimates include the cost to relocate, construct and install a new 15,000 sq. ft. raised-floor data center.

- Residual values of the Docking and Landon buildings are considered to be minimal and were not factored into the analysis.

- Final cost estimates typically obtained through best and final offers, continued negotiated of rental rates, competitive construction bidding, or real estate appraisal were not conducted as part of the Assignment.

- Sourcing of funds in support of the Recommendation and the selection of the most appropriate form of financing is also not part of this Assignment.

- The cost estimates are assumed to be a current depiction of real estate market conditions and can be considered reliable for a period of 120 days.

- Construction cost estimates have been assembled based on pricing at the mid-point of construction, which is assumed to commence in 2006.

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

RECOMMENDATION - RECONSTRUCT DSOB AND LEASE CURRENT AVAILABLE SPACE AT BNSF	RECONSTRUCT DSOB	LEASE BNSF 142K RSF	INTERIM HOUSING	DATA CENTER @ DSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	472,700	142,468	-	30,000	**645,168**			**645,168**
SEATS	2,161	581	-		**2,742**			**2,742**
FINANCIALS								
RENT EXPENSE	$0	$32,685,143	$0	$0	**$32,685,143**		$0	**$32,685,143**
OPERATING EXPENSE	$100,955,180	$32,851,626	$21,426,636	$6,407,141	**$161,640,582**		$1,263,794	**$162,904,376**
RENT & OPERATING EXPENSES	**$100,955,180**	**$65,536,769**	**$21,426,636**	**$6,407,141**	**$194,325,725**	**$0**	**$1,263,794**	**$195,589,520**
PROJECT EXPENSE	**$92,907,547**	**$8,567,763**	**$0**	**$10,157,789**	$111,633,100		$5,746,565	$117,379,665
TOTAL CASH FLOW	**$193,862,727**	**$74,104,533**	**$21,426,636**	**$16,564,930**	**$305,958,825**	**$0**	**$7,010,360**	**$312,969,185**
								$0
DISCOUNTED TOTAL CASH FLOW	**$130,642,965**	**$44,499,881**	**$19,006,322**	**$11,772,487**	$205,921,655		$5,009,029	$210,930,683
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$3,960,057**	**$2,403,443**	**$0**	**$251,326**	$6,614,827			$6,614,827
DCF / RSF	$276	$312		$392	**$319**			**$327**
DCF / SEAT	$60,450	$76,595		N/A	**$75,095**			**$76,922**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES - 4 YEAR PROJECT IMPLEMENTATION PLUS 20 YEARS OF OPERATIONS

	RECOMMENDATION	OTHER ALTERNATIVES				OTHER ALTERNATIVES		STATUS QUO
		**** IF ALL OF BNSF BECOMES AVAILABLE ****						
	RECONSTRUCT DSOB PLUS BNSF LEASE	RECOMMENDATION FUTURE STATE	BNSF PLUS BCBS	BNSF PLUS LSOB	BNSF PLUS NEW FACILITY	NEW FACILITY	RECONSTRUCT DSOB & LSOB	DSOB & LSOB w/ Implementation of DFM's 5 YR Capital Improvement Program
SCOPE								
RENTABLE AREA	645,168	860,860	689,576	684,155	666,160	666,000	828,695	828,695
SEATS	2,742	3,516	2,819	2,809	2,750	2,750	3,288	2,717
FINANCIALS								
RENT EXPENSE	$32,685,143	$76,067,538	$122,085,700	$76,067,538	$76,067,538	$0	$0	$0
OPERATING EXPENSE	$162,904,376	$207,422,167	$167,660,515	$167,665,941	$165,161,570	$165,109,301	$202,546,604	$188,532,117
RENT & OPERATING EXPENSES	$195,589,520	$283,489,705	$289,746,214	$243,733,480	$241,229,109	$165,109,301	$202,546,604	$188,532,117
PROJECT EXPENSE	$117,379,665	$129,747,438	$74,200,263	$109,421,151	$111,264,099	$164,678,340	$169,414,843	$73,595,552
TOTAL CASH FLOW	$312,969,185	$413,237,144	$363,946,477	$353,154,630	$352,493,208	$329,787,641	$371,961,447	$262,127,669
DISCOUNTED TOTAL CASH FLOW	$210,930,683	$266,040,613	$247,381,472	$227,030,775	$225,382,452	$228,055,534	$257,982,249	$168,114,860
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	$6,614,827	$10,253,563	$10,762,383	$8,971,205	$8,576,978	$5,604,924	$6,889,083	$6,443,981
								$0
DISCOUNTED CASH FLOW / RSF	$327	$309	$315	$332	$338	$342	$311	$203
DISCOUNTED CASH FLOW / SEAT	$76,922	$75,660	$77,122	$80,853	$81,957	$82,929	$78,458	$61,875
INCREMENTAL VIEW ALTERNATIVE MINUS STATUS QUO								
RENT & OPERATING EXPENSES	$7,057,403	NM	$101,214,098	$55,201,363	$52,696,992	-$23,422,815	NM	$0
PROJECT EXPENSE	$43,784,113	NM	$604,711	$35,825,599	$37,668,547	$91,082,788	NM	$0
TOTAL CASH FLOW	$50,841,516	$0	$101,818,809	$91,026,962	$90,365,539	$67,659,973	$0	$0
DISCOUNTED TOTAL CASH FLOW	$42,815,823	NM	$49,266,612	$58,965,915	$57,267,621	$59,940,674	NM	$0
DISCOUNTED CASH FLOW / RSF	$66	NM	$71	$86	$86	$90	NM	
DISCOUNTED CASH FLOW / SEAT	$15,614	NM	$17,479	$20,995	$20,825	$21,797	NM	

NM NOT MEANINGFUL - DUE TO SIGNIFICANT SEAT COUNT VARIANCE TO STATUS QUO.

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

RECOMMENDATION - FUTURE STATE OF DSOB RECONSTRUCTION AND LEASE ALL OF BNSF (if/when available)								
	RECONSTRUCT DSOB	LEASE BNSF 358K RSF	INTERIM HOUSING	DATA CENTER @ DSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	472,700	358,160	-	30,000	**860,860**			**860,860**
SEATS	2,161	1,355	-		**3,516**			**3,516**
FINANCIALS								
RENT EXPENSE	$0	$76,067,538		$0	**$76,067,538**		$0	**$76,067,538**
OPERATING EXPENSE	$100,955,180	$77,369,417	$21,426,636	$6,407,141	**$206,158,373**		$1,263,794	**$207,422,167**
RENT & OPERATING EXPENSES	**$100,955,180**	**$153,436,955**	**$21,426,636**	**$6,407,141**	**$282,225,911**	$0	$1,263,794	**$283,489,705**
PROJECT EXPENSE	**$92,907,547**	**$20,935,537**	**$0**	**$10,157,789**	$124,000,873		$5,746,565	$129,747,438
TOTAL CASH FLOW	**$193,862,727**	**$174,372,492**	**$21,426,636**	**$16,564,930**	**$406,226,784**	$0	$7,010,360	**$413,237,144** $0
DISCOUNTED TOTAL CASH FLOW	**$130,642,965**	**$99,615,801**	**$19,006,322**	**$11,772,487**	$261,037,575		$5,009,029	$266,046,603
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$3,960,057**	**$6,042,180**	**$0**	**$251,326**	$10,253,563			$10,253,563
DCF / RSF	$276	$278		$392	**$303**			**$309**
DCF / SEAT	$60,450	$73,506		N/A	**$74,235**			**$75,660**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	OTHER ALTERNATIVES - LEASE ALL OF BNSF (if/when available) AND LEASE BCBS							
	LEASE BNSF 358K RSF	LEASE BCBS	INTERIM HOUSING	DATA CENTER @ BCBS	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	358,160	304,048	-	27,368	**689,576**			**689,576**
SEATS	1,749	1,070	-	-	**2,819**			**2,819**
FINANCIALS								
RENT EXPENSE	$76,067,538	$42,218,062	$0	$3,800,099	**$122,085,700**	$0	$0	**$122,085,700**
OPERATING EXPENSE	$77,369,417	$61,576,867	$21,426,636	$5,542,608	**$165,915,527**	$481,193	$1,263,794	**$167,660,515**
RENT & OPERATING EXPENSES	**$153,436,955**	**$103,794,929**	**$21,426,636**	**$9,342,707**	**$288,001,227**	**$481,193**	**$1,263,794**	**$289,746,214**
PROJECT EXPENSE	**$22,492,938**	**$25,603,787**	**$0**	**$7,787,483**	$55,884,208	**$12,569,489**	**$5,746,565**	$74,200,263
TOTAL CASH FLOW	**$175,929,893**	**$129,398,716**	**$21,426,636**	**$17,130,190**	**$343,885,435**	**$13,050,682**	**$7,010,360**	**$363,946,477** **$0**
DISCOUNTED TOTAL CASH FLOW	**$100,901,481**	**$72,792,973**	**$19,006,322**	**$10,952,358**	$203,653,134	**$8,719,310**	**$5,009,029**	$217,381,472
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$6,042,180**	**$4,330,417**	**$0**	**$389,786**	$10,762,383			$10,762,383
DCF / RSF	$282	$239		$400	**$295**			**$315**
DCF / SEAT	$57,686	$68,061		N/A	**$72,251**			**$77,122**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

OTHER ALTERNATIVES - LEASE ALL OF BNSF (if available/when) AND RECONSTRUCT LSOB								
	LEASE BNSF 358K RSF	RECONSTRUCT LSOB LESS SF FOR DATA CTR.	INTERIM HOUSING	DATA CENTER @ LSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	358,160	295,995	-	30,000	**684,155**			**684,155**
SEATS	1,749	1,059	-		**2,809**			**2,809**
FINANCIALS								
RENT EXPENSE	$76,067,538	$0	$0	$0	**$76,067,538**	$0		**$76,067,538**
OPERATING EXPENSE	$77,369,417	$61,981,555	$21,426,636	$6,407,141	**$167,184,748**	$481,193		**$167,665,941**
RENT & OPERATING EXPENSES	**$153,436,955**	**$61,981,555**	**$21,426,636**	**$6,407,141**	**$243,252,287**	$481,193	$0	**$243,733,480**
PROJECT EXPENSE	**$22,492,938**	**$64,200,934**	**$0**	**$10,157,789**	$96,851,661	$12,569,489		$109,421,151
TOTAL CASH FLOW	**$175,929,893**	**$126,182,489**	**$21,426,636**	**$16,564,930**	**$340,103,948**	$13,050,682	$0	**$353,154,630** **$0**
DISCOUNTED TOTAL CASH FLOW	**$100,901,481**	**$86,681,176**	**$19,006,322**	**$11,772,487**	$218,361,466	$8,719,310		$227,080,775
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$6,042,180**	**$2,677,699**	**$0**	**$251,326**	$8,971,205			$8,971,205
DCF / RSF	$282	$293		$392	**$319**			**$332**
DCF / SEAT	$57,686	$81,820		N/A	**$77,748**			**$80,853**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	OTHER ALTERNATIVES - LEASE ALL OF BNSF (if available/when) AND NEW 1,000 FACILITY							
	LEASE BNSF 358K RSF	NEW 1000 FACILITY	INTERIM HOUSING	DATA CENTER @ NEW FACILITY	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	358,160	278,000	-	30,000	**666,160**			**666,160**
SEATS	1,749	1,001	-		**2,750**			**2,750**
FINANCIALS								
RENT EXPENSE	$76,067,538	$0	$0	$0	**$76,067,538**	$0	$0	**$76,067,538**
OPERATING EXPENSE	$77,369,417	$58,213,390	$21,426,636	$6,407,141	**$163,416,583**	$481,193	$1,263,794	**$165,161,570**
RENT & OPERATING EXPENSES	**$153,436,955**	**$58,213,390**	**$21,426,636**	**$6,407,141**	**$239,484,121**	$481,193	$1,263,794	**$241,229,109**
PROJECT EXPENSE	**$22,492,938**	**$60,297,317**	**$0**	**$10,157,789**	$92,948,044	$12,569,489	$5,746,565	$111,264,099
TOTAL CASH FLOW	**$175,929,893**	**$118,510,707**	**$21,426,636**	**$16,564,930**	**$332,432,166**	$13,050,682	$7,010,360	**$352,493,208** **$0**
DISCOUNTED TOTAL CASH FLOW	**$100,901,481**	**$79,973,854**	**$19,006,322**	**$11,772,487**	$211,654,143	$8,719,310	$5,009,029	$225,382,482
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$6,042,180**	**$2,283,472**	**$0**	**$251,326**	$8,576,978			$8,576,978
DCF / RSF	$282	$288		$392	**$318**			**$338**
DCF / SEAT	$57,686	$79,906		N/A	**$76,965**			**$81,957**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

	OTHER ALTERNATIVES - NEW FACILITY FOR 2,750 SEATS							
	NEW 2750 FACILITY		INTERIM HOUSING	DATA CENTER @ LSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	636,000		-	30,000	**666,000**			**666,000**
SEATS	2,750		-		**2,750**			**2,750**
FINANCIALS								
RENT EXPENSE	$0		$0	$0	**$0**	$0	$0	**$0**
OPERATING EXPENSE	$133,178,834		$23,778,340	$6,407,141	**$163,364,314**	$481,193	$1,263,794	**$165,109,301**
RENT & OPERATING EXPENSES	**$133,178,834**	**$0**	**$23,778,340**	**$6,407,141**	**$163,364,314**	**$481,193**	**$1,263,794**	**$165,109,301**
PROJECT EXPENSE	**$136,204,495**		**$0**	**$10,157,789**	$146,362,285	**$12,569,489**	**$5,746,565**	$164,678,340
TOTAL CASH FLOW	**$269,383,329**	**$0**	**$23,778,340**	**$16,564,930**	**$309,726,599**	**$13,050,682**	**$7,010,360**	**$329,787,641** **$0**
DISCOUNTED TOTAL CASH FLOW	**$181,462,328**		**$21,092,381**	**$11,772,487**	$214,327,196	**$8,719,310**	**$5,009,029**	$228,055,534
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$5,353,598**		**$0**	**$251,326**	$5,604,924			$5,604,924
DCF / RSF	$285			$392	**$322**			**$342**
DCF / SEAT	$65,986			N/A	**$77,937**			**$82,929**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES

OTHER ALTERNATIVES - RECONSTRUCT BOTH DSOB AND LSOB								
	RECONSTRUCT DSOB	RECONSTRUCT LSOB	INTERIM HOUSING	DATA CENTER @ DSOB	SUBTOTAL CONSTRUCTION	DEMOLISH DSOB PLUS	VACATE LSOB	ALTERNATIVE TOTAL
SCOPE								
RENTABLE AREA	472,700	325,995	-	30,000	**828,695**			**828,695**
SEATS	2,161	1,127	-		**3,288**			**3,288**
FINANCIALS								
RENT EXPENSE	$0	$0	$0	$0	**$0**			**$0**
OPERATING EXPENSE	$100,955,180	$68,263,575	$26,920,708	$6,407,141	**$202,546,604**			**$202,546,604**
RENT & OPERATING EXPENSES	**$100,955,180**	**$68,263,575**	**$26,920,708**	**$6,407,141**	**$202,546,604**	$0	$0	**$202,546,604**
PROJECT EXPENSE	**$92,907,547**	**$66,349,507**	**$0**	**$10,157,789**	$169,414,843			$169,414,843
TOTAL CASH FLOW	**$193,862,727**	**$134,613,082**	**$26,920,708**	**$16,564,930**	**$371,961,447**	$0	$0	**$371,961,447** $0
DISCOUNTED TOTAL CASH FLOW	**$130,642,965**	**$91,687,004**	**$23,879,793**	**$11,772,487**	$257,982,249			$257,982,249
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	**$3,960,057**	**$2,677,699**	**$0**	**$251,326**	$6,889,083			$6,889,083
DCF / RSF	$276	$281		$392	**$311**			**$311**
DCF / SEAT	$60,450	$81,357		N/A	**$78,458**			**$78,458**

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES - 4 YEAR PROJECT IMPLEMENTATION PLUS 20 YEARS OF OPERATIONS

	RECOMMENDATION RECONSTRUCT DSOB PLUS BNSF LEASE	RECOMMENDATION - FUTURE STATE **** IF ALL OF BNSF BECOMES AVAILABLE **** RECONSTRUCT DSOB PLUS BNSF LEASE	STATUS QUO DSOB & LSOB w/ Implementation of DFM's 5 YR. Capital Improvement Program
SCOPE			
RENTABLE AREA	645,168	860,860	828,695
SEATS	2,742	3,516	2,717
FINANCIALS			
RENT EXPENSE	$32,685,143	$76,067,538	$0
OPERATING EXPENSE	$162,904,376	$207,422,167	$188,532,117
RENT & OPERATING EXPENSES	$195,589,520	$283,489,705	$188,532,117
PROJECT EXPENSE	$117,379,665	$129,747,438	$73,595,552
TOTAL CASH FLOW	$312,969,185	$413,237,144	$262,127,669
DISCOUNTED TOTAL CASH FLOW	$210,930,683	$266,[illegible]	$163,[illegible]
TYPICAL ANNUAL RENT AND OPERATING EXPENSE (2009)	$6,614,827	$10,253,563	$6,443,981
			$0
DISCOUNTED CASH FLOW / RSF	$327	$309	$203
DISCOUNTED CASH FLOW / SEAT	$76,922	$75,660	$61,875
INCREMENTAL VIEW			
ALTERNATIVE MINUS STATUS QUO			
RENT & OPERATING EXPENSES	$7,057,403	NM	$0
PROJECT EXPENSE	$43,784,113	NM	$0
TOTAL CASH FLOW	$50,841,516	$0	$0
DISCOUNTED TOTAL CASH FLOW	$42,815,823	NM	$0
DISCOUNTED CASH FLOW / RSF	$66	NM	
DISCOUNTED CASH FLOW / SEAT	$15,614	NM	

NM NOT MEANINGFUL - DUE TO SIGNIFICANT SEAT COUNT VARIANCE TO STATUS QUO.

FINANCIAL SUMMARY OF RECOMMENDATION AND OTHER ALTERNATIVES - 4 YEAR PROJECT IMPLEMENTATION PLUS 20 YEARS OF OPERATIONS

RECAP - PROJECT EXPENSE VARIANCE

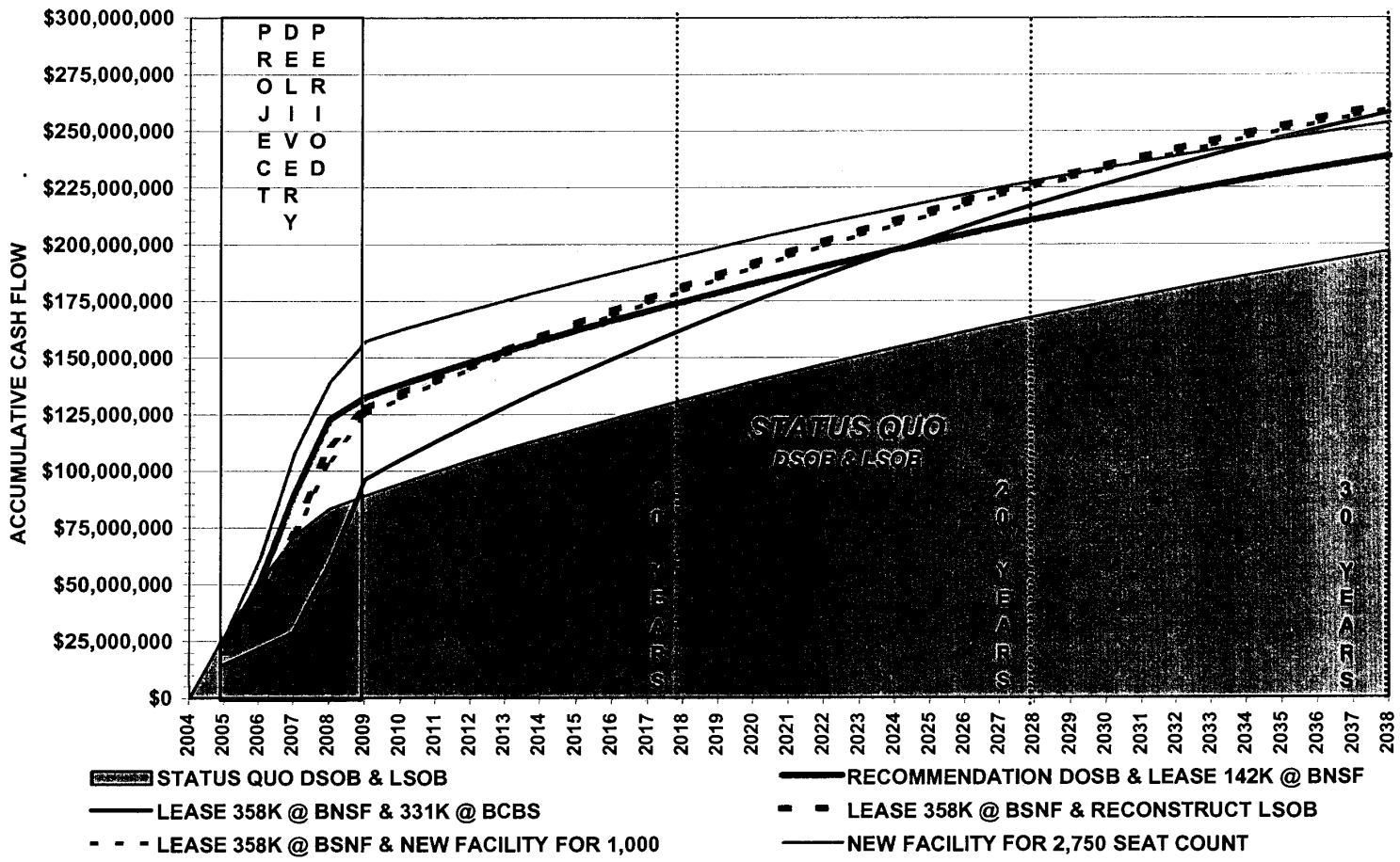
	RECOMMENDATION	DFM 5 YR. CAPITAL PLAN	VARIANCE
DOCKING STATE OFFICE BLDG.	92,907,547	45,655,836	47,251,711
LANDON STATE OFFICE BLDG.	-	27,939,716	(27,939,716)
LANDON STATE OFFICE BLDG. - VACATE	5,746,565	-	5,746,565
NEW DATA CENTER	10,157,789	-	10,157,789
LEASE BURLINGTON NORTHERN	8,567,763	-	8,567,763
TOTALS	$117,379,665	$73,595,552	$43,784,113

VARIANCE EXPLANATION / HIGH-LEVEL VIEW

DOCKING STATE OFFICE BLDG. - RECONSTRUCTION		47,251,711	40.3%	47,251,711
INFLATION TO MID POINT OF CONSTRUCTION		*5,934,000*	*5.1%*	
DESIGN & REVIEW		*ASSUMED TO BE INCLUDED IN 5 YR CAPITAL PLAN*		
HARD COSTS				
ASBESTOS ABATEMENT		*2,608,000*	*2.2%*	
NEW CURTAIN WALL SYSTEM		*9,688,000*	*8.3%*	
NEW ELEVATORS		*2,517,000*	*2.1%*	
NEW DE-MOUNTABLE PARTITIONS		*4,175,000*	*3.6%*	
NEW AMENITIES - CAFETERIA, CONFERENCE CENTER & FITNESS.		*1,622,000*	*1.4%*	
DIFFERING APPROACHES TO CONCEPTUAL SCOPE / ESTIMATING		*6,250,711*	*5.3%*	
MANAGEMENT & INSPECTION		*2,263,000*	*1.9%*	
FF&E		*6,284,000*	*5.4%*	
MOVING & RELOCATION		*2,555,000*	*2.2%*	
DISC COSTS		*3,355,000*	*2.9%*	
LANDON STATE OFFICE BLDG. - NO RECONSTRUCTION		(27,939,716)	-23.8%	(27,939,716)
LANDON STATE OFFICE BLDG. - VACATE		5,746,565	4.9%	5,746,565
NEW 15,000 SF DATA CENTER		10,157,789	8.7%	10,157,789
LEASE 142K RSF @ BURLINGTON NORTHERN		8,567,763	7.3%	8,567,763
TOTAL VARIANCE		$43,784,113	37.3%	$43,784,113
RECONCILIATION TOTAL	$117,379,665	$117,379,665		$0

THIS VARIANCE ANALYSIS REPRESENTS GLAZE COMMERCIAL REAL ESTATE ADVISORS' VIEW ONLY DUE TO TIME CONSIDERATIONS AND IS BASED ON LIMITED INFORMATION PROVIDED IN THE 5 YEAR CAPITAL PLAN. A MORE COMPREHENSIVE ANALYSIS COULD BE PERFORMED WITH DFM'S INVOLVEMENT IF DEEMED NECESSARY

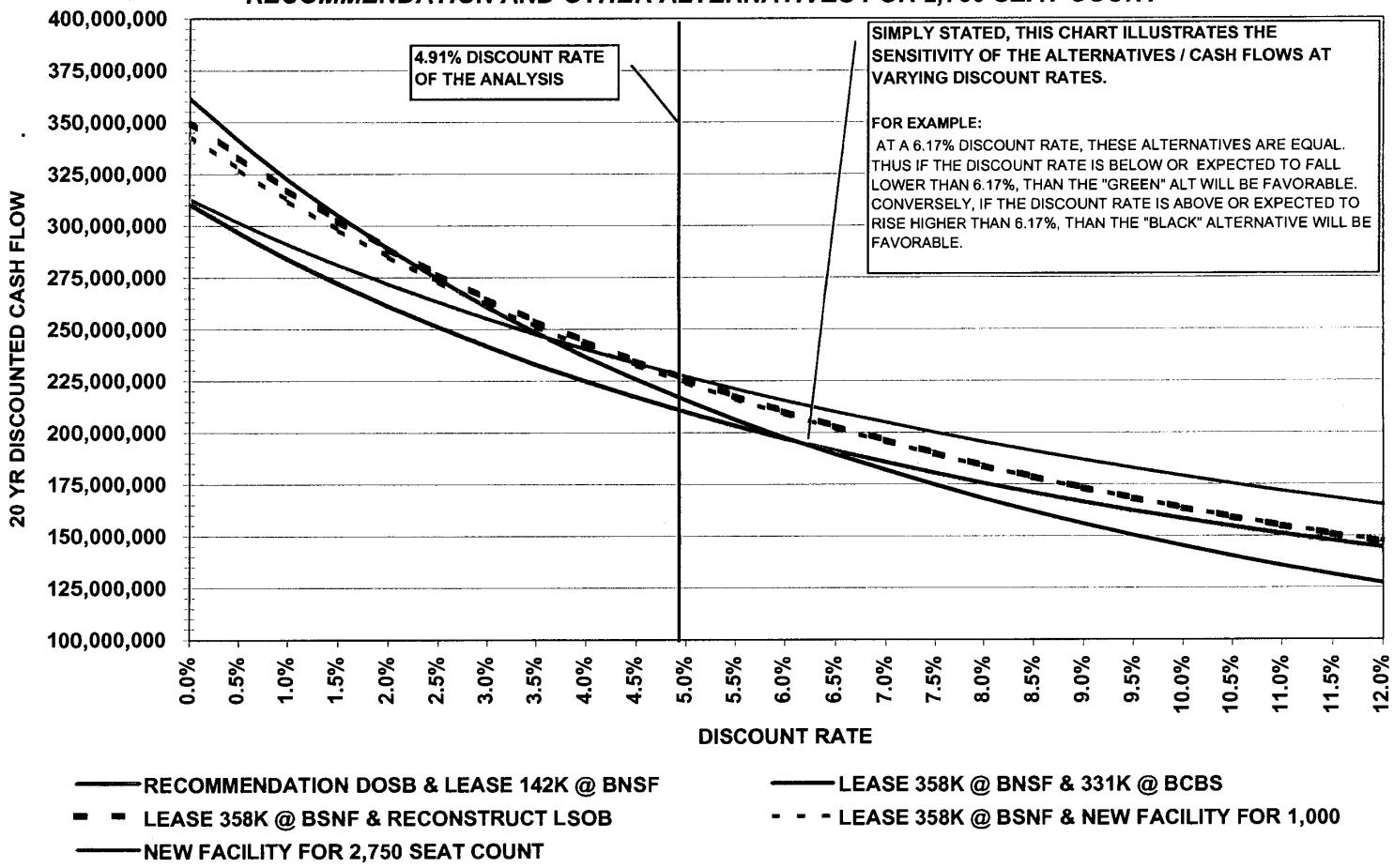
ACCUMULATIVE CASH FLOW (DISCOUNTED @ 4.91%)
RECOMMENDATION AND OTHER ALTERNATIVES FOR 2,750 SEAT COUNT



POINT OF INDIFFERENCE

(THE DISCOUNT RATE WHERE TWO ALTERNATIVES ARE EQUAL VALUE)

RECOMMENDATION AND OTHER ALTERNATIVES FOR 2,750 SEAT COUNT



II. Cost to Reconstruct the Docking State Office Building, the Landon State Office Building and the Cost for New Construction

Cost to Reconstruct the Docking State Office Building

The cost to reconstruct and furnish the 546,812 sq. ft. DSOB is approximately $92.9 million or $170 per gross sq. ft. This work starts by bringing the structure down to a "base structure condition" and completely renovating the building with new mechanical, electrical and HVAC system, new plumbing fixtures, a new curtain glazing/wall system, new voice, data, video and security distribution systems, and updated interior finishes. A summary of this cost is shown on pages 19 and 20, with key construction assumptions listed below and detailed cost components found in the Supplemental Financial Booklet.

Cost to Reconstruct the Landon State Office Building

The cost to reconstruct and furnish the 349,707 sq. ft. LSOB is approximately $66.3 million or $190 per gross sq. ft. Like the DSOB, this work will begin by bringing the building back to a "base structure" condition and will include new thermal glazing with the repair, replacement and cleaning of the existing terra cotta façade. The reconstruction also includes all new mechanical, electrical and HVAC system, new plumbing fixtures, new voice, data, video and security distributions, and updated interior finishes. A summary of this cost is shown on pages 21 and 22, with key construction assumptions listed below and detailed cost components found in the Supplemental Financial Booklet.

Key Assumptions to Reconstruction the DSOB and LSOB

The following is a list of key assumptions applied uniformly in the estimating of the various site alternatives. A more detailed view is included with the financial detail/estimates in the Supplemental Financial Booklet.

Construction

In general, the construction of the DSOB and LSOB will be within the quality of a "Class B Office Environment" with a few revisions to meet the State's specific requirements. One such revision is to provide "de-mountable wall" partitions for the office area to facilitate the numerous reconfigurations over the life of the facility.

With the reconstruction effort of DSOB and LSOB, the general assumption applied was to remove all improvements and infrastructure back to the building shell. Even if an exhaustive audit was performed on these facilities, the team believes a similar recommendation would be reached and/or the costs to rework would be similar.

Specifically for DSOB reconstruction, the estimate is based on the replacement of the "curtain glazing/wall system" with a more up to date system to improve the facility's overall appearance and thermal rating. In addition, the existing masonry facade will be clean and sealed. For LSOB, the estimate is based on replacing the glazing with new architectural / thermal glazing subject to approval of the Kansas State Historical Society and the repair/replace/cleaning of the existing terra cotta facade.

Furniture

The furniture estimates are based on the reuse of the existing State owned furniture. In review with the State, an allowance per unit was developed based on 50% of new

furnishing to account for supplemental components/chairs to assist in adapting the existing furniture to the new furniture layout/requirements.

Voice and Data Systems

The estimates incorporate the input and estimates from the Division of Information Systems and Communications (DISC). Specifically for LSOB alternatives, DISC provided a high-level estimate of $ 2 million to cover the State's costs and Southwestern Bell services to break the State's "campus" dependency on the Landon location as the main hub for voice and data services. This total cost appears under the alternative to vacate LSOB.

Construction Costs for a New Building

The total cost to construct and furnish a new 684,000 sq. ft. office building to accommodate the target of 2,750 seats is approximately $136.2 or $199 per gross sq. ft. as shown on pages 23 and 24. This cost estimate began by looking at the type of materials and building systems used in the construction of the Curtis State Office Building with modifications outlined in the key assumptions listed below and with detailed costs contained in the Supplemental Financial Booklet.

Key Assumptions for a New Building or Refurbishing an Existing Building

The following is a list of key assumptions applied uniformly in the estimating of the new construction and the improvement work needed for the various market site alternatives outlined in Section IV. A more detailed view for all of the cost items for new construction or existing site alternatives are included with the financial detail/estimates in the Supplemental Financial Booklet.

Construction

In general, the construction of a new building or the refurbishment of an existing building will be delivered in a quality standard associated with a "Class B Office Environment" with a few revisions to meet the State's specific requirements. One such revision is to provide "de-mountable wall" partitions for the office area to facilitate the numerous reconfigurations over the life of the facility.

Furniture

The furniture estimates are based on the reuse of the existing State owned furniture. In review with the State, an allowance per unit was developed based on 50% of new furnishing to account for supplemental components/chairs to assist in adapting the existing furniture to the new furniture layout/requirements.

Voice and Data Systems

The estimates incorporate the input and estimates from the Division of Information Systems and Communications (DISC).

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**546,812**	
Net Square Footage	**472,700**	
Useable Square Footage	**371,720**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	**0%**
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	4,151,805	4,435,068
PROGRAMMING/FURNITURE PLAN FEE	614,510	656,436
ENVIRONMENTAL CONSULTANT FEE	253,971	271,298
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 5,020,285	$ **5,362,802**
$/GSF	$ 9.18	$ **9.81**
%/PROJECT	6%	**6%**
HARD COSTS		
CONSTRUCTION COSTS	62,906,131	67,197,996
ENVIRONMENTAL REMEDIATION	2,308,823	2,466,346
OPEN	-	-
HARD COSTS SUBTOTAL	$ 65,214,954	$ **69,664,342**
$/GSF	$ 119.26	$ **127.40**
%/PROJECT	75%	**75%**
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	801,140	855,799
OWNER'S REP / PROJECT MANAGEMENT FEE	832,456	889,251
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	629,061	671,980
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 2,262,657	$ **2,417,030**
$/GSF	$ 4.14	$ **4.42**
%/PROJECT	3%	**3%**
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	148,569	158,705
FURNISHINGS	5,805,740	6,201,845
EQUIPMENT	30,000	32,047
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 5,984,309	$ **6,392,597**
$/GSF	$ 10.94	$ **11.69**
%/PROJECT	7%	**7%**
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	1,418,100	1,514,852
FURNITURE RELOCATION/LABOR	1,014,796	1,084,032
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 2,432,896	$ **2,598,884**
$/GSF	$ 4.45	$ **4.75**
%/PROJECT	3%	**3%**
DFM COSTS TOTAL	$ 80,915,101	$ **86,435,654**
$/GSF	$ 147.98	$ **158.07**
%/PROJECT	93%	**93%**

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

DOCKING STATE OFFICE BUILDING RECONSTRUCTION

Gross Square Footage	**546,812**	
Net Square Footage	**472,700**	
Useable Square Footage	**371,720**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)

		TOTAL	INFLATED TO MID POINT OF PROJECT
FIXTURES, FURNISHING & EQUIPMENT			
VOICE / DATA NETWORK		1,748,118	1,867,386
DISC DATA CENTER		-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL		$ 1,748,118	**$ 1,867,386**
$/GSF		$ 3.20	**$ 3.42**
%/PROJECT		2%	**2%**
MOVING & RELOCATION EXPENSES			
VOICE/DATA RELOCATION		1,446,698	1,545,401
DISC DATA CENTER		-	-
MOVING & RELOCATION COSTS SUBTOTAL		$ 1,446,698	**$ 1,545,401**
$/GSF		$ 2.65	**$ 2.83**
%/PROJECT		2%	**2%**
DISC COSTS TOTAL		$ 3,194,815	**$ 3,412,786**
$/GSF		$ 5.84	**$ 6.24**
%/PROJECT		4%	**4%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	251,014	268,140
CONSTRUCTION CONTINGENCY	2.5%	1,572,653	1,679,950
ENVIRONMENTAL REMEDIATION CONTINGENCY	15.0%	346,323	369,952
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	113,133	120,851
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	299,215	319,630
MOVING & RELOCATION CONTINGENCY	5.0%	121,645	129,944
DISC CONTINGENCY	5.0%	159,741	170,639
CONTINGENCY		$ 2,863,725	**$ 3,059,107**
$/GSF		$ 5.24	**$ 5.59**
%/PROJECT		3%	**3%**

TOTAL PROJECT COSTS	$ 86,973,641	$ 92,907,547
$/GSF	$ 159.06	$ 169.91
$/SEAT	$ 40,244	$ 42,990

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	**349,707**	
Net Square Footage	**295,995**	
Useable Square Footage	**235,189**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ -	$ -
$/GSF	$ -	$ -
%/PROJECT	0%	**0%**
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	2,947,182	3,148,258
PROGRAMMING/FURNITURE PLAN FEE	384,794	411,047
ENVIRONMENTAL CONSULTANT FEE	100,593	107,456
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 3,432,568	$ **3,666,760**
$/GSF	$ 9.82	$ **10.49**
%/PROJECT	6%	**6%**
HARD COSTS		
CONSTRUCTION COSTS	44,654,268	47,700,872
ENVIRONMENTAL REMEDIATION	914,484	976,876
OPEN	-	-
HARD COSTS SUBTOTAL	$ 45,568,752	$ **48,677,748**
$/GSF	$ 130.31	$ **139.20**
%/PROJECT	76%	**76%**
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	546,759	584,062
OWNER'S REP / PROJECT MANAGEMENT FEE	568,132	606,893
DEVELOPER FEE	-	-
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	446,543	477,009
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 1,561,433	$ **1,667,964**
$/GSF	$ 4.46	$ **4.77**
%/PROJECT	3%	**3%**
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	85,684	91,530
FURNISHINGS	3,044,171	3,251,864
EQUIPMENT	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 3,129,855	$ **3,343,394**
$/GSF	$ 8.95	$ **9.56**
%/PROJECT	5%	**5%**
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	887,985	948,569
FURNITURE RELOCATION/LABOR	642,066	685,872
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 1,530,051	$ **1,634,441**
$/GSF	$ 4.38	$ **4.67**
%/PROJECT	3%	**3%**
DFM COSTS TOTAL	$ 55,222,659	$ **58,990,308**
$/GSF	$ 157.91	$ **168.68**
%/PROJECT	92%	**92%**

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

LANDON STATE OFFICE BUILDING RECONSTRUCTION MINUS DATA CENTER

Gross Square Footage	**349,707**
Net Square Footage	**295,995**
Useable Square Footage	**235,189**
Estimate Date	**Jan-04**
Mid-Point of Construction	**Jan-07**
Construction Escalation Rate	**2.2%**

	TOTAL	INFLATED TO MID POINT OF PROJECT
DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)		
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	2,162,812	2,310,373
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 2,162,812	$ 2,310,373
$/GSF	$ 6.18	$ 6.61
%/PROJECT	4%	4%
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	785,646	839,248
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 785,646	$ 839,248
$/GSF	$ 2.25	$ 2.40
%/PROJECT	1%	1%
DISC COSTS TOTAL	$ 2,948,457	$ 3,149,620
$/GSF	$ 8.43	$ 9.01
%/PROJECT	5%	5%
PROJECT LEVEL CONTINGENCY		
DESIGN & REVIEW CONTINGENCY 5.0%	171,628	183,338
CONSTRUCTION CONTINGENCY 2.5%	1,116,357	1,192,522
ENVIRONMENTAL REMEDIATION CONTINGENCY 20.0%	182,897	195,375
MANAGEMENT & INSPECTION CONTINGENCY 5.0%	78,072	83,398
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY 5.0%	156,493	167,170
MOVING & RELOCATION CONTINGENCY 5.0%	76,503	81,722
DISC CONTINGENCY 5.0%	147,423	157,481
CONTINGENCY	$ 1,929,372	$ 2,061,006
$/GSF	$ 5.52	$ 5.89
%/PROJECT	3%	3%
TOTAL PROJECT COSTS	$ 60,100,489	$ 64,200,934
$/GSF	$ 171.86	$ 183.58
$/SEAT	$ 56,730	$ 60,601

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	**684,000**	
Net Square Footage	**636,000**	
Useable Square Footage	**533,500**	
Estimate Date		**Jan-04**
Mid-Point of Construction		**Jan-07**
Construction Escalation Rate		**2.2%**

DIVISION OF FACILITIES MANAGEMENT (DFM)

	TOTAL	INFLATED TO MID POINT OF PROJECT
LAND COST		
LAND SUBTOTAL	$ 10,944,000	$ **11,690,671**
$/GSF	$ 16.00	$ 17.09
%/PROJECT	9%	9%
DESIGN & REVIEW COSTS		
ARCHITECTURAL/ ENGINEERING FEE	5,853,489	6,252,852
PROGRAMMING/FURNITURE PLAN FEE	826,800	883,210
ENVIRONMENTAL CONSULTANT FEE	-	-
PEER REVIEW	-	-
FEASIBILITY STUDIES	-	-
OPEN	-	-
DESIGN & REVIEW COSTS SUBTOTAL	$ 6,680,289	$ **7,136,061**
$/GSF	$ 9.77	$ 10.43
%/PROJECT	5%	5%
HARD COSTS		
CONSTRUCTION COSTS	88,689,221	94,740,175
ENVIRONMENTAL REMEDIATION	-	-
OPEN	-	-
HARD COSTS SUBTOTAL	$ 88,689,221	$ **94,740,175**
$/GSF	$ 129.66	$ 138.51
%/PROJECT	70%	70%
MANAGEMENT & INSPECTION COSTS		
OWNER'S (DFM) SUPERVISION	1,181,477	1,262,085
OWNER'S REP / PROJECT MANAGEMENT FEE	1,227,660	1,311,419
DEVELOPER FEE	2,126,270	2,271,338
CONSTRUCTION MANAGEMENT FEE	-	-
PERMITTING	-	-
COMMISSIONING AGENT / ENGINEER	886,892	947,402
OPEN	-	-
MANAGEMENT & INSPECTION COSTS SUBTOTAL	$ 5,422,300	$ **5,792,244**
$/GSF	$ 7.93	$ 8.47
%/PROJECT	4%	4%
FIXTURES, FURNISHING & EQUIPMENT		
FIXTURES	195,950	209,319
FURNISHINGS	7,401,220	7,906,179
EQUIPMENT	30,000	32,047
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 7,627,170	$ **8,147,545**
$/GSF	$ 11.15	$ 11.91
%/PROJECT	6%	6%
MOVING & RELOCATION EXPENSES		
STAFF / PERSONNEL BOX MOVES	636,000	679,392
FURNITURE RELOCATION/LABOR	1,456,455	1,555,824
DECOMMISSIONING EXPENSES	-	-
OPEN	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 2,092,455	$ **2,235,216**
$/GSF	$ 3.06	$ 3.27
%/PROJECT	2%	2%
DFM COSTS TOTAL	$ 121,455,434	$ **129,741,911**
$/GSF	$ 177.57	$ **189.68**
%/PROJECT	95%	**95%**

STATE OF KANSAS ANALYSIS

DOCKING STATE OFFICE BUILDING
LANDON STATE OFFICE BUILDING

NEW STATE OFFICE BUILDING - 2,750 STATE EMPLOYEES

Gross Square Footage	**684,000**
Net Square Footage	**636,000**
Useable Square Footage	**533,500**
Estimate Date	**Jan-04**
Mid-Point of Construction	**Jan-07**
Construction Escalation Rate	**2.2%**

DIVISION OF INFORMATION SERVICE AND COMMUNICATION (DISC)

	TOTAL	INFLATED TO MID POINT OF PROJECT
FIXTURES, FURNISHING & EQUIPMENT		
VOICE / DATA NETWORK	2,060,938	2,201,548
DISC DATA CENTER	-	-
FIXTURES, FURNISHING & EQUIPMENT SUBTOTAL	$ 2,060,938	**$ 2,201,548**
$/GSF	$ 3.01	$ 3.22
%/PROJECT	2%	2%
MOVING & RELOCATION EXPENSES		
VOICE/DATA RELOCATION	550,000	587,525
DISC DATA CENTER RELOCATION	-	-
MOVING & RELOCATION COSTS SUBTOTAL	$ 550,000	**$ 587,525**
$/GSF	$ 0.80	$ 0.86
%/PROJECT	0%	0%
DISC COSTS TOTAL	$ 2,610,938	**$ 2,789,073**
$/GSF	$ 3.82	**$ 4.08**
%/PROJECT	2%	**2%**

PROJECT LEVEL CONTINGENCY

DESIGN & REVIEW CONTINGENCY	5.0%	334,014	356,803
CONSTRUCTION CONTINGENCY	2.5%	2,217,231	2,368,504
ENVIRONMENTAL REMEDIATION CONTINGENCY	0.0%	-	-
MANAGEMENT & INSPECTION CONTINGENCY	5.0%	271,115	289,612
FIXTURE, FURNISHING & EQUIPMENT CONTINGENCY	5.0%	381,359	407,377
MOVING & RELOCATION CONTINGENCY	5.0%	104,623	111,761
DISC CONTINGENCY	5.0%	130,547	139,454
CONTINGENCY		$ 3,438,888	**$ 3,673,511**
$/GSF		$ 5.03	$ 5.37
%/PROJECT		3%	3%

TOTAL PROJECT COSTS	$ 127,505,259	$ 136,204,495
$/GSF	$ 186.41	$ 199.13
$/SEAT	$ 46,366	$ 49,529

III. Space Requirement Development

Introduction

Purpose

Space requirements were assembled for this study for the purposes of validating target employee per square foot utilization rates and aiding in the development and evaluation of site alternatives. Requirements have been developed as "order-of-magnitude" with the expectation that a detailed space requirements analysis will be developed as part of implementing any occupancy strategy.

Methodology

The requirements assembled in this report were obtained from information provided by the State of Kansas, Department of Administration, Division of Facilities Management (DFM). Information provided by the State was analyzed on the basis of "Current Status" and converted to "Future Status" through mathematical analysis, application of information documented in previous studies and the observations of the project team composed of both DFM and Glaze Commercial Real Estate Advisors, Inc. ("Glaze").

The formula used for determining requirements was based on the following:

"Quantity of People" multiplied by "Targeted Utilization Rates" equals "Demand."

> "Quantity of People" is the total quantity of workspaces required to accommodate budgeted personnel. Personnel include current full-time, part time, contractor and temporary personnel and all open, unfilled positions.
>
> "Targeted Utilization Rates" represent an aggregate square feet per person based on current utilization rates in the Docking and Landon State Office Buildings and adjusted as appropriate to account for large departments versus small boards and commissions, departments that have a high ratio of processing personnel (such as Department of Revenue) versus departments that have a high ratio of technical/professional personnel (such as Department of Administration), building efficiencies and accommodation of unmet support space needs. In addition to personnel space, Targeted Utilization Rates include space for department support spaces such as conference rooms and copy spaces, personnel amenities such as food service and fitness and technology infrastructure requirements such as DISC cabling rooms and computer rooms.

For planning purposes, Targeted Utilization Rates have been analyzed and established based on usable square feet (USF) and converted to rentable square feet (RSF) in the financial analysis of marker site alternatives.

The applied experience and expertise of Glaze's real estate planning, project management and workplace professionals was used to facilitate and add value to this process. This report provides a preliminary survey and response, which will require further development and refinement as detailed occupancy strategies are developed.

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Current Space Utilization

Current occupancy of the Docking and Landon State Office Buildings achieves the following utilization rates (based on "personnel" as defined above):

Building	*Usable Square Feet/Person*	*Rentable Square Feet/Person*
Docking State Office Building	**159**	**212**
Landon State Office Building	**240**	**313**
Grand Total	**183**	**243**

These rates are a composite that includes all "occupied" space including office, computer room, infrastructure services (i.e. DISC, mail, duplicating), amenity and storage. A detailed breakdown of utilization rates by department and space type is included below and on the following page.

		With KDOT									
Department	*Organizational Designation*	*Square Feet Total*	*Square Feet Office*	*Square Feet Computer Room*	*Square Feet Infrastructure*	*Square Feet Amenity*	*Square Feet Storage*	*Occupant Quantity Total*	*Occupant Quantity Regular*	*Occupant Quantity Temp.*	*Square Feet/Person*
Docking State Office Building											
Administration								32	32		-
Cafeteria		4,820				4820		0			
Capitol Police		2,758	2531				227	78	63	15	35
Card Shop		356				288	68	0			
Central Duplicating		587			587			1	1		587
Central Mail (DISC)		3,250			3250			0			
DISC - Tele/Data Comm		2,134			2134			0			
KPERS		39					39	0			
Revenue	Department of	159,616	147233	2627			9756	997	939	58	160
SRS	Department of	85,654	83244	2113			297	536	527	9	160
Tax Appeals		12,701	12701					33	24	9	385
Transportation	Department of	104,496	99386	2115			2995	699	535	164	149
Vacant		309					309	0			
Usable Square Feet		**376,720**	345,095	6,855	5,971	5,108	13,691	**2376**	**2121**	**255**	**159**
Building Common Area		71,775									
Floor Common Area		54,205									
"Rentable" Square Feet		**502,700**						2376	2121	255	212
Major Vertical Penetrations		44,112									
Gross Square Feet		**546,812**						2376	2121	255	230
Usable/Rentable		75%									
Usable/Gross		69%									
Rentable/Gross		92%									

Accountancy	Board of	982	932				50	5	4	1	196
Administration	Department of							704	655	49	185.02
Accounts & Reports	Division of	22,924	21115				1809	0			
ADA	Division of	405	405					0			
Budget	Division of	6,213	6213					0			
DISC		36,803	33332				3471	0			
DISC - CCSD		8,823	8742				81	0			
DISC - Computer Room		-						0			
DISC - Tele/Comm		2,285			2285			0			
Facilities Management	Division of	27,653	27225				428	0			
Legal		3,174	3124				50	0			
Personnel	Division of	20,674	18358				2316	0			
Purchasing	Division of	1,297					1297	0			
Children's Cabinet & Trust Board		1,341	1341					6	6		224
Commerce & Housing	Department of	4,016	4016					14	14		287
Corrections	Department of	24,462	22427	415			1620	121	102	19	202
Dental	Board of	895	895					4	4		224
Emergency	Board of	3,338	3126				212	19	12	7	176
Governer's Grant Office		2,306	2306					17	15	2	136
Health & Environment	Department of	1,387	1387					5	4	1	277
Human Rights	Commission of	6,499	6394				105	28	25	3	232
Kansas Housing Resources Corp.								16	16		-
Long Term Care		1,565	1565					2	2		783
Nursing	Board of	7,433	7433					22	22		338
Parole Board		1,720	1720					1	1		1,720
Pharmacy	Board of	1,557	1557					10	7	3	159
Pooled Money		2,002	1805				197	7	7		286
Revenue	Department of	6,638	6638					9	6	3	738
State Treasurer		14,484	11502	1233			1749	45	44	1	322
Technical Professions	Board of	2,238	2130				108	5	5		448
Vacant		21,527	18736				2791	0			
Usable Square Feet		**234,671**	**214,454**	**1,648**	**2,285**	**-**	**16,284**	**1040**	**951**	**89**	**226**
Building Common Area		32,914									
Floor Common Area		43,883									
"Rentable" Square Feet		**311,468**						1040	951	89	**299**
Major Vertical Penetrations		23,702									
Gross Square Feet		**335,170**						1040	951	89	**322**
Usable/Rentable		75%									
Usable/Gross		70%									
Rentable/Gross		93%									

Grand Total										
Usable Square Feet	**611,391**	**559,549**	**8,503**	**8,256**	**5,108**	**29,975**	**3,416**	**3,072**	**344**	179
Building Common Area	104,689									
Floor Common Area	98,088									
"Rentable" Square Feet	**814,168**						3416	3072	344	**238**
Major Vertical Penetrations	67,814									
Gross Square Feet	**881,982**						3416	3072	344	**258**
Usable/Rentable	75%									
Usable/Gross	69%									
Rentable/Gross	92%									

Factors Influencing Space Utilization

The analysis of utilization rates identified several key factors that were essential in establishing target rates. These factors are summarized as follows:

1. Large DSOB departments such as Revenue, SRS and Transportation reflect utilization rates between 150 and 160 on a usable sq. ft. basis whereas the boards and commissions that occupy a significant portion of LSOB reflect significantly higher utilization rates. These higher rates are the impact of the smaller sized staffs and higher ratio of private offices, compartmentalized planning required by the independent nature of the boards and commissions and the resulting redundancy of support spaces. For planning purposes, target utilization rates were set specific to the tenant mix of the two buildings to allow for the greater efficiency of the DSOB and Administration Departments and the lesser efficiency of the remaining LSOB tenants.
2. Relocation of an organization inevitably results in the expansion of requirements to meet previously unmet space needs and higher levels of sophistication in the fit-out of space. Based on the factors documented in previous State funded space studies and Glaze experience, an 8.5% add-on was established to accommodate this expansion requirement.
3. Building size, floorplate configuration, column spacing and core arrangement has a significant impact on utilization rates. Although detailed planning is required to fully understand these impacts as it relates to a specific building, adjustments to targeted utilization rates were factored in where appropriate to take advantage of an efficient building or penalize an inefficient building. For the purposes of this study, DSOB was established as the baseline for efficiency, which is appropriate as it has both positive and negative efficiency characteristics. Positive examples include the large floorplates on the lower floors and the offset of core elements allowing open floor space. Negative examples include the pinwheel arrangement of upper floors and its high-rise nature.
4. Occupancy of any solution will occur over a four-year timeframe with completion in the fourth quarter of 2008. Unknown needs, organization changes and new personnel demands cannot be forecasted. Flexibility to accommodate the unknown must be provided.
5. Owners of each of the buildings analyzed as options have different methods of calculating and allocating usable square footage. Adjustments were made to the utilization to equalize these variances.
6. The conversion of utilization rates from usable square feet per person to rentable square feet per person identifies the greatest benefit or disadvantage of one building over another as the efficiency rates of the buildings (usable square feet divided by rentable square feet) enables buildings of greater efficiency to prevail financially over those with less efficiency.

Personnel Quantities

Personnel quantities used for this study were provided by Division of Facilities Management and validation with department personnel as necessary to validate quantities. Personnel quantities used in this study are summarized in the following table. Personnel quantities were based on the departments, boards, commissions, etcetera currently located in DSOB and LSOB with the exception of the Department of Transportation.

Department Name	*Regular*	*Temp*	*Total*
Docking State Office Building			
Dept. of Administration, Division of Printing	*1*		*1*
Dept. of Administration	*32*		*32*
Highway Patrol	*63*	*15*	*78*
Board of Tax Appeals	*24*	*9*	*33*
Dept. of Revenue	*939*	*58*	*997*
Dept. of Social & Rehabilitation Services	*527*	*33*	*560*
DSOB Total	*1586*	*115*	*1701*
Landon State Office Building			
Board of Accountancy	*4*	*1*	*5*
Kansas Human Rights Commission	*25*	*3*	*28*
Dept. of Administration, Division of Printing	*3*	*0*	*3*
Dept. of Administration	*652*	*49*	*701*
Kansas Housing Resources Corporation	*16*	*0*	*16*
Emergency Medical Services	*12*	*7*	*19*
Dept. of Health & Environment	*4*	*1*	*5*
Dept. of Commerce	*14*	*0*	*14*
Indigents Defense Services State Board	*6*	*0*	*6*
Board of Nursing	*22*	*0*	*22*
Dept. of Corrections	*100*	*19*	*119*
Corrections Dept, Corrtnl Indus	*2*	*0*	*2*
Board of Pharmacy	*7*	*3*	*10*
Dept. of Revenue	*6*	*3*	*9*
Kansas Sentencing Commission	*1*	*0*	*1*
Dept. of Social & Rehabilitation Services	*0*	*2*	*2*
Technical Professions State Board	*5*	*0*	*5*
State Treasurer	*44*	*1*	*45*
Pooled Money Investment Board	*7*	*0*	*7*
Dept. of Wildlife and Parks	*15*	*2*	*17*
LSOB Total	*945*	*91*	*1036*
GRAND TOTAL	*2531*	*206*	*2737*

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Space Utilization Targets

Space Utilization Targets are established based on current utilization rates with adjustments made for the factors described in items one and two above. The following identifies the baseline targets established:

Tenant Mix	*Usable Square Feet/Person*	*Rentable Square Feet/Person*
A. Large Departments such as Revenue, SRS and Administration	**172**	**Driven by Individual Building Load Factor**
B. Boards and Commissions such as LSOB non-DOA tenants	**222**	**Driven by Individual Building Load Factor**
Composite	**192**	**Driven by Individual Building Load Factor**

Further adjustments were made for application to specific buildings and options evaluated. The following chart identifies these specific targets:

Building	*Usable Square Feet/Person*	*Rentable Square Feet/Person*
DSOB Reconstruction	**172**	**219**
• Note: Current usable utilization plus 8.5% was established as the target. However, increasing efficiency is proposed within the current building structure by converting building common space into occupied space to accommodate a relocated and consolidated DISC data center on the sub-grade level.		
LSOB Reconstruction	**222**	**289**
• Note: Current usable utilization plus 8.5% was established as the target.		
BNSF 142,000 SF Lease	**222**	**245**
• Note: Tenant Mix B was used as the target based on the proposed occupancy of DSOB and BNSF as an option.		
BNSF 358,000 SF Lease	**222**	**264**
• Note: Tenant Mix B was used as the target based on the proposed occupancy of DSOB and BNSF with relocation of LSOB boards and commissions to BNSF and infill by additional small tenants relocated from other lease space.		
BNSF 358,000 SF Lease	**172**	**205**
• Note: Tenant Mix A was used as the target based on the proposed occupancy of BNSF/BCBS as an option with relocation of Tenant Mix A (DSOB) to BNSF.		

Building	*Usable Square Feet/Person*	*Rentable Square Feet/Person*
BCBS Lease	**225**	**284**
• Note: Tenant Mix B was used as the target based on the proposed occupancy of BNSF/BCBS as an option with relocation of LSOB tenants to BCBS.		
New 1056 Seat, LSOB Replacement	**222**	**278**
• Note: Tenant Mix B was used as the target based on the proposed occupancy of BNSF/New 1056 Seat building as an option with relocation of LSOB tenants to New 1056 Seat building.		
New 2750 Seat, LSOB & DSOB Replacement	**194**	**231**
• Note: A Composite Tenant Mix was used as the target based on the proposed occupancy of a new single building for current DSOB and LSOB tenants.		

IV. Current Market Site Alternatives

Real Estate Market Information

Like many major and small size domestic markets, the current Topeka real estate market can be considered soft and tenant favorable. Year-end market statistics for 2003 will not be available until March of 2004, but anecdotal evidence suggests only a little leasing activity has occurred in the downtown market over the year. Going into 2003 the average effective gross rental rate for Class A space in the downtown market was $15.77 per sq. ft. and for Class B space it was $12.79 per sq. ft. The vacancy rate for the 26 building downtown market was 20.24% at the end of 2002, more than double the 9.23% at the end of 2000. Some subleasing and direct leasing totaling approximately 66,000 sq. ft. was completed during the year, but this has been offset by more space placed in the market by corporate downsizing from two major companies. The net effect is expected to have little change in the overall statistical market, which also does not account for "shadow space" being held by companies while they determine whether to place this additional excess space in the market. See Booklet B "Real Estate Supplemental Booklet" for the most recent publication of local real estate market information.

Market Site Alternatives

Page 35 shows the site possibilities for the large buildings in the downtown Topeka market. Of this list of large buildings, only three market locations exist as commercially reasonable alternatives. They include: the SBC building on 8th and Quincy, the Burlington Northern Santa Fe complex at 9th and Quincy, and the Blue Cross Blue Shield complex at 11th and Topeka Blvd. These three sites comprise the "off-campus" alternatives contained in this report. Only buildings within close proximity to the Capitol complex were considered in conformance to the guiding principles as listed in Section V.

Financial Summary of Market Alternatives

The total estimated cost for these three market alternatives pertaining to the leasing, operation and build out of the existing sites is shown on page 36. Attention should be given to the unit cost measures to understand the comparative values of the alternatives in terms of cost and space efficiency. A separate detailed cost estimate for each market alternative is contained in Booklet A "Supplemental Financial Booklet".

Assumptions, Risks and Benefits for Market Alternatives

Key Assumptions:

- Rental rates and market values for the existing site alternatives are based on a written response to a request for information, published commercial real estate reports and comparable sales in the local market. Final negotiations and pricing terms that will be acquired through best and final offers were not obtained under this assignment.

- The selection decision and the cash flow analysis are based on a 20-year holding commencing after project implementation. It is likely that any one of these market alternatives would be acquired under a lease period of 20 years with renewal rights. A long term lease will secure the lowest rental rate and conforms to the strategic decision to make long term commitments as discussed in Section V of this report.

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- If the State selects the SBC location or the Blue Cross site, these locations must first be sold to a third-party investor who would then lease to the State. The resulting net rental rate is projected to be a before-tax return of 10% of the total investment cost and the amortization of any tenant improvement allowances acquired from a lender. Any tenant improvement allowance that is available will match the market (up to $30 per sq. ft. for Class B rehab space) and assumed to be amortized at principal and interest at annual rate of 8.5% over the first 15 years of the lease term.

- The market demands that leased property increase of an annual appreciation rate that is applied to the net rent component. In keeping with the State's current cash flow model, this analysis uses an average annual adjustment to net rent at a compound rate of 1%.

- The sizes of the existing sites are measured on a rentable and usable sq. ft. basis supplied by the current owners of the buildings. These rentable and usable figures were not verified under this assignment.

- The cost of occupancy includes operating expenses that were obtained by the State based on $9.46 per usable sq. ft. This average per sq. ft. rate was used for all three of the market site alternatives. Operating expenses include many variable costs, which are increased at an annual rate of 2.25% to account for inflation in labor cost, utilities and supplies. The State's average annual amount of $.65 per sq. ft. for reserve for replacements was used as escalated annually at 2.2%.

- A net present value analysis was done based on a pre-tax capital and expenses outlay at the State's current 4.91% cost of funds.

- Real property taxes at leased locations are assumed to be abated through negotiations with the local governing taxing authority on behalf of the landlord and in favor of the State's non-tax status.

- The existing sites were inspected to determine the physical condition of the buildings in regards to code compliance, deferred maintenance, obsolescence, deterioration and cost to refurbish the space into the State's desired condition of occupancy. These cost estimates were compiled from local market conditions for the development or renovation of large construction projects.

Risks:

The sites are in close proximity to the Capitol complex so their locations are not a strategic risk. The sites will be operated in similar fashion whether they are leased or owned, so the variation of the operation risk is low. Therefore, the leasing risks tend to be financial and fall into the areas of cost overruns for unforeseen structural or environmental issues found during renovations and the risk of rent being above market particularly if the space requires disposition work at a later date. A careful due diligence of the existing conditions of the building will alleviate most of the risk associated with construction cost overruns. A lease that is aggressively negotiated in terms of pricing and has contraction rights with favorable

subleasing terms will help offset the financial exposure if the site is no longer needed. The overall business risk of leasing these sites is low due to the expected longevity of the State's presence in Topeka.

Benefits:

All three existing site alternatives can be made available within a one to three year window through a third party or direct landlord. The benefit to leasing any one of these locations is to avoid some of the capital funds necessary to make the initial improvements to the buildings. Even though the existing sites will not require structural improvements (the buildings are already there), all three buildings will likely require some mechanical and refurbishment work that will be partially funded by the tenant for amounts that exceed the market tenant improvement allowance. The amount of this excess improvement cost that will be funded by the tenant is covered in the Cost Analysis for Market Alternatives. There is an inherent benefit with leasing that gives the tenant the flexibility of getting out of the site at the end of the lease term. This benefit is lessened to a certain extent if the State enters into a 20-year lease commitment, which is longer than most organizations have as a holding period for owning property. In short, there are no major benefits to leasing these sites over buying them, unless there is some value to obtain some flexibility in the lease to give the State the right to give space back to the landlord during the initial lease term.

Topeka Site Alternatives
Large Building in Close Proximity to Capitol Building

Company	Location	Building Type	Sq. Ft.Currently Available	Sq. Ft. Available Long-Term	Long-Term Delivery Date	Space Condition	Space Layout	Available Parking	Comments	Contact
BNSF	920 SE Quincy	14-story (circa 1985)	142,000 (6 floors)	TBD	3Q2005	Good	Open/HW	176 on-site places. The remainder in City garages	14-story w/ low-rise data center	James O'Neil, VP Properties and Linda Richie of BNSF, 817-352-6470 Karen Wilson with Staubach at 972-361-5022
SBC Commnications	823 Qunicy	10-story (circa 1951)	131,679 (entire building)	131,679	1Q2005	Fair/Poor	Open/HW	20 on-site places. Remainder in City garages.	An older telephone regional office building.	Mary Manning, SBC 214-464-6509 Steve Sundby, SBC, 210-377-5430
Blue Cross-Blue Shield	11th & Topeka	7 Bdg. Complex	339,336 (entire complex)	339,336	3 to 4 yrs.	Rehab '95 Fair/Good	Open/HW	1209 on-site surface parking	Includes 120,000 sq. ft. data center/office bldg. Some buildings connected by tunnels.	Bob Young, BCBS Director HR & Admin. 785-291-8634
Westar Energy	800 - 818 Kansas	11 Story 210,000 sf	None	(NO SPACE AVAILABLE - NOT INTERESTED)					11- story building and adjoining space. Total of 210,000 sq. ft.	Bruce Akin, Westar VP of Admin. 785-575-6300
US Bank	8th & Jackson	16 story 104,000 sf	Only 10,800 sq.ft. available	(LEASED LOCATION BY US BANK)					US Bank leases only 32,279 sq. ft. Building owned by HT Paul of Topeka.	Jane Young of HT Paul Company, Larry Cackin 402-348-6529 or Larry Tripp of US Bank
Bank of America Bldg.	Townsite Plaza 534 So. Kansas Ave	16 story	approx. 12,000 on 6 floors	(LEASE LOCATION BY B of A)					B of A will keep 17,000 sf. Another 31,240 sq. ft. available in 2006	Margaret Latshaw B of A, 816-979-5562
Payless Shoe Source	Townsite Plaza 2 6th & Kansas	Various	None	(NO SIZABLE SPACE AVAILABLE)					No excess space in the foreseeable period of the next four years.	Randy Swain, Vice President-Real Estate, Payless 785-270-7855
Townsite Plaza 2	Townsite Plaza 6th and Kansas Ave.	Low-rise	41,779 sq ft.	(NO SIZABLE SPACE AVAILABLE)					Only small amounts of additional space available over the next three years.	Tom Moses Cohen Esrey Real Estate 785-232-1602

FINANCIAL SUMMARY OF
CURRENT MARKET ALTERNATIVES

		BURLINGTON NORTHERN SANTE FE	BLUE CROSS BLUE SHIELD	SOUTHWESTERN BELL COMMUNICATIONS
SCOPE	GROSS SF	142,468	330,487	131,679
	RENTAL SF	142,468	304,048	121,145
	USEABLE SF	128,976	240,644	91,070
	SEATS	581	1,070	410
RENT & OPERATING EXPENSES		**$ 65,536,769**	**$ 103,794,929**	**$ 42,998,489**
INTERIM SPACE		$ -	$ -	$ -
		$ -	$ -	$ -
RENT EXPENSE		$ -	$ -	$ -
		$ -	$ -	$ -
OPERATING EXPENSES		$ -	$ -	$ -
		$ -	$ -	$ -
SITE ALTERNATIVE		$ 65,536,769	$ 103,794,929	$ 42,998,489
		$ -	$ -	$ -
RENT EXPENSE		$ 32,685,143	$ 42,218,062	$ 15,717,345
$/RSF AVERAGE OVER 20 YRS		$ 9.84	$ 6.94	$ 5.72
OPERATING EXPENSES		$ 32,851,626	$ 61,576,867	$ 27,281,144
HOUSEKEEPING		$ 5,360,148	$ 10,048,598	$ 4,451,393
MAINTENANCE		$ 7,338,726	$ 13,757,812	$ 6,094,525
SECURITY		$ 4,676,639	$ 8,767,233	$ 3,883,766
UTILITIES		$ 7,086,907	$ 13,285,730	$ 5,885,399
ADMINISTRATION		$ 7,122,881	$ 13,353,170	$ 5,915,274
REPLACEMENT INSURANCE		$ 140,622	$ 263,623	$ 116,781
REAL ESTATE TAXES		$ -	$ -	$ -
REPLACEMENT RESERVES		$ -	$ -	$ -
TENANT REPLACEMENT RESERVES		$ 1,125,704	$ 2,100,701	$ 934,005
EXISTING DEBT SERVICE		$ -	$ -	$ -
NEW DEBT SERVICE		$ -	$ -	$ -
$/RSF AVERAGE OVER 20 YRS		$ 10.13	$ 10.13	$ 10.13
		$ -	$ -	$ -
PROJECT EXPENSES		**$ 8,567,763**	**$ 25,603,787**	**$ 18,170,737**
DFM		$ 7,449,471	$ 23,983,815	$ 17,177,867
	LAND COSTS	$ -	$ -	$ -
	DESIGN COSTS	$ 494,890	$ 1,588,401	$ 1,359,648
	CONSTRUCTION COST	$ 4,436,244	$ 17,047,083	$ 17,466,198
	MANAGEMENT & INSPECTION	$ 222,040	$ 683,983	$ 676,580
	FF&E	$ 1,756,624	$ 3,537,938	$ 1,267,510
	MOVING & RELOCATION	$ 539,673	$ 1,126,410	$ 407,932
	TI ALLOWANCE CREDIT	$ -	$ -	$ (4,000,000)
DISC		$ 1,118,293	$ 1,619,972	$ 992,869
	FF&E	$ 991,502	$ 1,369,250	$ 902,356
	MOVING & RELOCATION	$ 126,791	$ 250,722	$ 90,513
		$ -	$ -	$ -
		$ -	$ -	$ -
TOTAL ANNUAL COST		**$ 74,104,533**	**$ 129,398,716**	**$ 61,169,226**
		$ -	$ -	$ -
	OBSOLESCENCE FACTOR	$ -	$ -	$ -
	BUILDING REVERSION	$ -	$ -	$ -
	LAND REVERSION	$ -	$ -	$ -
		$ -	$ -	$ -
DISCOUNT FACTOR		$ -	$ -	$ -
		$ -	$ -	$ -
DISCOUNTED ANNUAL COST		**$ 44,499,881**	**$ 72,792,973**	**$ 40,125,155**
CUMULATIVE ANNUAL COST		**$ 44,499,881**	**$ 72,792,973**	**$ 40,125,155**
		$ -	$ -	$ -
	DISCOUNTED BUILDING REVERSION	$ -	$ -	$ -
	DISCOUNTED LAND REVERSION	$ -	$ -	$ -
		$ -	$ -	$ -
CUMULATIVE PRESENT VALUE		**$ 44,499,881**	**$ 72,792,973**	**$ 40,125,155**
DISCOUNTED CAH FLOW PER RSF		**$ 312**	**$ 239**	**$ 331**
DISCOUNTED CAH FLOW PER SEAT		**$ 76,595**	**$ 68,061**	**$ 97,813**

V. Supporting the Strategic Recommendation

The State of Kansas and many other forms of government operate in an environment of uncertainty like any other competitive business. The strategic elements of uncertainty are obviously different between the private and public sector; nevertheless the reactions to real estate decisions are very similar. Corporations may focus on "space" (the workplace environment) as a means to seek a competitive advantage in such areas as strategic location, attracting and retaining quality employees, and to be cost efficient in the acquisition of resources. Government agencies use space to support internal work groups while continuously seeking cost efficiencies as their competitive goal. The next several pages comprise an assessment of the current decision making process for real estate issues and how external influences, past decisions, operating standards, and leadership have affected the operational and strategic needs of the entity.

Current Mindset to Real Estate Decisions

The current and dominant mindset for the State in making decisions is one of managing space and serving the needs of the various departments. This can be determined by the amount of time that the real estate group spends in response to real estate issues as shown on Figure V-1 below. Likewise, senior leadership's attention and emphasis also tends to serve the needs of the various departments while improving working conditions in no-frills and institutional-type buildings as shown on Figure V-2 on page 38. Many times an organization develops such a mindset and real estate focus due to the level of uncertainty that exists within its business environment or attention is needed to meet short-term space needs. More likely, however, is that the facilities and real estate functions within the State are more skilled and comfortable performing the daily tasks of real estate management rather than thinking in terms of strategy. It is recommended that time is spent to develop strategic thinking skills to look at the future needs for space against existing long-term and short-term real estate commitments in order to maximize the use of the existing portfolio.

Figure V-1

STATE OF KANSAS
Response to Real Estate Issues

Percent of Total Effort	Dominant Mindset	Underlying Truth	Typical Response	Consequences
+++%	Manage Space	"Real Estate is expensive."	Design space, moves, adds and changes, shrink space, allocate space, enforcing standards.	Increased density decreases productivity and increases per unit occupancy expenses.
++%	Minimize Cost	"Real Estate is expensive."	Seeking ways to minimize cost. e.g. - Energy management, dispose of excess space, lesser quality of space, lesser quality of finishes, outsourcing services.	Preoccupation with facility cost reduction at the expense of long term planning. Cheaper space may mean higher operating costs.
++%	Market (acquire space)	"Real Estate is expensive."	Finding space and "getting the deal done" for adequate space at reasonable cost.	Adding incremental locations increases facility management time and decreases communication flow.
%	Strategic Planning	"Real Estate is expensive."	Gain knowledge about the future needs of the various departments. Monitor vacancy with expected demand.	New skills are required. Strategic benefits are hard to quantify. Time must be dedicated for a strategic plan.

Decreasing Time

Uncertain Environment

The State works in an environment of moderate uncertainty with offsetting influences that revolve around the source of capital funding and changes in political leadership. As a result, the real estate group maintains financial accountability by providing space or improving office conditions "when needed and when affordable" as its normal operating standard for real estate decisions. Thus, the longest and continuous operating entity in the State of Kansas is its state government, which manages its real estate in a moderately uncertain environment like many companies that are striving to grow their business while maintaining cost. However, the "Uncertainty" analysis shown on page 39 suggests the State should be in a mindset and decision-making position to make longer term and strategic decisions related to the acquisition, design and management of its real estate assets.

Figure V-2

STATE OF KANSAS
Senior Leadership's Attention to Real Estate is Related to Strategic Uncertainty

Level of Strategic Uncertainty	Typical Use of Buildings	Asset Management	Amenities	Aesthetics
High Uncertainty	Acquire available space as needed.	Minimize risk and commitment.	Support space and technical needs.	No frills approach.
Moderate Uncertainty	Institution building.	Serve the needs of the departments with longer term commitments.	Improve working conditions and collaborative work style.	Symbolic statement of values, history, relation to community.
Low Uncertainty	Institution maintaining or custom design.	Tend to own buildings.	Support values and culture of the organization.	Symbolizes permanency, status quo.

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STATE OF KANSAS
External Factors Affecting Strategic Decision-Making

	High Uncertainty	Moderate Uncertainty	Low Uncertainty
Financial Uncertainty			
1 Financial resources to fund projects will be available		X	
2 General economic conditions will affect decisions			X
3 Increases / decreases in personal income (taxes) will affect financial resources			X
Assessment		X	
Competitive Uncertainty			
1 Influence of corporate "down-sizing"			X
2 Threat of substitute services through outsourcing			X
3 Ease of entry by substitute service providers			X
4 Demand for services to be consistent / desired			X
Assessment			X
Socio-Cultural Uncertainty			
1 Community influence / ties to keep organization at existing location			X
2 Services subject to shifting demographics (regional)			X
3 Demand for services to be provided in a convenient, but "no frills" location			X
4 Influence of alternative office strategies			X
Assessment			X
Supplier Uncertainty			
1 Land, materials and equipment will be available at reasonable prices			X
2 Skilled labor will be available at reasonable cost			X
3 Delivery of resources not subject to barriers of time and distance			X
Assessment			X
Political Uncertainty			
1 Change of political office affects the direction of real estate decisions		X	
2 Volatility of legislative actions and decisions will affect decisions		X	
3 Local regulations and business climate will affect development / restoration			X
Assessment		X	
Technological Uncertainty			
1 Change in core technologies will change the workplace			X
2 Use of e-commerce for self-help on-line services			X
3 Use of wireless technology in the workplace			X
Assessment			X
Overall Assessment		X	x

Guiding Principles

If leadership maintains the mindset referenced above, then it is easy to understand how lower levels of management conduct their job functions. The following factors are a list of guiding principles that reflect the State's acquisition, design and asset management style.

Location: The State will locate and maintain its major office locations within close proximity to the Capitol complex.

Commitment: Major office sites are viewed as long-term assets and are acquired under long-term commitments when conforming to the location principle.

Adjacencies: Functional adjacencies for major departments are important but not critical.

Standardization: Standards are important but the various buildings, unique "user" requirements, fluctuating demands for space and financial constraints make them less critical.

Customization: A custom design building is desired but the increased cost is not considered fiscally responsible under most conditions.

Operations: Operating procedures as to how buildings are acquired and managed will not substantially change and will continue to address cost containment and space efficiency.

Customers: Adherence to the fiscal limits of the State will have priority over the needs of the various internal departments.

Strategy: Long-term planning is important, but resources will first be applied to address immediate space needs.

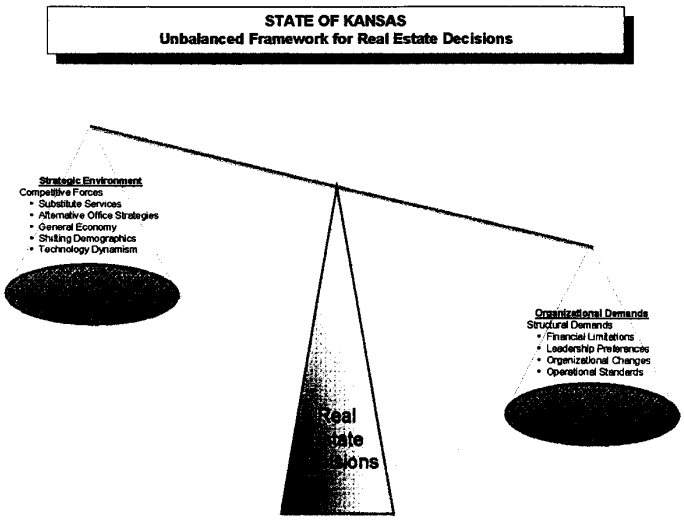
Image: Exterior architecture should represent "functional utility", fiscal responsibility, and stability, with respect to historical significance.

Design: Functional yet inviting space that has a high percentage of "open" and work space with sufficient meeting and interaction areas.

Technology: The use of technology in the work place is valued and will be carefully considered in the design and construction of a site.

The guiding principles and leadership mindset tilts the decision making towards operational demands rather than dedicating time on strategic issues. In conditions of moderate uncertainty is it customary to tend to operating concerns as shown on Figure V-3 on page 41. As a result, the fiscal accountability for acquiring, managing and operating real estate assets is what the constituents demand and receive from the State's real estate group.

Figure V-3



Approaches to Real Estate Decisions

The assembly of the guiding principles, mindset and strategic environment leads to an understanding of why most space is acquired and managed on an incremental basis. "Incrementalism" is one of four common approaches towards acquiring space. These approaches are shown on page 42.

Of the four approaches the State seems to follow Incrementalism with the following characteristics:

- Acquisition of additional space that is typically done on an "as needed" basis in nearby or adjoining locations.
- Long-term commitments for facilities requiring large capital expenditures are typically avoided as much as possible or are made only if such outlays can be directly linked to an immediate or urgent space requirement.
- Very little long-term planning is done, primarily because the organization is unable to confidently forecast their future space needs or there is a lack of leadership time to plan and make decisions.
- Space design rarely puts much emphasis on the structure's aesthetics or employee amenities.

This strategy is mostly reactive and is frequently used by start-up companies, entities that compete in volatile market places, or organizations that are financially conservative like state governments. However, the State can begin to think in terms of more "certainty" surrounding their real estate decisions and start managing their buildings located near the Capitol complex as long-term strategic assets that require periodic capital enhancements for space and cost efficiencies for consolidation or growth considerations.

STATE OF KANSAS
Approaches to Real Estate Decisions

	Standardization	Incrementalism	Value-Based	High Rollers
Acquisition	Acquired after careful study and pursuant to policies.	Acquire space in nearby locations on an "as needed" basis.	Acquired proactively, sometimes without sufficient information.	Acquired as needed without sufficient information.
Commitment	Long-term leases or purchases.	Typically short-term leases.	Flexible terms to match existing needs of the project.	No standards or procedures; usually short-term leases.
Company Profile	Larger and established companies.	Financially conservative or start-up company.	Some competitive stability.	Start-up companies.
Capital Expenditures	Funds are available, but seek cost control through efficiency standards.	Minimize capital outlays.	Typically have access to financial resources at the time of the decision.	Access to funds may be short-lived.
Planning Ability	Established short-term and long-term plans with a high degree of predictability.	Little ability or confidence to make long-term real estate plans.	Difficulty establishing long-term planning.	No level of planning.
Exterior Design	Expressed by the core values of the company such as stability and tradition.	Little emphasis on building aesthetics.	Expressed by symbols at the time of acquisition.	High value on creating an impression.
Interior Design	Emphasis of space efficiency through standards and collaborative work stations.	Little emphasis on employee amenities.	Promotes collaboration, experimentation and questioning.	Promotes employee involvement, culture to attract employees and customers.
Competitive Environments	Low uncertainty.	Moderate uncertainty.	Moderate uncertainty.	High uncertainty.

Reconciling the Incremental Approach and Practical Applications

Following an incremental approach is currently a legitimate form of real estate management for the State given its historical mindset, condition of uncertainty, fiscal constraints and frequent change in elected leadership. The recommendation and the other recommendations presented in this report all tend to follow the incremental approach and the guiding principles. This is not to say that the elements of standardization and value-based strategies do not appear from time-to-time, but the prevalent form of decision-making is the incremental approach.

Despite the limited amount of time available to invest into long-term planning, the State presently has little choice but to make real estate and facilities decisions on an incremental basis. The State's consistent challenge of getting sufficient financial resources and periodic change in leadership style does not create an atmosphere for long-term planning. Therefore, the State is genuinely unable to see their future real estate needs. For now, the main role of the real estate and facilities department is to support and enable growth or changes in space management while allowing for as many contingencies as possible for unforeseen outcomes. It appears that contingency planning to short-term projects is strength for the real estate and facilities department.

This contingency or project planning that is provided does have some long-term value as it can set the real estate department in the right direction in preparation for the time when long-range planning and commitment may be more acceptable. Meanwhile the lessons learned under the incremental approach can still enable the State to handle immediate real estate needs with a view towards the future.

Here are some examples of how the incremental approach has benefited the State.

> *Location*: The location for incremental growth has been established and does not require resources to determine new locations. By acquiring nearby tracts of land and buildings, the State has been able to expand incrementally in a series of buildings and expansions.
>
> *Adjacencies*: These series of buildings allow employees to be located together and make use common of support and management services.
>
> *Renovations:* Nearby buildings that are owned or under long-term leases allow for cost justified renovations that can occur incrementally, especially if "swing space" is available within existing buildings during the reconstruction period.
>
> *Functional Utility:* Cultural values have been established regarding the "no frills" approach to space standards and furnishings due to the fiscal understanding by the various State departments.

Incrementalism can be considered an attractive approach when space is properly designed and managed, acquired in the right location, obtained at the right price and delivered at the

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very moment it is needed. Who could ask for a better strategy? However, the realities of the State's moderately uncertain environment and the "truths" that real estate (i) is expensive, (ii) takes a long time to acquire, and (iii) is difficult to change, collectively highlight the need to think in long-term strategic needs.

Organizations need ways to plan for both certainty and for flexibility in the face of uncertainty, all the while getting the most functional utility for the least amount of spending. To meet these conflicting and challenging demands there are some solutions that allow for creative means to obtain and manage space in the short term with long term benefits. The following is a list of solutions for flexible space and portfolio, some of which have been applied by the State:

Modular Furniture: Using systems furniture allows for the flexibility of changing space configurations and residual use upon relocations.

Alternative Office Strategies: "Hoteling" of shared workstations, working at home and off-site use of conference facilities are cost savings and space management solutions that can be short-term or long-term in nature.

Acquire Land: Acquiring land in soft markets can allow for a quicker delivery of design-build space, especially when "location" has been determined.

Align with Developers: Establishing "qualified" developers or investors to build or buy buildings of behalf of the State under a pre-arranged pricing, "open book" development and fair leasing terms is another means to quickly deliver space.

Portfolio Diversification: A balance of leased and owned property can allow for flexibility for both expansion and contraction.

The State has done a good job of diversifying its portfolio through leased and owned properties. It is unknown if this diversification was a result of careful planning or a series of project specific decisions. In any event, approximately 75% of the portfolio is owned with many of the owned locations in close proximity to the Capitol complex and adhering to one of the guiding principles.

Lease versus Buy Debate and Assessment

The common topics for debate of whether to own or lease properties are listed on Figure V-4 on page 45. Ownership versus leasing is not a black or white decision as many shades of gray result from company-specific or market driven considerations. There are five dominate lease versus buy considerations that include (1) the dynamics of the demand for space, (2) the influence of market resources, (3) managerial factors within the overall context of the organization, (4) characteristics of the building/site that are required and (5) financial factors. These factors are weighed in an assessment shown on page 46.

The lease versus own assessment shows the State's unique position that suggests owning real estate rather than leasing. There are some operating advantages of owning buildings in such areas as controlling and managing operating expenses, designing or renovating the building to suit the proposed use, occupancy and aesthetics of the building. In addition, the

financial analysis currently used by the State tends to favor an ownership position because of the low discount rate used for net present evaluations and the long holding periods (30 years) used to analyze leased locations. Therefore, if sites are to be acquired through a lease, then it is for reasons other than operating issues such as to avoid a request for capital funding.

Other reasons to lease may include a strategic need to have some "liquidity" and flexibility within the portfolio by having a good mix of leased locations if a need arises to dispose of excess space. A more likely reason to lease at this time is to avoid large capital outlays in owning real estate in favor of other capital commitments planned or required by the State. Thus, if real estate is seen only as a costly use of capital rather than a mechanism for enabling a better performing workplace environment for its employees, no amount of creative financing is going to change the organization's attitude for making real estate capital commitments.

The discussion above and the Lease vs. Buy analysis favor an ownership position for real estate. A rational operating application to owning property is to control the physical surroundings around the Capitol complex. This strategy has already been shaped by the State and should continue. In order to diversify its portfolio and against the risk of uncertainty and to avoid large capital outlays, any suitable sites that are not within a couple of city blocks of the Capitol complex should be leased. This also has been a trend for the State and should be continued as an acquisition strategy.

Figure V-4

LEASE VERSUS OWN DEBATE

LEASE

PRO	CON
Can keep "most" of the facility costs off the balance sheet.	Restrictive clauses in leases limit flexibility.
Leaves real estate development, market risk to professionals.	Inability to expand space "at will."
Leaves property management to professionals (in multi-tenant locations).	Less control over adjoining tenants or occupants of the building.
Can lease additional space for short or long term, or sublease unneeded space -- as may be dictated by the market.	Lease is still considered a capital commitment by rating agencies and investors.
Initial leasehold improvements can be "financed" by landlord in order to avoid large capital outlays.	

OWN

PRO	CON
Real estate market may not have or may not be willing to provide the type of leased space you need in the location you desire. Over time, the overall cost of occupying a facility usually costs less.	Can exaggerate balance sheet liabilities and adversely affect financial performance metrics.
Fixes annual mortgage expense at a point in time; not subject to inflation or market-driven rent increases.	Over time, appreciating assets carried at book value may attract corporate raiders.
May be a good place to hide excess capital. Can refinance via sale/leaseback if funds are needed later.	Developing and owning property may distract senior management from running the business.
Capture benefits of asset appreciation.	If project includes tenants or results by leasing excess space, you are in the real estate business by default.
Better control of surroundings, especially with campus design.	Property disposition can be inconvenient, complex and potentially costly.
Can design facility to meet specific corporate needs and to promote corporate culture and values.	

QUALITATIVE ANALYSIS FOR EXISTING MARKET SITES
STATE OF KANSAS

LEASE VS. BUY

Factors	Theory Suggests		Actual Situation	Evaluation
Product/Service - Market Match				
1 If a long term demand for the service is perceived then,	Buy		It is expected that a long term need for this service will remain for 20+ years.	Buy
If short term demand exists, then		Lease		
2 If the service is expected to change that requires flexibility (cancellation) then,		Lease	Innovations will assist with the service, not reduce demand.	Buy
3 If competition or substitute services are strong and requires market flexibility, then		Lease	Substitute resources are currently not available.	Buy
Managerial Factors				
1 If leadership wants to simply the oversight of building operations		Lease	Existing sites are managed whether leased or owned.	Lease/Buy
2 If leadership wants more control of the building's operation, then	Buy		Leadership has management control of operations.	Lease/Buy
Resource/Market Issues				
1 There is a supply of suitable buildings/sites in the market, then		Lease	There are 3 possible site alternatives in close proximity for lease or buy	Lease
2 If professional competence and skills are in short supply, then		Lease	There is a steady supply of quality workers.	Buy
3 If labor costs are high and expected to rise,		Lease	There has been a balanced supply/demand that stabilizes labor cost.	Buy
4 If a large volume of workers are required and the building provides optimum use, then	Buy		A large number of workers are needed and the building can be utilized at optimum use.	Buy
4 If vendors/suppliers are unwilling to provide reasonable cost for maintenance service,	Buy		Suppliers of products and services are available and reliable.	Lease/Buy
Building/Site Factors				
1 If site conforms to surrounding uses and allows for expansion	Buy		The site conforms to surrounding use and the site is expandable.	Buy
2 If the site is perceived to have little residual value or future potential, then		Lease	The future use of the site will most likely continue to be commercial.	Buy
3 If construction or replacement costs are are high, then		Lease	Replacement is an alternative and capital improvements are needed to sustain operations.	Lease
4 Site has no environmental issues nor risk of operation/use.		Buy	There are minor environmental issues. One pre 1980 building.	Buy
Financial Factors				
1 If the organization wants to reduce its financial investment, then		Lease	Under a net lease a substantial investment is needed, but amortized over the term of the lease.	Lease
2 If favorable financing terms are available,	Buy		Favorable financing terms are available.	Buy
3 If an adequate downpayment is available,	Buy		Assume capital funds will be limited for initial improvements.	Lease

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Recommended Type of Transactions

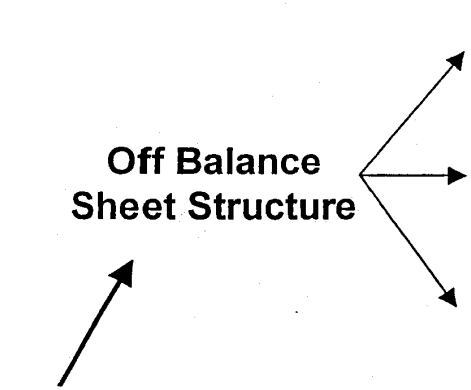
There are many hybrid approaches to real estate development and space utilization that have evolved in response to financial and strategic considerations by landlords and tenants. On page 48 is a diagram of the various types of transactions that can be arranged in response to avoid the initial capital outlay for a tenant and the risk of residual value at the end of the lease term by the landlord. For example, under a typical landlord-tenant lease (after the purchase through a third party-investor) that is proposed for two of the current market site alternatives, the State will have the flexibility to eventually leave the site at the end of the term or earlier through subleasing. The landlord, however, will want to offset this risk through approving improvements and designs so that the site can be easily converted to meet another tenant's needs.

The guiding principles are once again called upon to facilitate a discussion as to what type of transaction should result from the real estate decision. Owning property near the Capitol complex has always been a normal practice. The sites that are currently owned and located along the Capitol complex should be improved and maintained as a long-term asset. If there is a need to "monetize" these owned assets at a later date, a sale/leaseback will generate capital. Any sale/leaseback should be done after the site has been improved and sold thereafter at a price to match market conditions for similar quality buildings.

Any sites that are available for lease, either by a direct lease or build-to-suit, and have the potential to accommodate long-term office needs should have purchase rights in favor of the tenant. Such purchase rights need to be negotiated into the lease document and at terms that reflect the current condition of the building and not at future market rates. This pre-negotiated need is due to the amount of additional improvements that a tenant typically makes to the site at the time of occupancy, which only increases the value of the building for the landlord. Buying the building after the site has been improved (either by the landlord and tenant) means that the sales price will include all improvements.... including those already made by the tenant! In effect, the tenant is paying a sales price that includes the cost of its own improvements. This is the reason pre-negotiated purchase rights are desired by a tenant at the time of entering into a lease transaction for a landlord or developer lease.

The State, within the context of its moderate to low uncertainty, has the ability to lease or buy locations under various types of transactions. Using the guiding principles and the need to have diversity within its portfolio will set the guidelines for leasing or owning these sites.

Structural Alternatives For A Real Estate Transaction



Structure Options	Resulting Form of Occupancy	Benefits	Risks
Synthetic Lease	Operating Lease	• Interest only financing • Retain tax benefits • Potential future asset appreciation • Lowest rent expense	• Potential for future "synthetic lease" baggage • End of term interest rate risks • Potential valuation losses • Must confirm auditor's view on new rules
Landlord/ Developer Lease	Operating Lease	• Numerous structures: varying cash flows, NPV, GAAP rents • Preserves liquidity	• Must locate landlord/developer to complete transaction with desired structure • Potential for less favorable rental rates
Sale/ Leaseback to 3rd Party Buyer	Operating Lease	• Provide superior lease flexibility • Rent can be based on corporate credit • Eliminate developer's flip spread • Maintain control of property without ownership • Re-deploy capital into core business	• Landlord receives benefits of real estate appreciation • Longer term lease
Fund With Cash	Ownership	• Long term control and flexibility • Lower P&L expense than some operating lease alternatives • Retain tax benefits	• Potential negative message to investors and analysts • Reduces liquidity/assets tied up in real estate • Depreciation expense on P&L • Corporate assets generally do not appreciate in value
Fund With Mortgage or Other Debt	Ownership	• Establishes credit relationship • Retain tax benefits • Could credit enhance to lower interest rates	• Potential negative message to investors and analysts • Reduces liquidity • Depreciation expense on P&L • Corporate assets do not generally appreciate in value
Sale/ Leaseback to 3rd Party Buyer	Capital Lease	• Provide superior lease flexibility • Tax neutral • Rent can be based on corporate credit • Maintain control of property	• Asset and debt are on balance sheet • Similar accounting view as ownership • Long term lease • Rent equivalent to sale/leaseback treated as an operating lease

VI. Conclusion

Recommendation Considerations

The Recommendation considered many relevant decision factors such as total expected cost, efficient space utilization, "quality" building systems, ease of implementation, market influences, the organizational context within the uncertain environment, flexibility for space expansion, and taxpayer and community acceptance. Collectively, these factors suggest that a long-tem commitment should be made to occupy and improve these buildings so that they can serve the State's office needs for many years. Specifically, the Docking State Office Building is recommended to be held under fee ownership and reconstructed for improved operations and efficiency. The BNSF site, located two blocks east of the Capitol complex, is recommended to be acquired through a long-term lease of 15 to 20 years with a pre-negotiated right to buy the complex if the State's occupancy reaches more that 50% of the building.

Process Recommendations

Portfolio Planning Update

The initial emphasis of the Assignment was to validate cost estimates, which concerned the members of Glaze Commercial Real Estate that we would not be able to immerse ourselves into the State's portfolio to understand the drivers that created the need for our services. Requesting capital funds should be followed by an exhausted search within the portfolio to find space alternatives not requiring large capital outlays. This work was done on a semi-formal basis using the Real Estate and Facilities' first-hand knowledge of the portfolio. It is recommended that the portfolio plan originally prepared in 1995 by the architectural firm of CMFM2 be updated to reflect today's current situation with projected demand forecasts for future growth. This plan should be used as an on-going tool with major revisions at a minimum of every five years.

Unit of Measurement

For many years real estate departments have measured the efficiency and financial performance of their real estate portfolio in terms of square feet, either as a unit of rentable or usable sq. ft. As an additional recommendation to this report, it is suggested that the State begin to measure the performance of specific buildings and its portfolio by using the unit measurement of "cost per headcount" or "cost per seat." The State does not have many 24-hour operation centers nor do they use alternative office strategies such as telecommuting, job share, or work-at-home. The State, however, does have seasonal employment in such areas as the Department of Revenue. Therefore the "cost per seat" unit of measurement can be used as a supplement to per sq. ft. costs or per headcount, if the seasonal or temporary volume is not significantly part of their portfolio. Cost per headcount is still a meaningful measurement if employment information is available from the Humana Resources Department and combined with space occupancy reports from the Real Estate and Facilities Department. See pages 52 and 53 for a depiction of the various line item cost components and their relative importance to these units of measurements.

Initiation of Reserve Fund

It is stated in this report that the Real Estate and Facilities Department has little time to devote to long-term planning for its real estate assets. If this current situation continues

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then it is recommended that efforts be directed instead to develop a capital resource fund through an amendment to the State's constitution for reserve for replacements/ refurbishments of "State Facilities" as adopted by a few state governments. This formal reserve process is likely to take years to develop (needs analysis, baseline data, relationship building, legislative approval, gradual build-up of the fund) but will have long term cost benefits in maintaining an effective and efficient real estate portfolio. A sample of such a constitutional article is shown on page 54.

Decision Period

The practice of making long-term commitments to locations in close proximity to the Capitol complex has been endorsed in this report. It is suggested, however, that the State's practice to view real estate decisions for periods of 30 years be reduced to a shorter period. The analyses in the report include a 20-year view for all of the alternatives. A shorter period of 20 years is not only a commercially common holding and lending period it presents a better understanding of financial sensitivity of the alternatives under a discounted cash flow analysis. In support of this suggestion was the State's latest bond financing that was issued under a 20-year term. Although the State carries no tax burdens, there is also a trend in the tax laws (Cost Segregation) that favor shorter depreciation periods for personal property and some capital investments in owned property. We suggest that the State conform to the competitive industry's view of commercial real estate, which is typically under holding periods of 20 years or less.

Next Steps

The following items are listed as the next steps to initiate a project plan based upon the Recommendation.

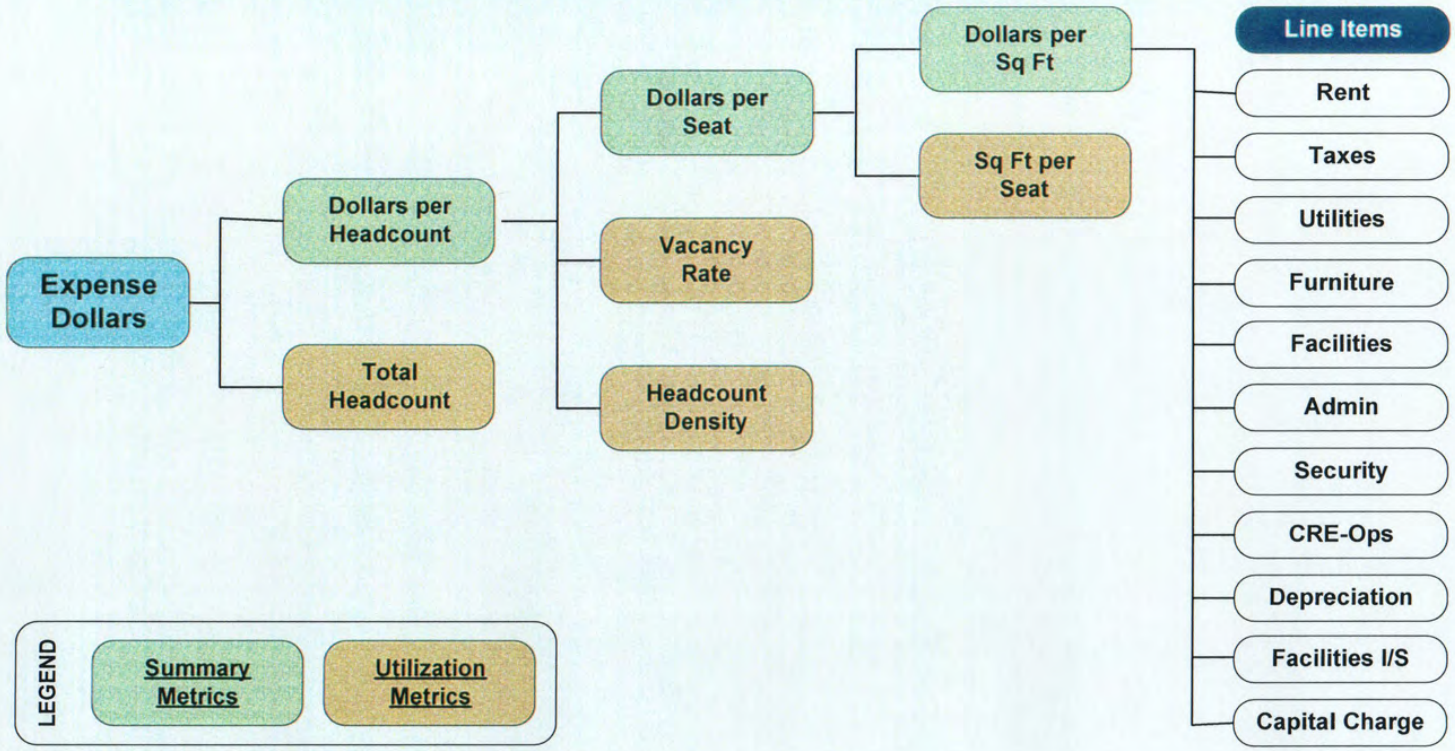
- Assist the Department of Administration with obtaining all necessary approvals to commence with the Recommendation
- Create a strategic plan of action and commence with negotiations with BNSF for the acquisition of the entire office building or as much space as can be provided to meet the requirements of the Recommendation.
- Develop a Project Team and begin the Project Initiation Plan specific to the approved recommendation to include such actions as high-level programming (which departments will sit where), developing a phasing schedule, validate cost and establish a budget.
- Contract with an architect to develop several alternatives for the DSOB façade replacement. This process should include artistic renderings of the reconstructed façade, a cost benefit of the various replacements alternatives and contractor pricing of the most appealing solutions.
- Conduct a detailed analysis on the "new" data center requirement to include further consideration of placing it within an owned location or in a leased location such as the BNSF that would provide "data room management services."

- Create an anticipated spending plan be quarter and pursuant to the project schedule.
- Facilitate the pre-qualification of a lead architect.
- Evaluate the benefits of a general contractor against a construction manager and make a recommendation to the State.
- Investigate the feasibility of an adaptive reuse for the LSOB.

A full-service real estate advisory company that only serves the needs of users of commercial office space, which is unaffiliated with real estate developers, building owners, landlord brokers, contractors or architects is recommended to facilitate the actions of the "next steps" listed above.

STATE OF KANSAS
Points of Financial Impact

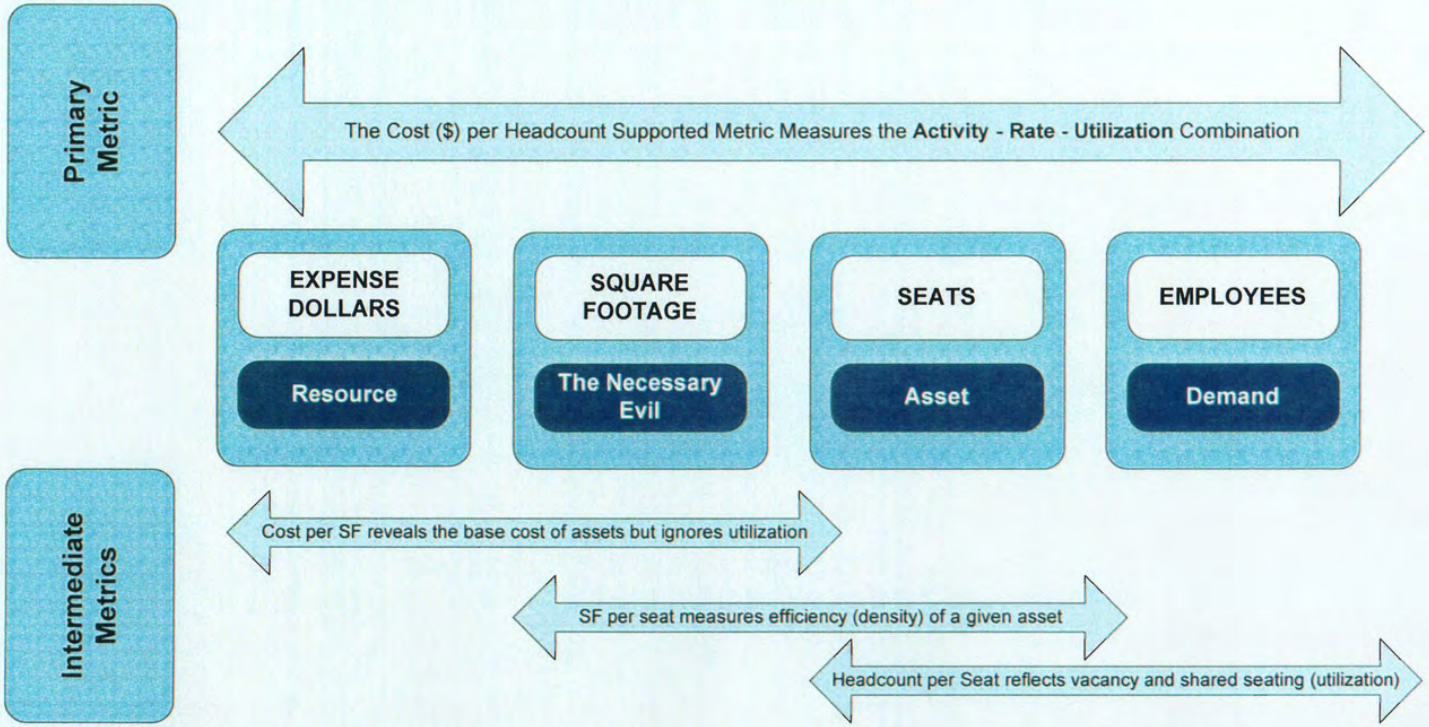
Real Estate Value Tree



Real Estate Value Tree

The real estate value tree serves as a starting point for developing key performance indicators and understanding the impact of individual metrics on total expense. The value tree is the starting point from which challenges to key performance indicators begins, such as an initiative to reduce facilities or security line item expense at a portfolio level or within a given facility. The value tree should be sued at a portfolio level, and in building-to-building comparisons to identify the most efficient assets.

STATE OF KANSAS
Integrating Unit Measurements



The final success measure is cost per headcount supported, with seat and square footage analysis serving as intermediate metrics. Useful thumbrules for understanding the impact of specific decisions are as follows:

Vacancy Management: Within the State's Topeka portfolio using or disposing 1% of excess space can lead to about $80,000 decrease in annual recurring rent expense.

Renewal Rate: Minimizing relocations avoids capital commitments resulting from the spread between new space construction costs (approximately $21,000 per seat) versus renewal/refresh costs (about $4,000 per seat).

Portfolio Efficiencies: Reducing total locations supported through co-locations leads to reduced administrative costs and improved vacancy management. The Facilities Department experiences approximately $2 PSF of annual recurring administration costs when maintaining a "second facility".

State's Constitution
Article ____, Section ____

Facilities maintenance and review fund created, purpose—state facilities, defined—transfer of monies into fund, reduction or elimination of transfer by governor.

Section 1. The "Facilities Maintenance Reserve fund" is hereby created in the State Treasury for use in maintaining, repairing and renovating State facilities. "State facilities" shall include all improvements to real property owned by the State except real property owned or possessed by the conservation and highways and transportation commissions, including bridges and highways.

Section 2. Beginning _____, ____, monies shall be transferred from the general revenue fund to the facilities maintenance reserve fund. The amount transferred in the next fiscal year ____ shall be equal to one-tenth of one percent of new general revenue collections of the preceding fiscal year. During each succeeding fiscal year the percentage of the immediately preceding fiscal year's net general revenue collections to be transferred to the facilities maintenance reserve fund shall be increased by one-tenth of one percent, until the total percentage transferred equals one percent of the net general revenue collections for the immediately preceding fiscal year. Each year thereafter one percent of the net general revenue collections for the immediately preceding fiscal year shall be transferred to the facilities maintenance reserve fund; provided, however, that the governor may reduce or eliminate the amount of this transfer during any fiscal year in which the governor exercised its right to reduce expenditures pursuant to executive powers, or during the next succeeding fiscal year after exercising such power. The general assembly may also appropriate other moneys to the fund.

Section 3. Monies in the facilities maintenance reserve fund shall be invested by the state treasurer in the same manner as other state funds are invested. Interest earned on such investments shall be credited to the facilities reserve maintenance fund.

Section 4. The general assembly may appropriate monies from the fund to be used for maintenance, repair or renovation of state facilities.

Project Report
Building Assessments and Site Alternatives

for the
Department of Administration
State of Kansas

Prepared by
Glaze Commercial Real Estate Advisors, Inc./CRESA
801 W. 47th Street, Suite 400
Kansas City, MO 64112

January 30, 2004

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Topeka Real Estate Market Information
Class A and B Office Space

Topeka Office Market

COMPARISON BY SECTOR
December 1996 through December 2002

AREA	BLDG CLASS	RENTABLE SQUARE FEET		% VACANT					
		TOTAL	AVAILABLE	12/02	12/01	12/00	12/99	12/98	12/97
DOWNTOWN	A	1,164,916	248,506	21.33%	15.95%	12.20%	5.45%	8.48%	5.79%
	B	734,209	135,874	18.51%	10.02%	5.92%	5.40%	10.31%	8.40%
26 buildings	**Subtotal**	**1,899,125**	**384,380**	**20.24%**	**13.16%**	**9.23%**	**5.43%**	**9.26%**	**6.90%**
MIDTOWN	A	33,324	0	0.00%	0.00%	0.00%	0.00%	8.06%	0.00%
	B	12,600	4,400	34.92%	34.92%	34.92%	N/A	N/A	N/A
3 buildings	**Subtotal**	**45,924**	**4,400**	**9.58%**	**9.58%**	**9.58%**	**0.00%**	**8.06%**	**0.00%**
WEST	A	384,900	9,500	2.47%	13.22%	0.00%	N/A	N/A	N/A
	B	50,344	8,025	15.94%	0.00%	0.00%	0.00%	4.13%	0.71%
8 buildings	**Subtotal**	**435,244**	**17,525**	**4.03%**	**8.03%**	**0.00%**	**0.00%**	**4.13%**	**0.71%**
SOUTH	A	32,000	3,423	10.70%	6.97%	6.97%	3.72%	28.12%	28.12%
	B	525,850	170,754	32.47%	19.95%	24.66%	0.00%	0.00%	0.00%
6 buildings	**Subtotal**	**557,850**	**174,177**	**31.22%**	**19.21%**	**23.65%**	**3.72%**	**28.12%**	**28.12%**
SOUTHWEST	A	36,000	0	0.00%	6.19%	9.00%	6.53%	4.64%	3.39%
	B	302,005	8,263	2.74%	4.55%	15.85%	20.18%	9.82%	11.42%
7 buildings	**Subtotal**	**338,005**	**8,263**	**2.44%**	**4.73%**	**9.28%**	**8.22%**	**5.44%**	**5.69%**
	A	**1,651,140**	**261,429**	**15.83%**	**14.92%**	**10.14%**	5.22%	9.07%	6.29%
	B	**1,625,008**	**327,316**	**20.14%**	**11.78%**	**12.14%**	3.95%	7.37%	5.95%
TOTAL ALL	54 BLDGS	**3,276,148**	**588,745**	**17.97%**	**13.07%**	**10.98%**	**4.58%**	**8.21%**	**6.12%**

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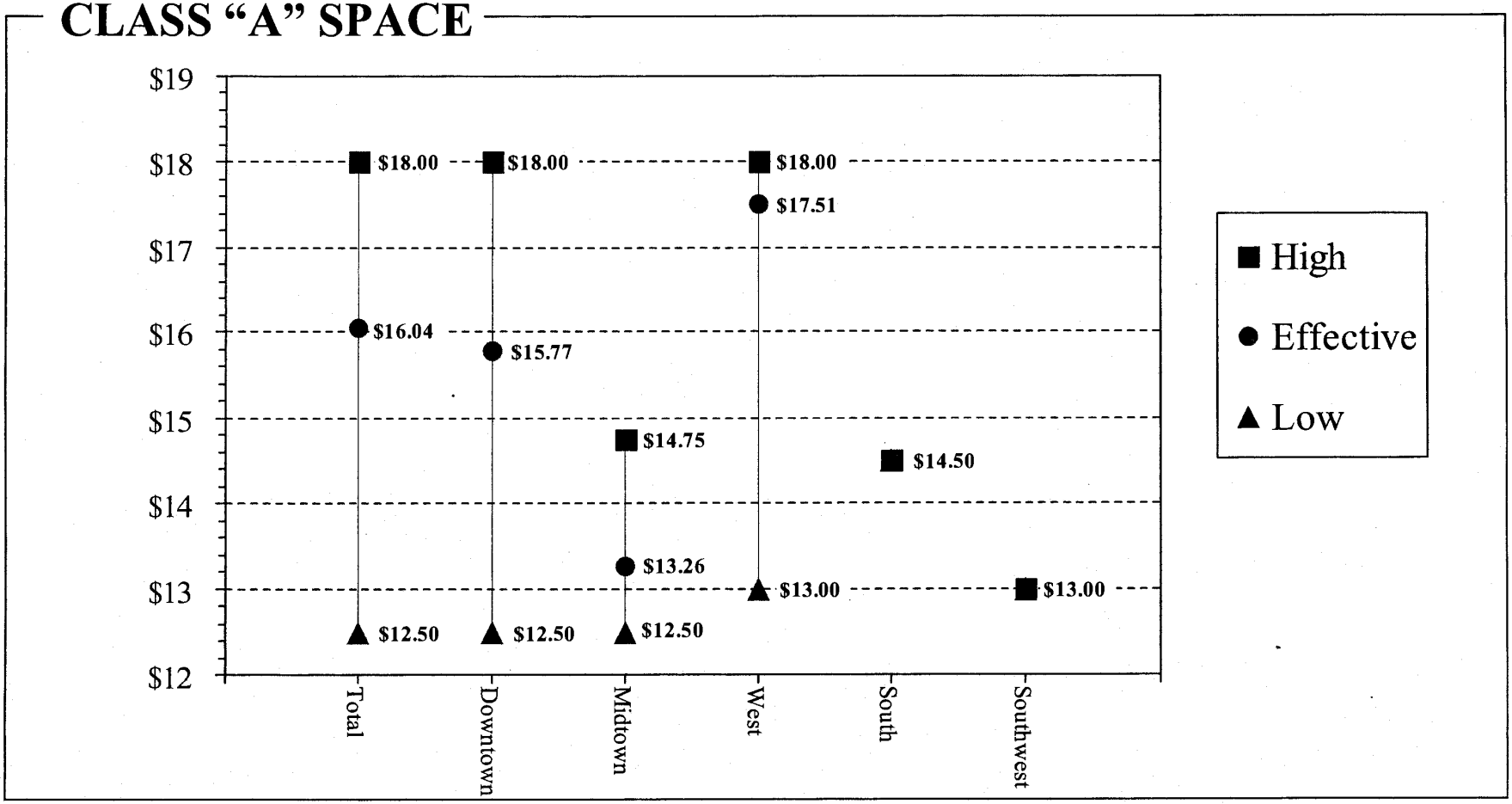
Topeka Office Market

ASKING LEASE RATE RANGE BY SUBMARKET

December 2002

CLASS "A" SPACE



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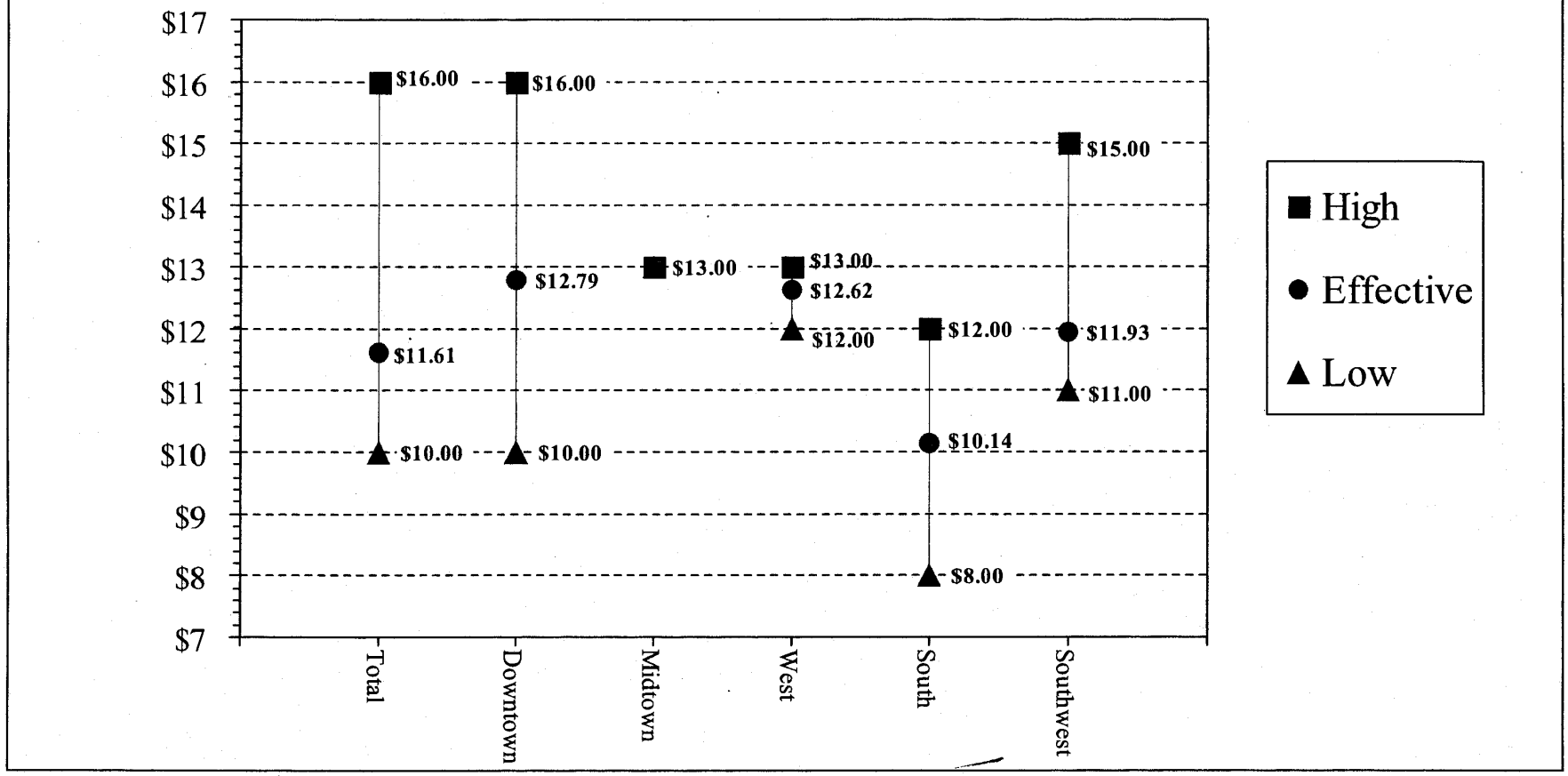
Topeka Office Market

ASKING LEASE RATE RANGE BY SUBMARKET

December 2002

CLASS "B" SPACE



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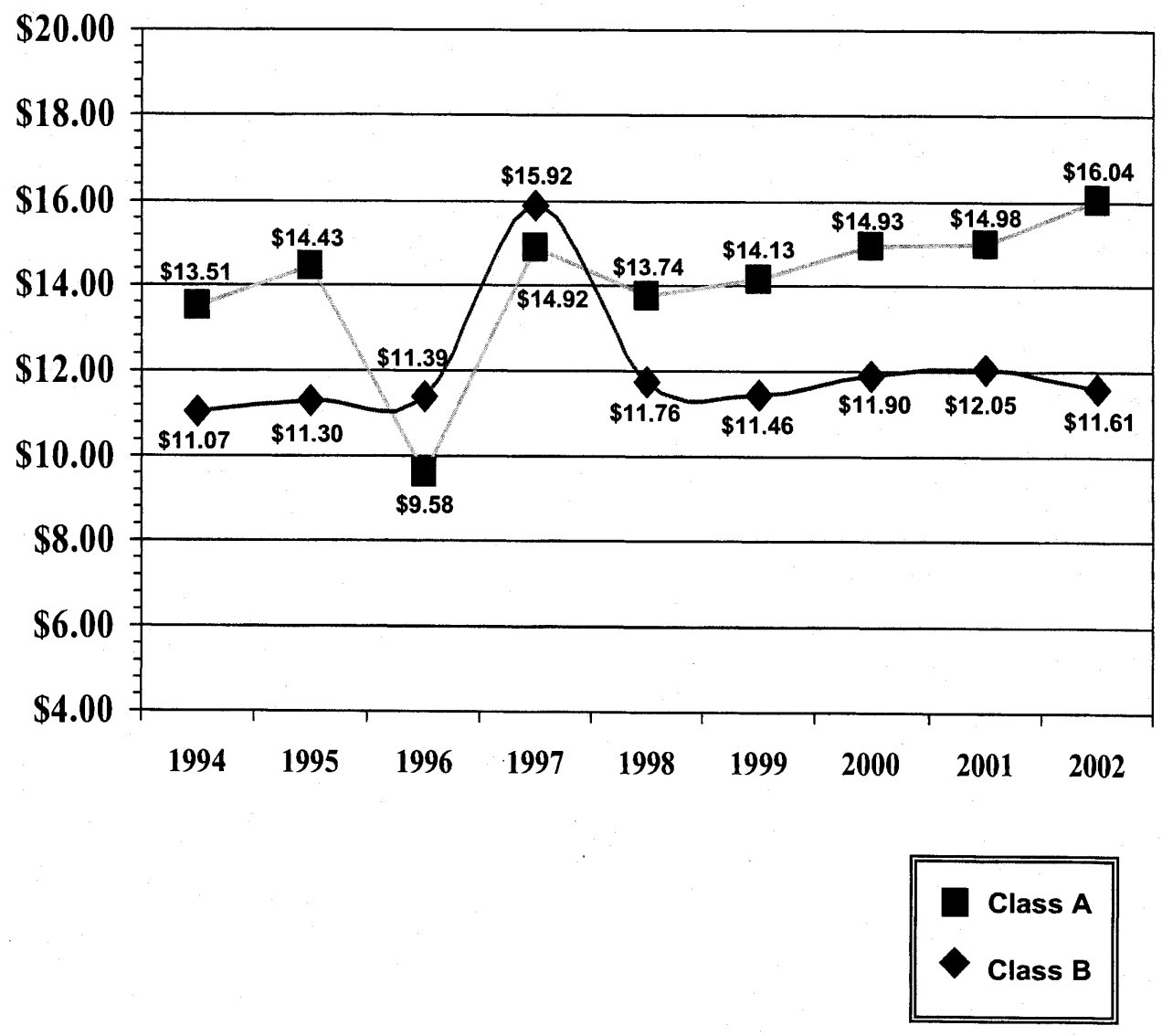
Topeka Office Market

EFFECTIVE LEASE RATE RANGES
Classes A and B
1994 to 2002

Total Market by Year



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Burlington Northern Santa Fe Complex
Request for Information and Response

Via Electronic Submission

November 21, 2003

Ms. Linda Richie
Burlington Northern
Santa Fe Corporation
2650 Lou Menk Drive
Fort Worth, TX 76131-2830
linda.richie@bnsf.com

Re: Request for Information
Burlington Northern-Santa Fe ("Owner")
BNSF Plaza 10th Street & Quincy ("Site")
Topeka, KS

Dear Ms. Richie:

Pursuant to our previous discussions, the State of Kansas (the "State") has authorized Glaze Commercial Real Estate Advisors, Inc. ("Glaze"), to present this request for information regarding the availability and delivery of the building ("Building") at the above referenced Site. Please respond, to the best of your knowledge, to all of the items listed below. The information you provide will be used to present a high-level feasibility analysis of the Building in matching the real estate portfolio needs of the State of Kansas.

Request for Information Objective:
Presenting the above Building as a long-term site alternative for the State of Kansas by providing building information and anticipated space delivery dates for an office requirement of not less than 100,000 sq. ft.

General Site and Building Information:
Please provide the following Building and Site information as listed below.

- Size of the Building (number of stories, gross and/or usable sq. ft.)
- Age of the Building (dates of any building additions)
- Number of office "seats" (designed at peak capacity)
- General design (percent of "open space" to total space)
- Parking situation (location and number of structured and surface parking places)
- Building amenities and features (cafeteria, fitness center, data center space, etc.)
- Information regarding the value of the Site (offers, appraisals, assessments)
- Current floor plans (with furniture layouts, if available)
- Photographs of the Building, if any
- Site plan or boundary survey, if available
- Evidence of current ownership entity, if available
- On-site contacts and Building access procedures

JCSBC
2-2-2016
Att.8.--816

GLAZE

Transaction Preference
State your preference as to the type of transaction that would consummate the transfer of this site to a new owner or occupier.

- Sale of the Site to the State of Kansas or to a mutually acceptable third party
- Sale of the Site to a third party selected only by Owner
- Long-term lease to the State of Kansas
- Other preference (define)

For a lease transaction, please propose an average annual net rental rate, lease incentives, and the minimum lease term.

Please note that Glaze has not been engaged by the State of Kansas to handle a transaction that may result from this request for information. Glaze's assignment is to present and analyze viable site alternatives that may align with the State's real estate objectives.

Space Delivery and Schedule
The amount of space and the anticipated delivery date of contiguous office space is critical information in determining the operational feasibility of the Site. There is no limit to the maximum amount of sq. ft. to be delivered, so please provide as much contiguous space as possible. Kindly provide an anticipated "quarterly" delivery period (detailed dates will be required at a later time) and phased-moves if the delivery cannot be completed in one move.

- Amount of space to be delivered (sq. ft. and corresponding "seats")
- Delivery periods of the space to be delivered (__Q200_)
- Total amount of space to be delivered and anticipated completion date

Delivery of the Site
State the condition of the Site upon the delivery, whether phase-in deliveries or at the date of final delivery. Please mark the following items that apply.

- "As is – where is" condition ___
- Free of personal property, including removal of trade fixtures ___
- Removal of satellites, antennas and exterior signage ___
- Removal of all cabling in walls, floors and above ceilings ___
- Some personal property and fixtures will remain (list) ___
- Other condition not stated above (define) ___

JCSBC
2-2-2016
Att.8.--817

GLAZE

Building Condition
Owner will warrant and provide information as requested below regarding the condition of the Building.

	Yes	No*
• The Building and Site are in compliance with all codes, ordinances, covenants, regulations and laws (including ADA requirements) pertaining to the current use and occupancy of the Site.	____	____
• The Building's systems and structure are in good operating condition, normal wear and tear excepted, with no known defects (please state exceptions, if any).	____	____
• The Building is not subject to any environmental or air quality violations or investigations.	____	____
• The Building is free of asbestos and hazardous materials.	____	____

*If any of the above items are checked as "no", please provide an explanation or any assessment or report describing this condition.

Operating Expenses
Provide the annual operating expense statements (or detailed summaries) for the last three years and state the estimated percentage of occupancy (percent of occupied seats to total) for this period. Do not include mail room services, reprographic costs, copier rentals, or other costs that do not pertain to the operation, repair, maintenance or management or the Site.

- janitorial (labor and supplies)
- building maintenance and repairs (structure and systems)
- reserve for replacements (list if applicable)
- grounds maintenance and landscaping
- real estate taxes (include statements)
- utility consumption (all utilities)
- security (system maintenance and guard services)
- insurance, if applicable
- management and administrative (internal & external)
- other operating expenses not included above

State of Kansas' Contingency
Please state your acknowledgement and agreement that Owner (its successors and assigns) will continue to operate its business in the City of Topeka in a mutually acceptable size (employment and investment) and period of time that is commercially possible within the context of Owner's industry.

JCSBC
2-2-2016
Att.8.--818

GLAZE

Owner's Contingency
Please state any transaction, delivery, or operating contingencies that are required by Owner to consummate a sale or lease transaction under the scope of this proposed project.

This request for information does not constitute an offer for the purchase or leasing of the Site referenced herein. Only a fully executed purchase contract or lease agreement shall be binding on the parties.

Please show your willingness to respond to this request for information by submitting your response to the addressees (postal or electronic) listed below by Wednesday, December 17, 2003. Kindly contact us if you have any questions regarding the contents of this request for information.

Thank you for your cooperation and interest in this matter.

Sincerely

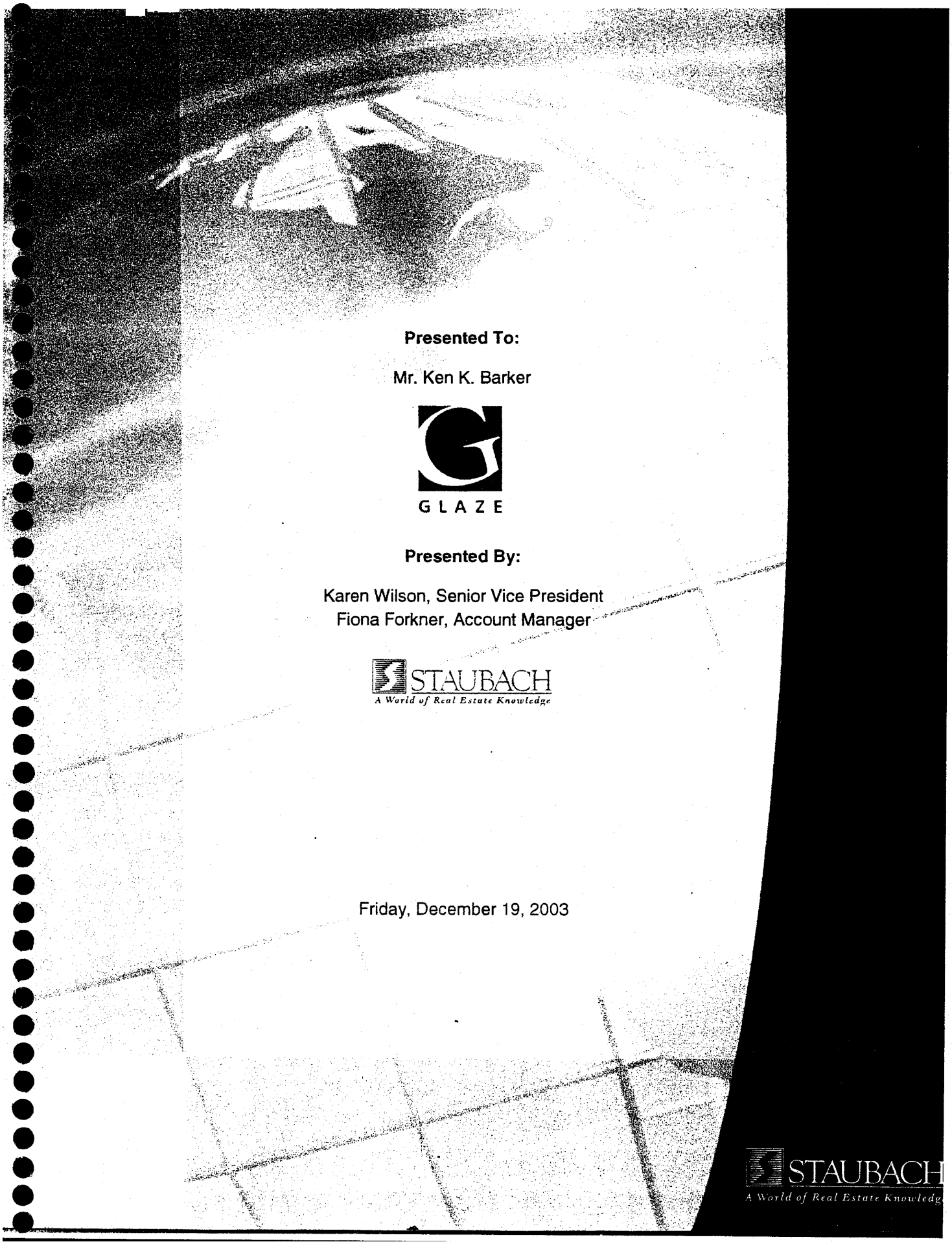
Ken K. Barker

Glen A. Miller

Ken K. Barker
Director
Portfolio & Strategic Management
k.barker@glazerealestate.com
816-531-2323 ext 24

Glen A. Miller
Vice President
Workplace Services
g.miller@glazerealestate.com
816-531-2323 ext 14

cc: Carol Foreman, State of Kansas
carol.foreman@da.state.ks.us



Presented To:

Mr. Ken K. Barker

GLAZE

Presented By:

Karen Wilson, Senior Vice President
Fiona Forkner, Account Manager

STAUBACH
A World of Real Estate Knowledge

Friday, December 19, 2003

STAUBACH
A World of Real Estate Knowledg

December 19, 2003

Mr. Ken Barker
Glaze Commercial Real Estate Advisors, Inc.
801 West 47th Street, Suite 400
Kansas City, Missouri 64112

Dear Mr. Barker:

On behalf of The Burlington Northern and Santa Fe Railway Company ("BNSF"), we are pleased to present the following response to the State of Kansas' request for information regarding the availability and delivery of space at 920 SE Quincy, Topeka, KS. BNSF has authorized The Staubach Company to secure proposals and assist them in negotiations regarding their building.

Sincerely,

Karen Wilson

Karen Wilson
Senior Vice President

General Site and Building Information:

Size of the Building	**General Office Building (GOB)** – 14 Story office tower's exterior skin is made up of pre-cast concrete panels, with connections designed to withstand 200 mph wind. The ceiling system is fiberglass 20" X 60" tiles with deep parabolic fluorescent fixtures. Carpet is 18" carpet tiles over concrete slab with in floor electrical and communications raceways (electrified deck). Total Rentable Square Footage: 358,160 SF Floor Plate: 23,744 SF **Computer Office Building (COB)** – 3 Story Data Center Total Rentable Square Footage: 125,394 SF Basement (Link, Dock, Generator Rm): 35,902 SF Floor Plate: 22,662 SF Penthouse: 21,507 SF **Total Project (GOB & COB): 483,554 SF**
Building Age	1985
Number of office "seats"	BNSF has provided a sample space plan with a proposed open layout. This plan can accommodate as many as 140 cubicles per floor; however capacity of the floor will depend on systems furniture and utilization. (Included as an exhibit)
General Design	Each floor is designed with perimeter offices and an open plan.
Parking	Building parking is available in the City garage and in a surface parking lot one block South of GOB. BNSF has a total of 176 spaces available. In addition to base rent, parking rates for spaces are $29.00 - $39.00 per stall per month. Other parking opportunities are available but are not controlled by BNSF: • 9th Street Garage 760 total parking spaces • Coronado Parking Garage 255 total parking spaces • Center City Parking Garage 284 total parking spaces
Building Amenities	• Large Conference Rooms on 1st Floor • Connected Data Center • On-site Facility Management Team • On-site Building Security • New Transit Station adjacent to the Building
Current Floor Plans	Included as an exhibit
Photographs of the Building	Included as an exhibit

Site Plan	Included as an exhibit
Evidence of current ownership entity	BNSF is the owner of the GOB/COB. Upon a firm expression of intent to pursue a lease at the GOB/COB, BNSF will provide additional information as required.
On-site Contacts	BNSF Facility Manager: **Dave Detjen** (785) 435-3388 CBRE Facility Manager: **Dean Wilson** (785) 435-2197 Additional Staubach Contact: **Fiona Forkner** (972) 361-5244
Security	BNSF is very aware of security issues as a result of September 11, 2001. Significant upgrades to the facility's security have been implemented over the last two years. The building has a full time railroad police presence and all entry points are card access only. Internal and external cameras on a 24-hour basis monitor the building. Facility maintenance crews are on duty in the building at all times and can be contacted through the Facilities Help Desk, or after hours through the building security office. External building security has been strengthened by the installation of hydraulic bollards across the entry to the dock. The barrier can be lowered for routine deliveries by contacting the security office through speakerphones located at the driveway entrance. Planters made of concrete and securely anchored to the sidewalks surround the building and provide added protection by making a barrier to vehicles. The total attack resistance weight of each planter is 1.5 tons. The computer operations building is a purpose built hardened data center. The construction is reinforced concrete and is windowless. Primary access is gained through the link connecting the general office building with the data center. The card authorization system is designed so that entry into the data center can be specifically controlled to authorized persons only.
Support Systems Power:	The electrical distribution system is designed so that power is continuously available for critical computer and building support operations. This is accomplished by having a double commercial feed from the local utility that can provide power from either of two substations should a portion of the downtown Topeka power grid be interrupted. Additionally, five 1000 KW generators are tied into the power supply. These Caterpillar generators take over power production should the commercial utility service be severed, or fluctuate. To protect the sensitive computer equipment from any power disruption, or fluctuation the circuits are passed through redundant uninterruptible power supply units, commonly called a UPS. The UPS functions as both a power conditioner and as a source of continuous power by providing

a battery back up that instantaneously provides power between the time that commercial power is lost and generators are started and take the load. Any circuits that are part of the UPS system are considered safe from electrical problem should power be lost. The entire computer operation building has UPS power availability and floors 5, 6, 9, 11 and 12 of the General Office Building have partial UPS power availability.

Mechanical:

Main plant heating and cooling equipment is common to both the GOB and the COB. Both buildings receive chilled water from the chiller plant located in the basement of the COB. Four Trane hermetic centrifugal chillers provide conditioned water to central air handler units in each building. HVAC equipment operations can be monitored and controlled from the Johnson Controls METASYS computers located in the chiller plant and basement maintenance control room. To add redundancy to the computer operations building, three new Trane air-cooled chillers have been installed on the roof of the COB. These chillers are maintained as emergency back up to the air conditioning system of the data center. The air-cooled units provide a redundant capability should city water not be available to support the main chiller/cooling tower operation, or should the main basement plant become inoperable.

Fire:

Halon gas is installed in the computer areas of all three floors of the COB. Some floors, such as the 2nd floor of the COB, have both above floor and under floor Halon installed. All Halon is manually operated and must be activated at the specific Halon pull stations located on walls. The manual activation of Halon will alarm the building in the same manner as a manual pull station. The activation of Halon will also trigger the EPO (Emergency Power Off) switch on the floor where Halon has been released.

Sprinkled water suppression systems are installed in each building. The COB has a "dry" pre-action type sprinkler system, while the GOB has a wet type system. The fire and life safety systems of the buildings are integrated so that if a smoke head, water flow switch, or pull station is alarmed in either building the horns and strobes will be activated in all areas. These systems are designed to notify building occupants and to allow sufficient time for safe evacuation.

Elevators	Elevators are installed in each building to make personal access and freight delivery easy. The GOB has six passenger elevators and a freight elevator serving the basement through the 14th floor. The COB has a small passenger elevator serving all three of the computer operations floors and a large freight elevator that services each floor including the mechanical equipment areas in the basement and penthouse. The COB freight elevator is within easy reach of the loading dock and is large enough to handle heavy equipment loads.

Section 3 - Transaction Preference

BNSF would like to pursue a long-term lease with the State at the Building under the following conditions:

Term	**BNSF strongly desires a long term lease with the State of Kansas for 15 years and beyond and would aggressively price a longer term lease.**
Base Rental Rate (for GOB only)	$15.00 net of janitorial based on a five (5) year term. **However, a longer term lease would be aggressively priced.**
Operating Expenses	2004 Base Year
Lease Incentives	BNSF's incentive package will depend on the term of the lease and the amount of square footage leased.

BNSF may consider any financial structure for the Building which would be advantageous to BNSF including a sale of the Building to the State of Kansas or another entity.

Section 4 - Space Delivery and Schedule

GOB

Within six (6) months of executing an agreement between BNSF and The State of Kansas, BNSF will deliver three (3) contiguous floors in the GOB. Each floor consists of 23,744 rentable square feet. Three additional floors will be available twelve (12) months from the date of execution, totaling 6 contiguous floors at 142,464 rentable square feet.

As additional consolidations are completed by BNSF, additional space in the GOB can be made available. Any additional space taken during the initial five year lease would be at a rental rate of $15.00/SF.

COB

Space is available in the datacenter/COB on the 2nd floor. Any future rental rate will be determined prior to occupancy.

Section 5 - Delivery of the Site

The space will be delivered in an as-is condition. BNSF will remove all personal property and furniture from the space.

Section 6 - Building Condition

ADA Accommodations — Building modifications have been completed based on a 1999 survey. Changes include curb slope, entrance railing height, entrance door changes to 10th street patio, lever handles on restroom doors, single sliding power door access to computer building, hand rail height adjustments, audible and visual fire alarms, restroom stall grab rails and Braille signage. The Building and Site are in compliance with all codes, ordinances, covenants, regulations and laws.

Air Quality — There are no air quality issues open at this time. Air quality is checked yearly by an industrial hygiene contractor.

Building Systems — The Building's systems and structure are in good operating condition, normal wear and tear excepted, with no known defects.

Section 7 - Operating Expenses

Operating Expenses will be calculated on a base year basis. Actual expenses for the Project (net of Janitorial) for 2003 are approximately $5.27/SF.

The State will be responsible for providing their own janitorial services and supplies. BNSF will be responsible for all property taxes as long as the leased premises are included in the taxable value determined by the State of Kansas Department of Revenue. In the event, the lease agreement causes the leased premises to be assessed separately by the Shawnee County Assessor, the State will be responsible for their proportionate share of property taxes.

BNSF will require the State of Kansas to carry the following types of insurance at the State's cost and expense:

- Commercial General Liability insurance
- Business Automobile insurance
- Workers Compensation and Employers Liability insurance
- All-Risks Property insurance

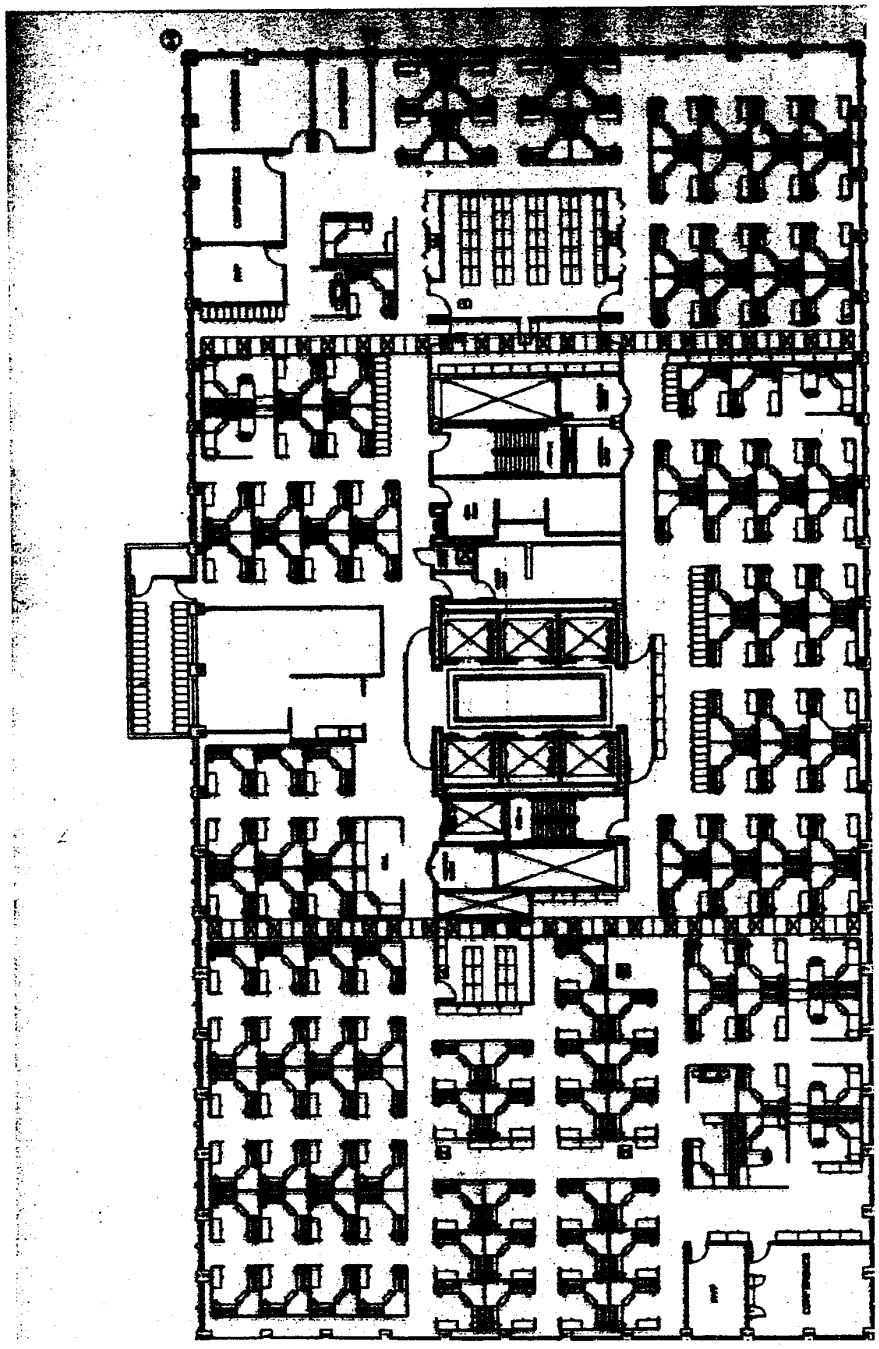
Section 8 - State of Kansas' Contingency

BNSF will continue to maintain a presence in the State of Kansas. BNSF is in the process of relocating employees to the City of Topeka and is unable to release an actual employee count.

Section 9 - Owner's Contingency

BNSF will require any potential tenant to meet certain financial and net worth requirements.

Exhibit A
Sample Floor Plan



Prepared by Contract Design Group

Exhibit B
Existing Floor Plans (As- Built drawings)

Exhibit C
Site Plan

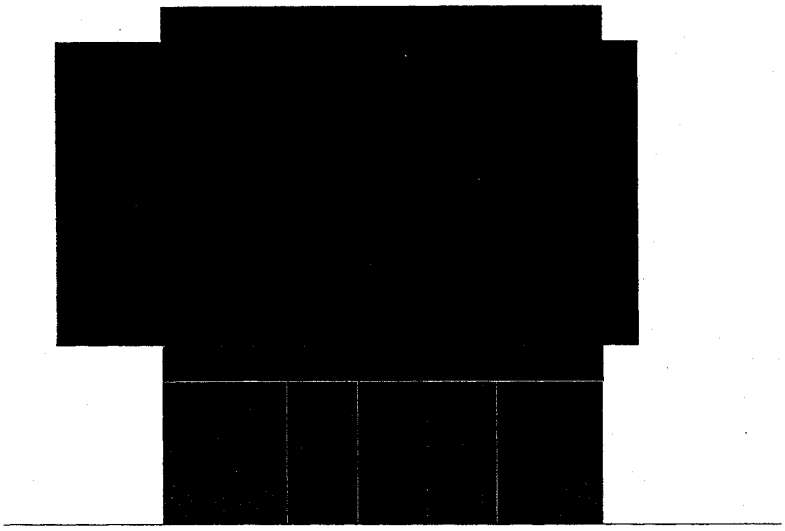
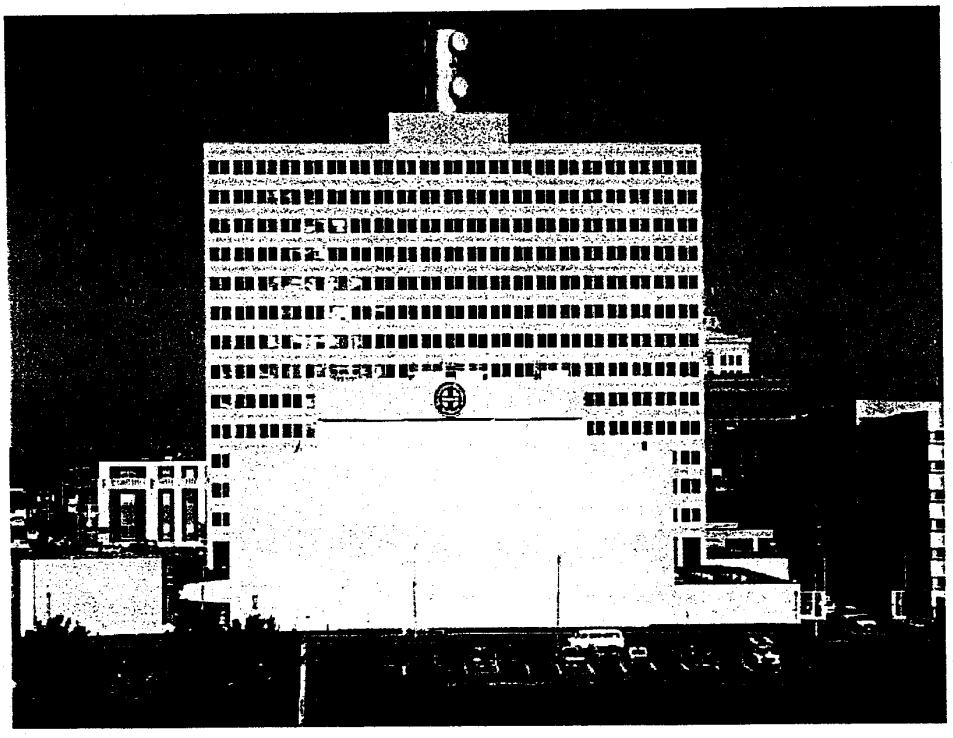
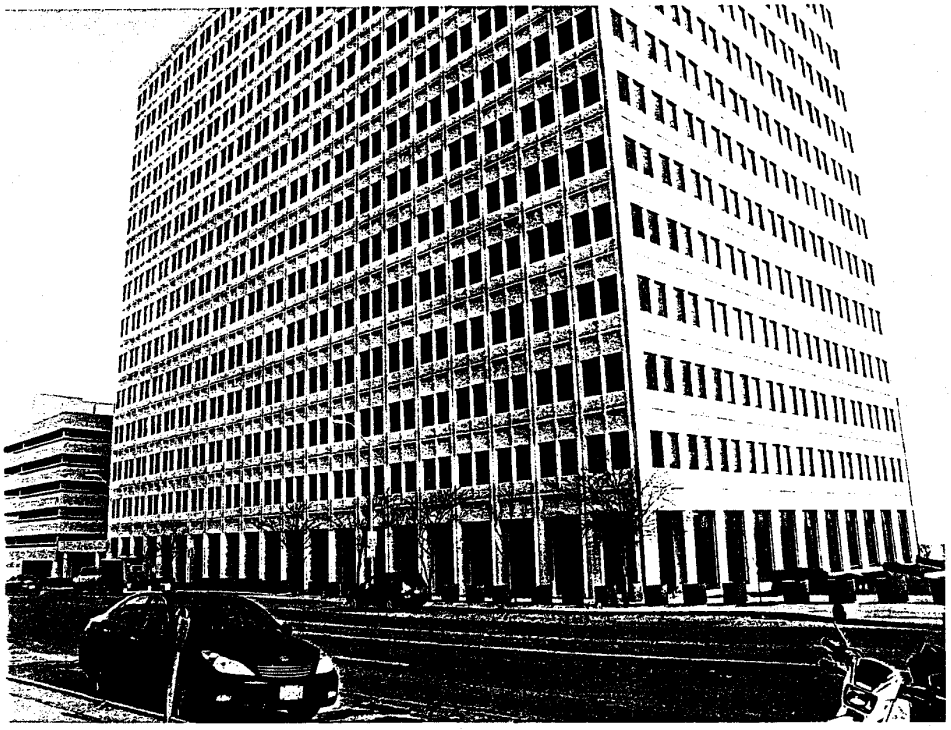


Exhibit D
Building Photographs





"Karen Wilson" <Karen.Wilson@Staubach.com>

01/15/04 05:10 PM

To <K.Barker@GlazeRealEstate.com>

cc "ONeil, James J" <James.ONeil@bnsf.com>, "Richie, Linda W" <Linda.Richie@bnsf.com>, "Cox, Patricia R" <Patricia.Cox@bnsf.com>, "Fiona Forkner" <Fiona.Forkner@Staubach.com>

bcc

Subject 920 SE Quincy

Ken,

We appreciate the continued interest by the State of Kansas in BNSF's property located at 920 SE Quincy, Topeka.
In response to your request, please review the following and call with questions:

BNSF has approximately 8,000 usable square feet available for immediate use on the first floor. As additional consolidations are completed by BNSF, additional space in COB can be made available. The COB space will be restricted to infrastructure networking and communication equipment only. We are not able to provide the detail for operation of the COB. That information will be provided at a later date.

The original square footage was quoted on a rentable basis but at your request, we have converted to a usable square footage number based upon BOMA standards. The usable square footage number for floors 9-14 is 127,122sf. Please note that BNSF has chosen to leave the rental rate for the first five years at $15 on a gross usable basis which equates to a 15% reduction in the proposed rental rate.

For a 20 year term, the usable gross rental rate for the GOB would be as follows:

Years 1-5 - $15
Years 6-10 -$ 17.50
Years 7-15 - $ 20.00
Years 15-20 - $22.50

(The operating expenses will be a 2004 base year.)

The rental rate for the COB on a usable gross basis will be:

Years 1-5 - $ 75
Years 6-10 -$ 80
Years 7-15 - $ 85.00
Years 15-20 - $90.00

Karen Wilson
Senior Vice President
National Accounts, Southwest Corporate Services
The Staubach Company
15601 Dallas Parkway
Suite 400
Addison, TX 75001
Main Number: 972-361-5000 Fax: 972-361-5910
Direct: 972-361-5022 Cell: 214-415-2950
karen.wilson@staubach.com www.staubach.com

SBC Communications Building
Request for Information and Response

Via Electronic Submission

November 21, 2003

Mr. J. Stephen Sundby
Director – Real Estate Transactions
SBC Communications
7159 San Pedro, Room 202
San Antonio, TX 78216-6221
j.stephen.sundby@sbc.com

Re: Request for Information
SBC Communications ("Owner")
823 Quincy ("Site")
Topeka, KS

Dear Mr. Sundby:

Pursuant to our previous discussions, the State of Kansas (the "State") has authorized Glaze Commercial Real Estate Advisors, Inc. ("Glaze"), to present this request for information regarding the availability and delivery of the building ("Building") at the above referenced Site. Please respond, to the best of your knowledge, to all of the items listed below. The information you provide will be used to present a high-level feasibility analysis of the Building in matching the real estate portfolio needs of the State of Kansas.

Request for Information Objective:
Presenting the above Building as a long-term site alternative for the State of Kansas by providing building information and anticipated space delivery dates for an office requirement of not less than 100,000 sq. ft.

General Site and Building Information:
Please provide the following Building and Site information as listed below.

- Size of the Building (number of stories, gross and/or usable sq. ft.)
- Age of the Building (dates of any building additions)
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- General design (percent of "open space" to total space)
- Parking situation (location and number of structured and surface parking places)
- Building amenities and features (cafeteria, fitness center, data center space, etc.)
- Information regarding the value of the Site (offers, appraisals, assessments)
- Current floor plans (with furniture layouts, if available)
- Photographs of the Building, if any
- Site plan or boundary survey, if available
- Evidence of current ownership entity, if available
- On-site contacts and Building access procedures

JCSBC
2-2-2016
Att.8.--835

GLAZE

Transaction Preference
State your preference as to the type of transaction that would consummate the transfer of this site to a new owner or occupier.

- Sale of the Site to the State of Kansas or to a mutually acceptable third party
- Sale of the Site to a third party selected only by Owner
- Long-term lease to the State of Kansas
- Other preference (define)

For a lease transaction, please propose an average annual net rental rate, lease incentives, and the minimum lease term.

Please note that Glaze has not been engaged by the State of Kansas to handle a transaction that may result from this request for information. Glaze's assignment is to present and analyze viable site alternatives that may align with the State's real estate objectives.

Space Delivery and Schedule
The amount of space and the anticipated delivery date of contiguous office space is critical information in determining the operational feasibility of the Site. There is no limit to the maximum amount of sq. ft. to be delivered, so please provide as much contiguous space as possible. Kindly provide an anticipated "quarterly" delivery period (detailed dates will be required at a later time) and phased-moves if the delivery cannot be completed in one move.

- Amount of space to be delivered (sq. ft. and corresponding "seats")
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Delivery of the Site
State the condition of the Site upon the delivery, whether phase-in deliveries or at the date of final delivery. Please mark the following items that apply.

- "As is – where is" condition ___
- Free of personal property, including removal of trade fixtures ___
- Removal of satellites, antennas and exterior signage ___
- Removal of all cabling in walls, floors and above ceilings ___
- Some personal property and fixtures will remain (list) ___
- Other condition not stated above (define) ___

GLAZE

Building Condition
Owner will warrant and provide information as requested below regarding the condition of the Building.

	Yes	No*
• The Building and Site are in compliance with all codes, ordinances, covenants, regulations and laws (including ADA requirements) pertaining to the current use and occupancy of the Site.	____	____
• The Building's systems and structure are in good operating condition, normal wear and tear excepted, with no known defects (please state exceptions, if any).	____	____
• The Building is not subject to any environmental or air quality violations or investigations.	____	____
• The Building is free of asbestos and hazardous materials.	____	____

*If any of the above items are checked as "no", please provide an explanation or any assessment or report describing this condition.

Operating Expenses
Provide the annual operating expense statements (or detailed summaries) for the last three years and state the estimated percentage of occupancy (percent of occupied seats to total) for this period. Do not include mail room services, reprographic costs, copier rentals, or other costs that do not pertain to the operation, repair, maintenance or management or the Site.

- janitorial (labor and supplies)
- building maintenance and repairs (structure and systems)
- reserve for replacements (list if applicable)
- grounds maintenance and landscaping
- real estate taxes (include statements)
- utility consumption (all utilities)
- security (system maintenance and guard services)
- insurance, if applicable
- management and administrative (internal & external)
- other operating expenses not included above

State of Kansas' Contingency
Please state your acknowledgement and agreement that Owner (its successors and assigns) will continue to operate its business in the City of Topeka in a mutually acceptable size (employment and investment) and period of time that is commercially possible within the context of Owner's industry.

GLAZE

Owner's Contingency
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This request for information does not constitute an offer for the purchase or leasing of the Site referenced herein. Only a fully executed purchase contract or lease agreement shall be binding on the parties.

Please show your willingness to respond to this request for information by submitting your response to the addressees (postal or electronic) listed below by Wednesday, December 17, 2003. Kindly contact us if you have any questions regarding the contents of this request for information.

Thank you for your cooperation and interest in this matter.

Sincerely

Ken K. Barker

Glen A. Miller

Ken K. Barker
Director
Portfolio & Strategic Management
k.barker@glazerealestate.com
816-531-2323 ext 24

Glen A. Miller
Vice President
Workplace Services
g.miller@glazerealestate.com
816-531-2323 ext 14

cc: Carol Foreman, State of Kansas
carol.foreman@da.state.ks.us

"SUNDBY, J STEPHEN (SBCSI)" <js6793@sbc.com>

12/16/03 04:33 PM

Please respond to "SUNDBY, J STEPHEN (SBCSI)" <js6793@sbc.com>

To "'K.Barker@GlazeRealEstate.com'" <K.Barker@GlazeRealEstate.com>

cc "MCCANN, MICHAEL (SBCSI)" <mm3709@sbc.com>, "GRAY, JEFFREY G (SBCSI)" <jg5574@sbc.com>, "GRUNDMANN, DIANA R (SBCSI)" <dg862a@sbc.com>

bcc

Subject 823 Quincy Information

Ken:

Attached is a letter formally responding to your request for information on behalf of the State of Kansas. We have provided all but the tax information; which we will provide soon. Please contact me if you have further questions and/or desire to conduct another tour. Thank you for your interest in our property.

J. Stephen Sundby
Director - Real Estate Transactions
SBC Services, Inc.
210-377-5430

<<Quincy RFI - Glaze.doc>>

Quincy RFI - Glaze.doc

J. Stephen Sundby, CCIM
Director-Real Estate Transactions
SBC Services, Inc.
Vice President
SBC Asset Management, Inc.

7159 San Pedro, Suite 202
San Antonio, Texas 78215
210-377-5430 Phone
210-377-5466 Fax
Email: js6793@txmail.sbc.com

December 16, 2003

Ken L. Baker
Director
Property & Strategic Management
Glaze Commercial Real Estate Advisors

RE: Response to Information Inquiry
Southwestern Bell Telephone Property
823 S/E Quincy
Topeka, KS

Dear Ken:

Below are answers to the questions posed in your November 21, 2003 letter.

***General site and Building Information*:**

- Size the Building: 10 Floors, full basement, partial penthouse/ 131,679 gross sq. ft. and 91,070 usable sq. ft.
- Age of the Building: Built in 1951, three additional floors were added in1953.
- Number of office "seats" : 481 @ 209 Square feet per station.
- General design (percent of "open space" to total space): 69% usable / 33% vacant.
- Parking: Approximately 20 surface parking places
- Building amenities: None.
- Appraisals: None.
- Current floor plans: Given on 12/05 to Glaze
- Photographs of the Building: None.
- Site plan: Given on 12/05 to Glaze
- Ownership entity: Owned by Southwestern Bell Telephone, L.P., a Texas limited partnership; previously know as Southwestern Bell Telephone Company, a Missouri corporation.
- On-site contacts and Building access procedures, Contact Diana Grundmann (913-676-1600) or Lori Carrier (913-676-0945).

Transaction Preference:

- Sale of the property to the State of Kansas or to a mutually acceptable third party.

Space Deliver and Schedule:

- Approximately 131,679 sq. ft. on or about 2/15/2005.

Delivery of the Site:

- "As is – where is" condition.
- Some personal property and fixtures will remain: Modular Furniture by Herman Miller located in basement if requested
- TO BE REMOVED: All electronic switches, routers and UPS units, horizontal wire management systems (Panduit and Ortronics), patch cables (copper and fiber) and Best Access locks from doors.

  TO REMAIN: All equipment racks, cable tray/ladder racks/J-Hooks, patch panels (on the racks and walls) and horizontal cabling to user workstations to remain.

Building Condition: (sold on "as is where is basis")

- The Building and Site **may not be** in compliance with all codes, ordinances, covenants, regulations and laws (including ADA requirements) pertaining to the current use and occupancy of the Site
- The Building's systems and structure are **now** in good operating condition, normal wear and tear excepted
- The Building **may be** subject to environmental or air quality violations or investigations.
- We do not have any environmental studies for property.
- The Building is **not** free of asbestos. It contains vinyl asbestos tile.

Operating Expenses:

Years	**2000**	**2001**	**2002**	**11/30/2003**
• janitorial (labor and supplies	$57K	$62K	$48K	$26K
• building maintenance and repairs (structure and systems)	$51K	$45K	$45K	$26K
• reserve for replacements (list if applicable)				
• grounds maintenance and landscaping	$ 1K	$ 2K	$22K	$32K
• real estate taxes	will provide later			
• utility consumption (all utilities)	$119K	$93K	$133K	$119K
• security (system maintenance and guard services)			N/A	
• insurance, if applicable			N/A	
• management and administrative (internal & external)			N/A	
• other operating expenses not included above	$ 8K	$7K	$13K	$14K

State of Kansas' Contingency:

It is SBC's intent to move all existing personal from the subject property to other owned properties within the greater Topeka area.

Owner's Contingency:

None to my knowledge.

I hope that this information is helpful. We appreciate your interest in the building and wish to fully cooperate with you in your property search and evaluation.

Sincerely

J. Stephen Sunday

"SUNDBY, J STEPHEN (SBCSI)" <js6793@sbc.com>
12/17/03 03:09 PM

To "K.Barker@GlazeRealEstate.com" <K.Barker@GlazeRealEstate.com>
cc
bcc
Subject RE: 823 Quincy Information

Ken,

Here are the taxes for the building.

2000 $124,475.11

2001 $125,834.23

2002 $115,511.12

2003 $110,002.30

J. Stephen Sundby
Director - Real Estate Transactions
SBC Services, Inc.
210-377-5430

-----Original Message-----
From: K.Barker@GlazeRealEstate.com [mailto:K.Barker@GlazeRealEstate.com]
Sent: Wednesday, December 17, 2003 9:59 AM
To: SUNDBY, J STEPHEN (SBCSI)
Subject: Re: 823 Quincy Information

Thanks for your prompt response.
I am sure we will have some questions.

Sincerely,

Ken Barker
Glaze Commercial Real Estate Advisors, Inc.
801 West 47th Street, Suite 400
Kansas City, Missouri 64112
816.531.2323 X 24
913.226.6109 mobile
fax 816.531.9559
K.Barker@GlazeRealEstate.com
http://www.GlazeRealEstate.com

Blue Cross Blue Shield of Kansas Complex
Request for Information and Response

Via Electronic Submission

November 21, 2003

Mr. Robert Young
Director – Human Resources & Facilities
Blue Cross Blue Shield of Kansas
1135 SW Topeka Blvd.
Topeka, KS 66629-1602
bob.young@bcbsks.com

Re: Request for Information
Blue Cross Blue Shield of Kansas ("Owner")
Complex at 11th Street & SW Topeka Blvd. ("Site")
Topeka, KS

Dear Mr. Young:

Pursuant to our previous discussions, the State of Kansas (the "State") has authorized Glaze Commercial Real Estate Advisors, Inc. ("Glaze"), to present this request for information regarding the availability and delivery of the building ("Building") at the above referenced Site. Please respond, to the best of your knowledge, to all of the items listed below. The information you provide will be used to present a high-level feasibility analysis of the Building in matching the real estate portfolio needs of the State of Kansas.

Request for Information Objective:
Presenting the above Building as a long-term site alternative for the State of Kansas by providing building information and anticipated space delivery dates for an office requirement of not less than 100,000 sq. ft.

General Site and Building Information:
Please provide the following Building and Site information as listed below.

- Size of the Building (number of stories, gross and/or usable sq. ft.)
- Age of the Building (dates of any building additions)
- Number of office "seats" (designed at peak capacity)
- General design (percent of "open space" to total space)
- Parking situation (location and number of structured and surface parking places)
- Building amenities and features (cafeteria, fitness center, data center space, etc.)
- Information regarding the value of the Site (offers, appraisals, assessments)
- Current floor plans (with furniture layouts, if available)
- Photographs of the Building, if any
- Site plan or boundary survey, if available
- Evidence of current ownership entity, if available
- On-site contacts and Building access procedures

JCSBC
2-2-2016
Att.8.--845

GLAZE

Transaction Preference
State your preference as to the type of transaction that would consummate the transfer of this site to a new owner or occupier.

- Sale of the Site to the State of Kansas or to a mutually acceptable third party
- Sale of the Site to a third party selected only by Owner
- Long-term lease to the State of Kansas
- Other preference (define)

For a lease transaction, please propose an average annual net rental rate, lease incentives, and the minimum lease term.

Please note that Glaze has not been engaged by the State of Kansas to handle a transaction that may result from this request for information. Glaze's assignment is to present and analyze viable site alternatives that may align with the State's real estate objectives.

Space Delivery and Schedule
The amount of space and the anticipated delivery date of contiguous office space is critical information in determining the operational feasibility of the Site. There is no limit to the maximum amount of sq. ft. to be delivered, so please provide as much contiguous space as possible. Kindly provide an anticipated "quarterly" delivery period (detailed dates will be required at a later time) and phased-moves if the delivery cannot be completed in one move.

- Amount of space to be delivered (sq. ft. and corresponding "seats")
- Delivery periods of the space to be delivered (__Q200_)
- Total amount of space to be delivered and anticipated completion date

Delivery of the Site
State the condition of the Site upon the delivery, whether phase-in deliveries or at the date of final delivery. Please mark the following items that apply.

- "As is – where is" condition ___
- Free of personal property, including removal of trade fixtures ___
- Removal of satellites, antennas and exterior signage ___
- Removal of all cabling in walls, floors and above ceilings ___
- Some personal property and fixtures will remain (list) ___
- Other condition not stated above (define) ___

JCSBC
2-2-2016
Att.8.--846

GLAZE

Building Condition
Owner will warrant and provide information as requested below regarding the condition of the Building.

	Yes	No*
• The Building and Site are in compliance with all codes, ordinances, covenants, regulations and laws (including ADA requirements) pertaining to the current use and occupancy of the Site.	____	____
• The Building's systems and structure are in good operating condition, normal wear and tear excepted, with no known defects (please state exceptions, if any).	____	____
• The Building is not subject to any environmental or air quality violations or investigations.	____	____
• The Building is free of asbestos and hazardous materials.	____	____

*If any of the above items are checked as "no", please provide an explanation or any assessment or report describing this condition.

Operating Expenses
Provide the annual operating expense statements (or detailed summaries) for the last three years and state the estimated percentage of occupancy (percent of occupied seats to total) for this period. Do not include mail room services, reprographic costs, copier rentals, or other costs that do not pertain to the operation, repair, maintenance or management or the Site.

- janitorial (labor and supplies)
- building maintenance and repairs (structure and systems)
- reserve for replacements (list if applicable)
- grounds maintenance and landscaping
- real estate taxes (include statements)
- utility consumption (all utilities)
- security (system maintenance and guard services)
- insurance, if applicable
- management and administrative (internal & external)
- other operating expenses not included above

State of Kansas' Contingency
Please state your acknowledgement and agreement that Owner (its successors and assigns) will continue to operate its business in the City of Topeka in a mutually acceptable size (employment and investment) and period of time that is commercially possible within the context of Owner's industry.

GLAZE

Owner's Contingency
Please state any transaction, delivery, or operating contingencies that are required by Owner to consummate a sale or lease transaction under the scope of this proposed project.

This request for information does not constitute an offer for the purchase or leasing of the Site referenced herein. Only a fully executed purchase contract or lease agreement shall be binding on the parties.

Please show your willingness to respond to this request for information by submitting your response to the addressees (postal or electronic) listed below by Wednesday, December 17, 2003. Kindly contact us if you have any questions regarding the contents of this request for information.

Thank you for your cooperation and interest in this matter.

Sincerely

Ken K. Barker

Glen A. Miller

Ken K. Barker
Director
Portfolio & Strategic Management
k.barker@glazerealestate.com
816-531-2323 ext 24

Glen A. Miller
Vice President
Workplace Services
g.miller@glazerealestate.com
816-531-2323 ext 14

cc: Carol Foreman, State of Kansas
carol.foreman@da.state.ks.us

SIZE OF BUILDINGS

Building	Built	Stories	Gross Sq. Ft.	Usable Sq. Ft.	Open Space /Total Space	Maximum Capacity "Seats"	Notes
A	1954	3	27,056	21,101	78%	130	
B	1954	1	14,575	13,296	91%	444	1
C	1965	4	63,496	47,279	74%	349	
D	1976	8	116,818	95,959	82%	880	2
G	1962	2				12	3
K	1993	4	109,471	84,012	77%	378	4
N	1967	3	7,920	4,090	52%	22	5

Notes: 1 – Cafeteria seating for 444
2 – Basement storage of 12,507 sq. ft.
3 – Basement storage of 1,656 sq. ft.
4 – Basement and freight dock storage of 5,231 sq. ft.
5 – Basement storage of 1,625 sq. ft.

PARKING - See attached map and chart

BUILDING AMENITIES

Building	Amenities
B	Full service kitchen with cafeteria seating
C	Designed for forth floor addition
D	Freight elevator serving 2 basement levels; oversized passenger elevator serving upper 5 stores
K	State-of-the-art data center on 2 basement levels with large storage area on each floor
N	Drive up "bank window" for financial transactions

VALUE OF SITE - Not available

CURRENT FLOOR PLANS – See attached

PHOTOGRAPHS – See attached

SITE PLAN OR BOUNDARY SURVEY – See parking map

EVIDENCE OF CURRENT OWNERSHIP – On File

ON-SITE CONTACTS AND BUILDING ACCESS PROCEDURES

Bob Young – Director of Human Resources 291-8634

TRANSACTION PREFERENCE – Open to alternatives

SPACE DELIVERY AND SCHEDULE - Anticipate three-year maximum from contract signing

DELIVERY OF SITE – "As is where is" condition. Will take company signs.

BUILDING CONDITION

Question	Yes	No
The building and site are in compliance with all codes, ordinances, covenants, regulations and laws (including ADA requirements) pertaining to the current use and occupancy of the site.	X	
The building's systems and structure are in good operating condition, normal wear and tear expected, with no known defects (please state exceptions, if any).	X	
The building is not subject to any environmental or air quality violations or investigations.	X	
The building is free of asbestos and hazardous materials.		X

Note: Building A contains a small amount of asbestos (insulating cover on two boilers, pipe insulation at elbows and valves. Estimate from asbestos abator is $36,250.)

OPERATING EXPENSES – See attached

STATE OF KANSAS' CONTINGENCY – Will continue to operate Blue Cross and Blue Shield of Kansas in the State of Kansas in a mutually acceptable size (employment and investment) and period of time that is commercially possible within the context of our industry.

OWNER'S CONTINGENCY – Contingent on finding a suitable location and construction of a building within the aforementioned timeframe.

Blue Cross and Blue Shield of Kansas Inc

Operating Expenses for Owned Property

For the Periods 2001 - October 2003

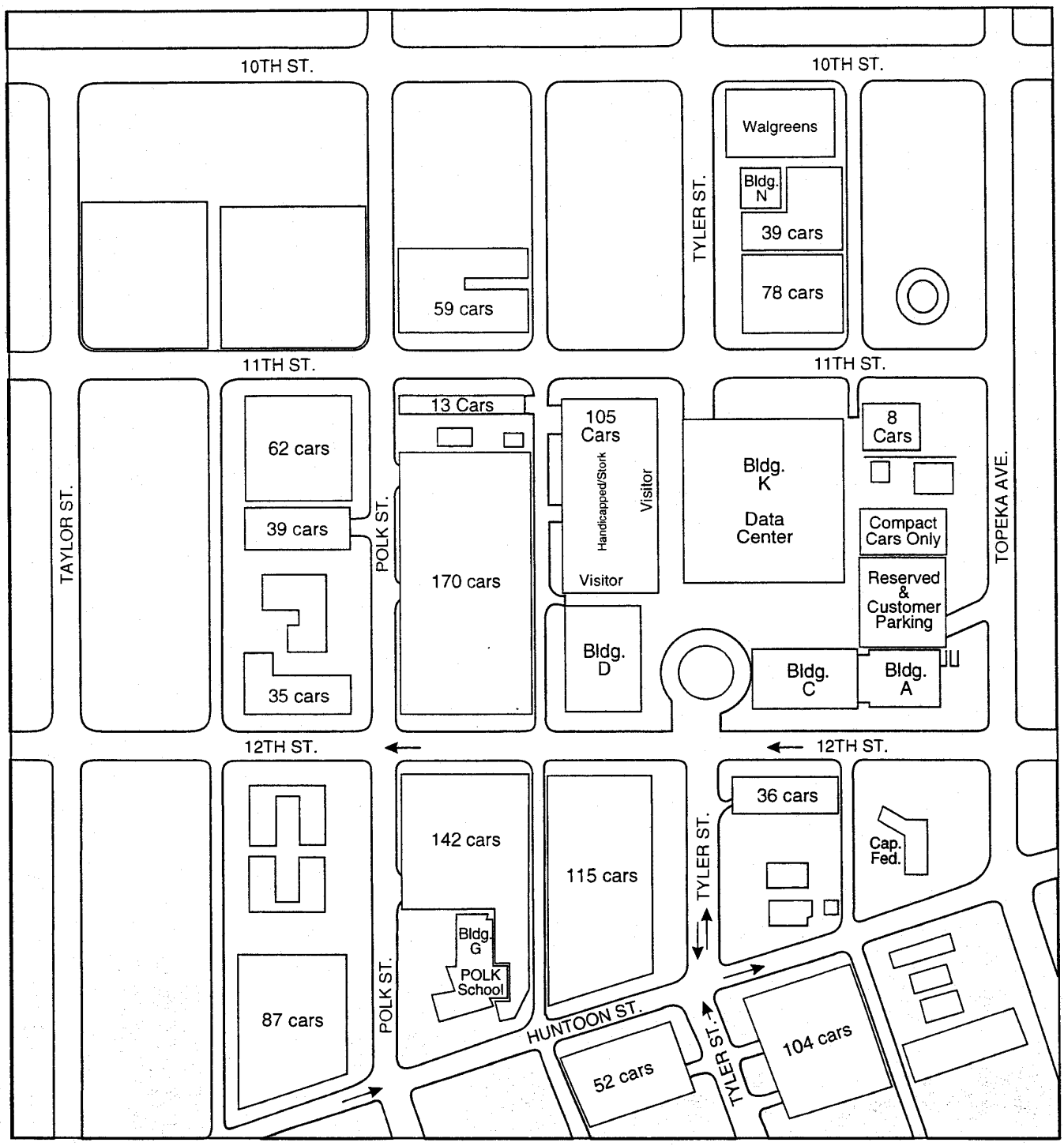
	Jan - Oct 2003	2002	2001
Housekeeping Salaries/Fringes	$322,800	$389,100	$399,500
Maintenance Salaries/Fringes	487,400	530,400	488,800
Security Guards Salaries/Fringes	530,700	559,600	536,200
Building/Grounds Supplies/Repairs	154,800	208,000	205,200
Building/Liability Insurance	142,800	191,600	148,500
Real Estate Taxes	329,300	365,000	359,600
Building Outside Contractors	187,600	206,500	195,900
Building Utilities	617,300	762,600	731,700
	$2,772,700	$3,212,800	$3,065,400

NUMBER OF OFFICE SEATS

Building/Floor	Employee Count	Remarks
A2	33	Several private offices
A1	60	Front counter, personnel, clerical
ALL	37	Large storage room, corporate nursing, clerical
C3	102	Mostly clerical
C2	81	Clerical & exempt staff
C1	107	Clerical
CLL	52	Large breakroom, training rooms
C Sub-basement	7	Maintenance Shop
D6-DLL 7flr x125	875	Clerical
D Sub-basement	5	Supply/storage
G2	0	4 training rooms
G1	12	4 training rooms/12 full-time employees, assembly room
GLL	0	Storage
K2	154	Mostly exempt staff
K1	134	Exempt Staff
KLL	46	Minimal staff, tape shop, command center, printshop, mail
K Sub-basement	44	Minimal staff, computer room, imaging, mail
N2	14	Setup as a training room
N1	8	Blue Cross Credit Union
NLL	0	Storage

NOTE: Employee counts are based on either past or current floor plans.

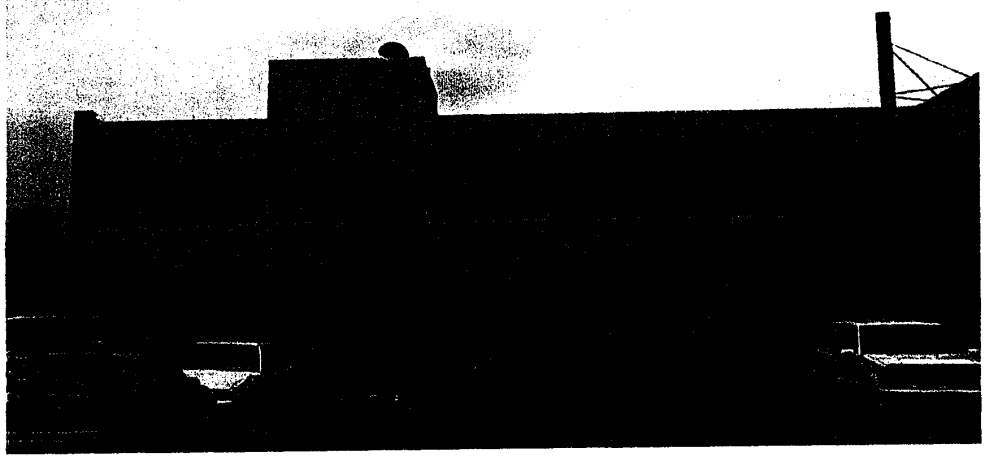
BLUE CROSS AND BLUE SHIELD OF KANSAS
1133 SW TOPEKA BLVD.



BlueCross BlueShield of Kansas

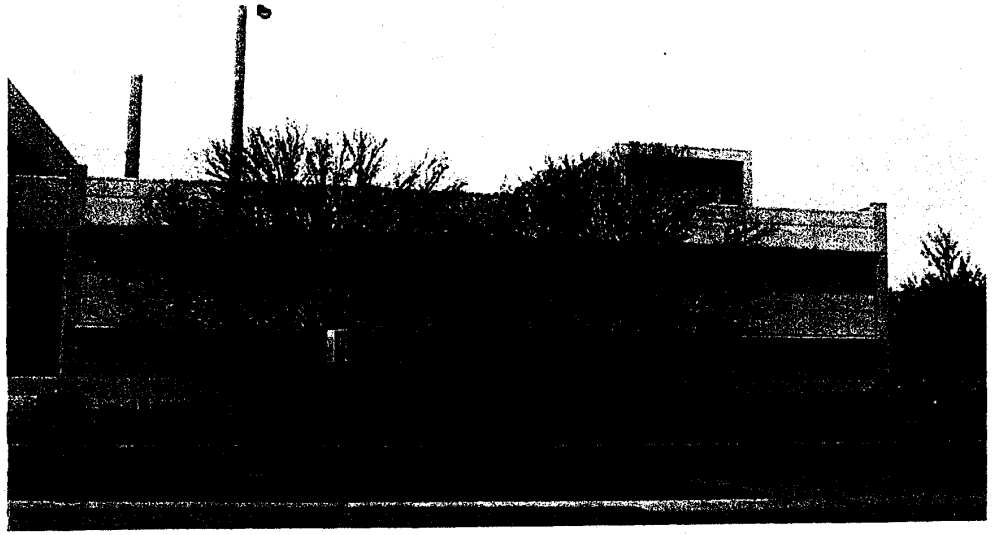
An Independent Licensee of the Blue Cross and Blue Shield Association.

- ☐ BCBSKS Buildings
- ☐ Employee Parking
- ☐ Visitor/Customer Parking
- ☐ Handicapped/Stork Parking
- ☐ Unused Property



North Elevation

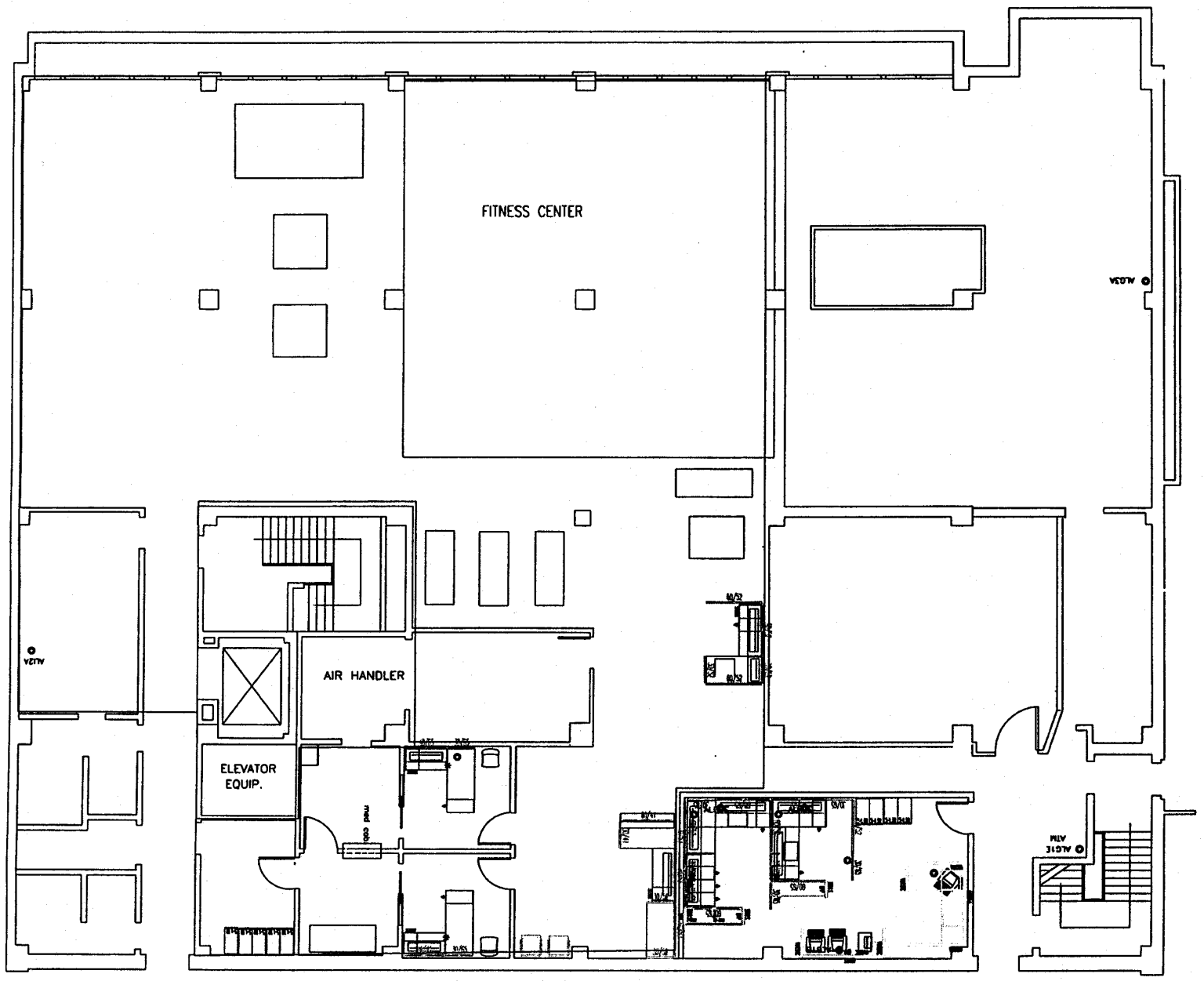
East Elevation



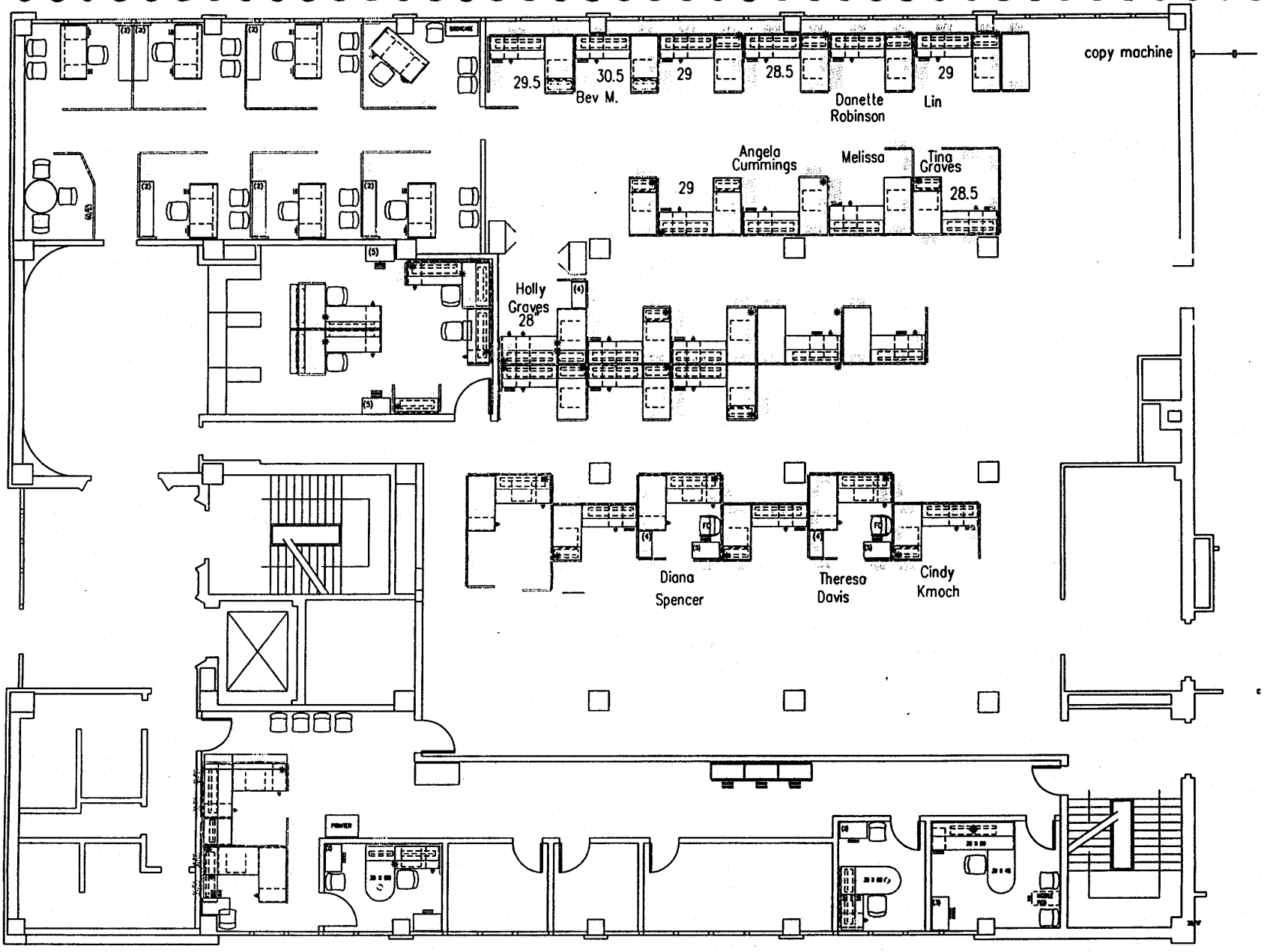
South Elevation

Blue Cross Blue Shield

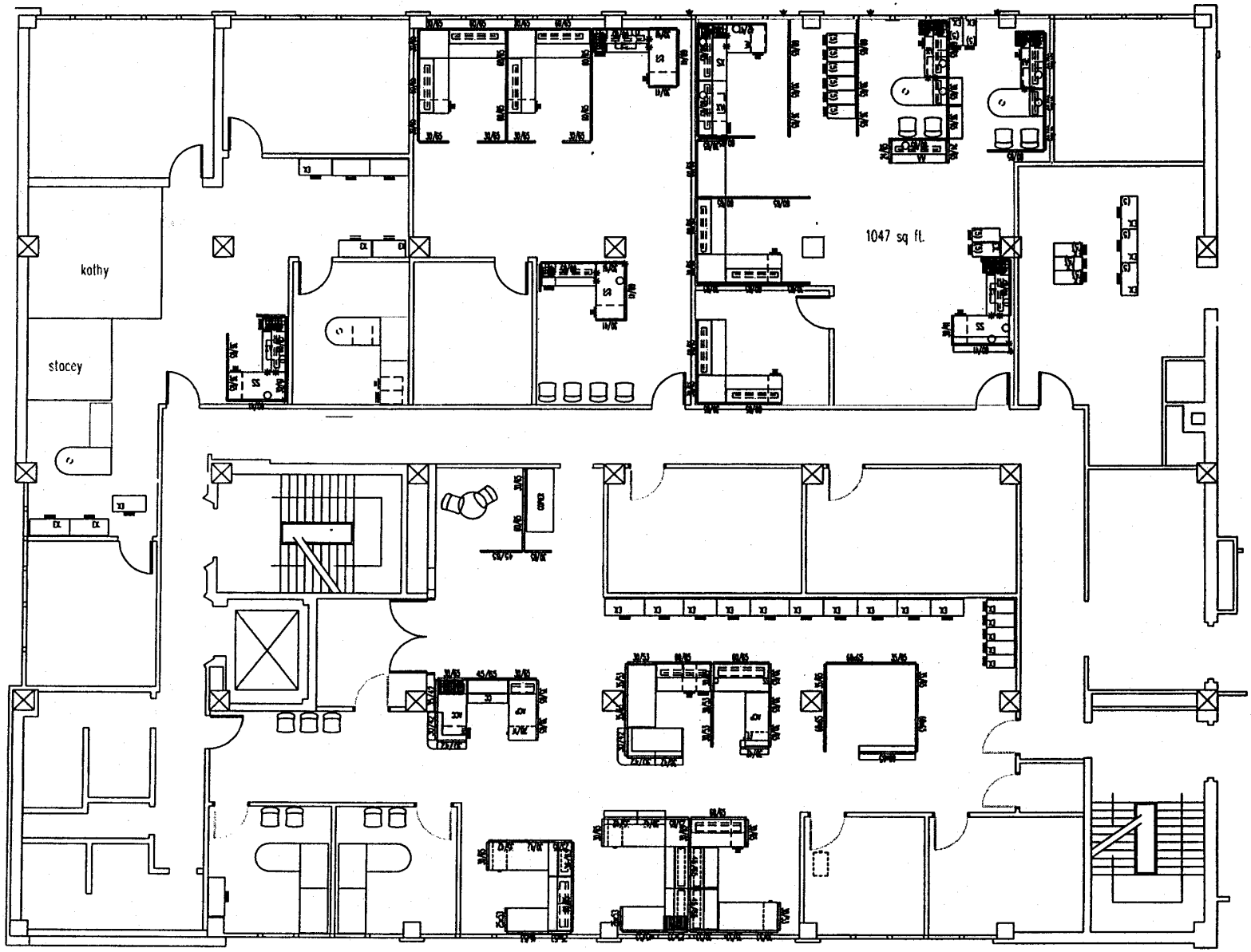
Building A



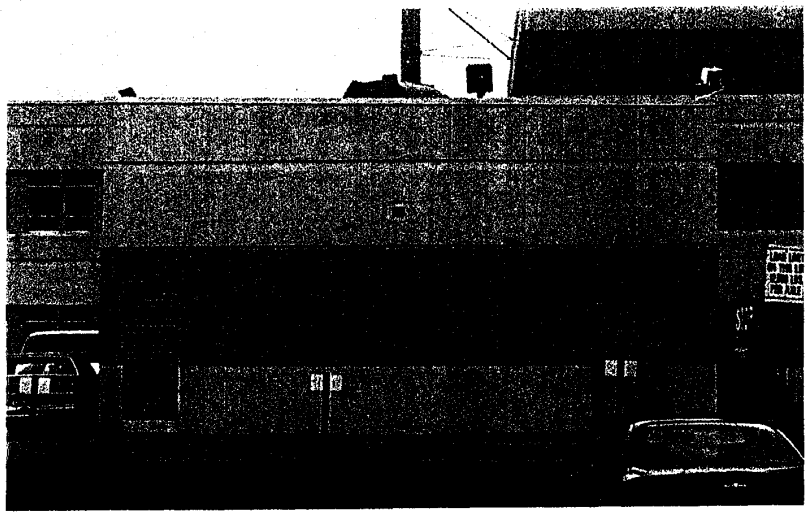
A BUILDING–LOWER LEVEL



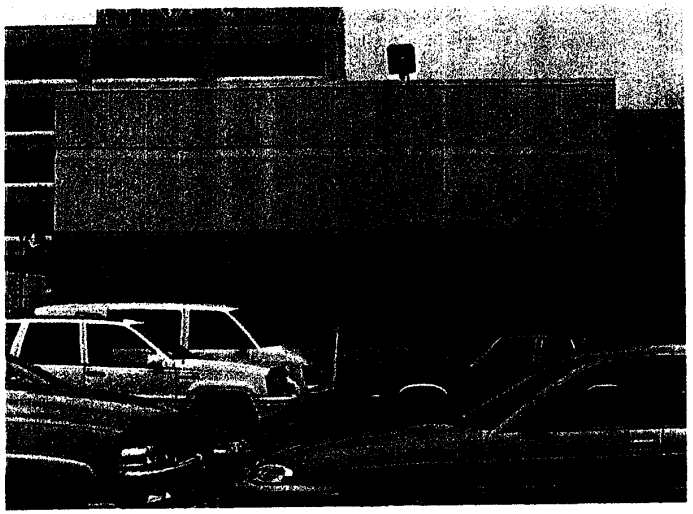
BLDG A – 1ST FLOOR



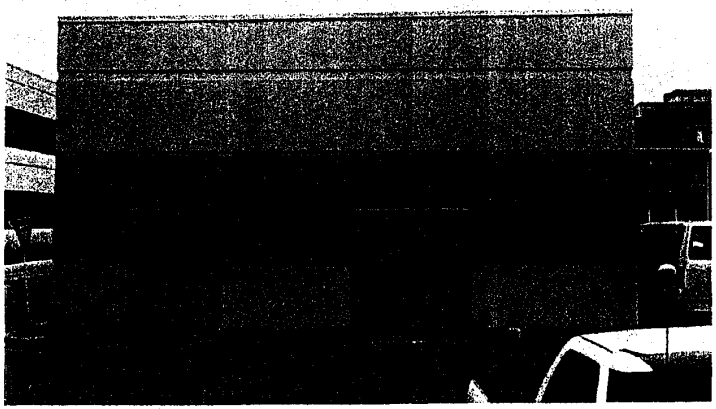
A BUILDING - 2ND FLOOR



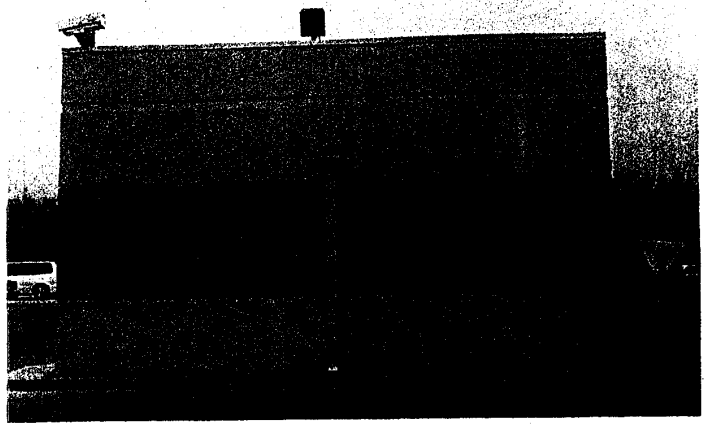
North Elevation



East Elevation



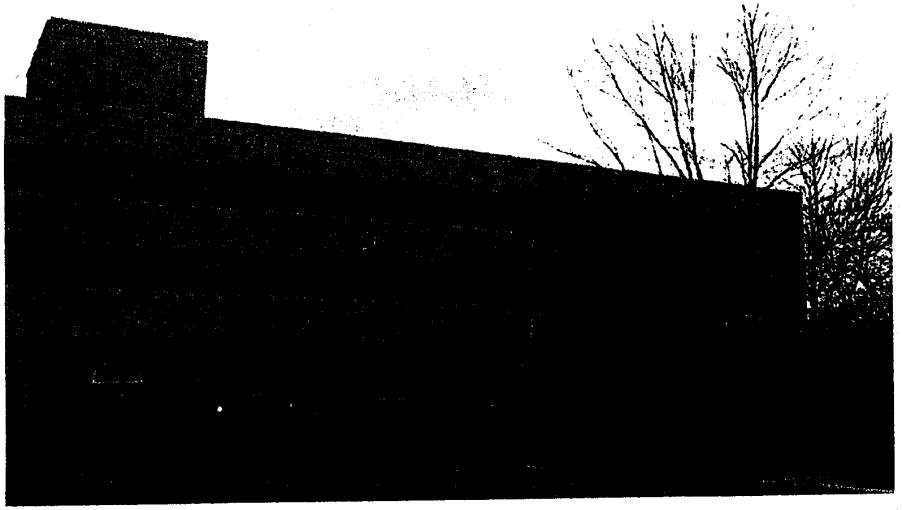
South Elevation



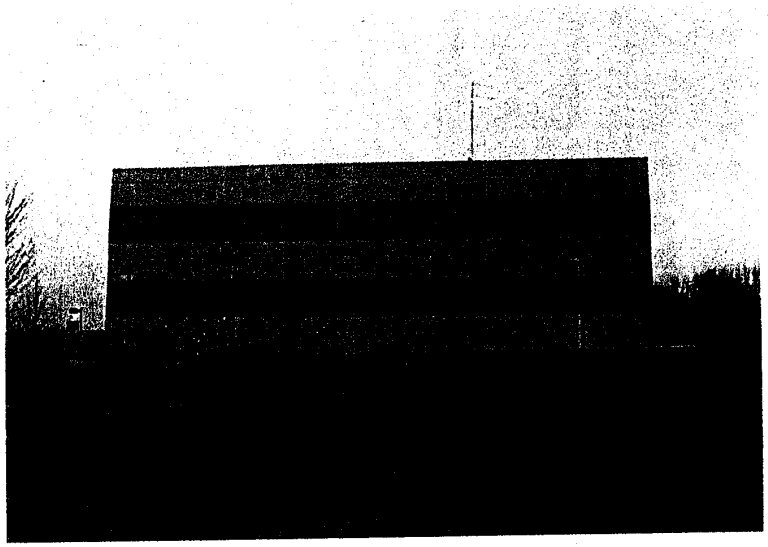
West Elevation

Blue Cross Blue Shield

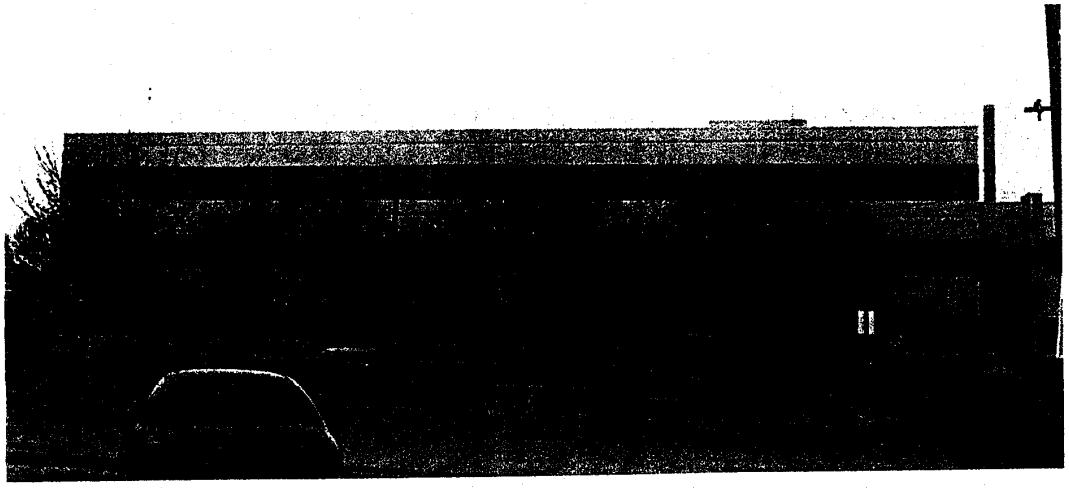
Building B



North Elevation



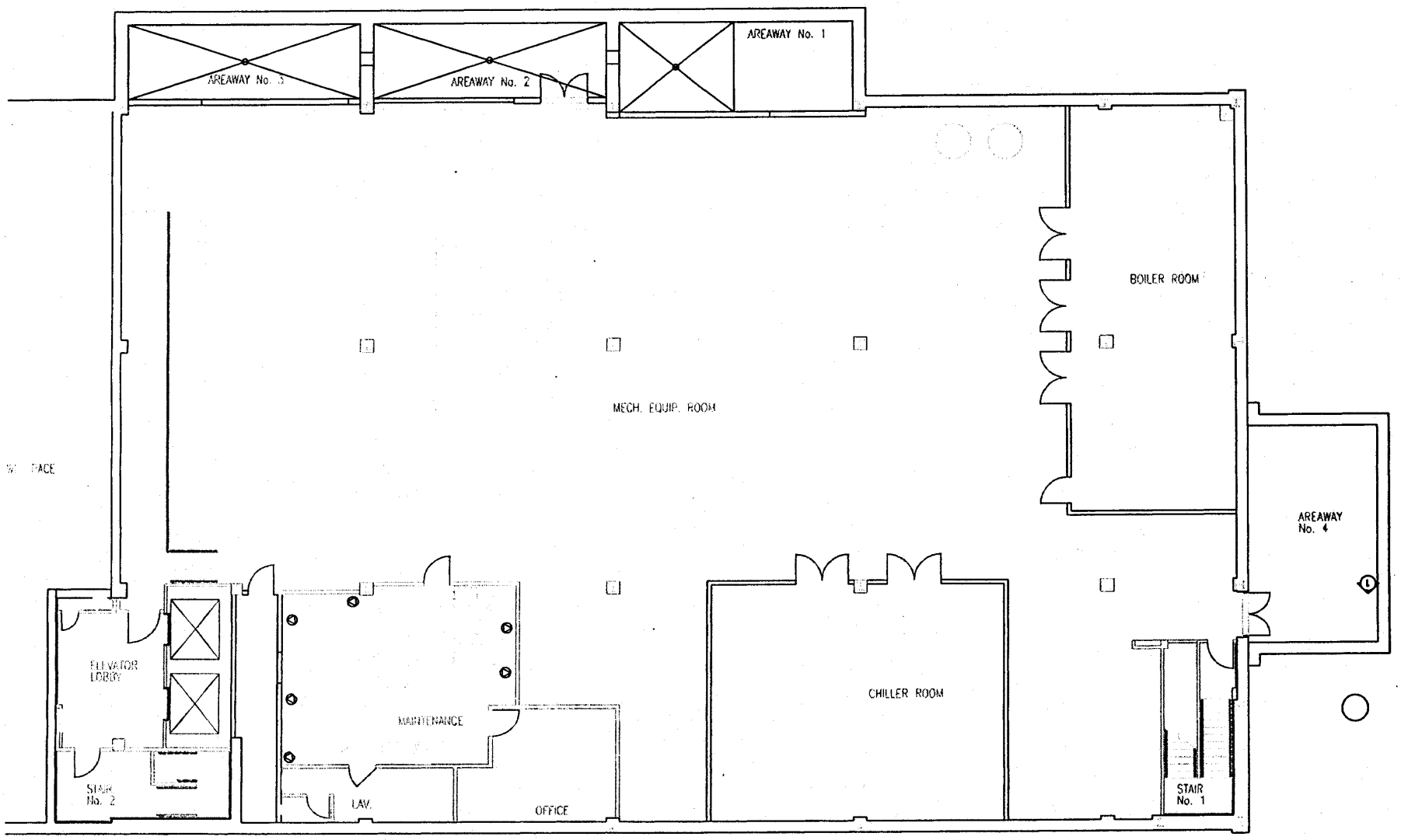
West Elevation



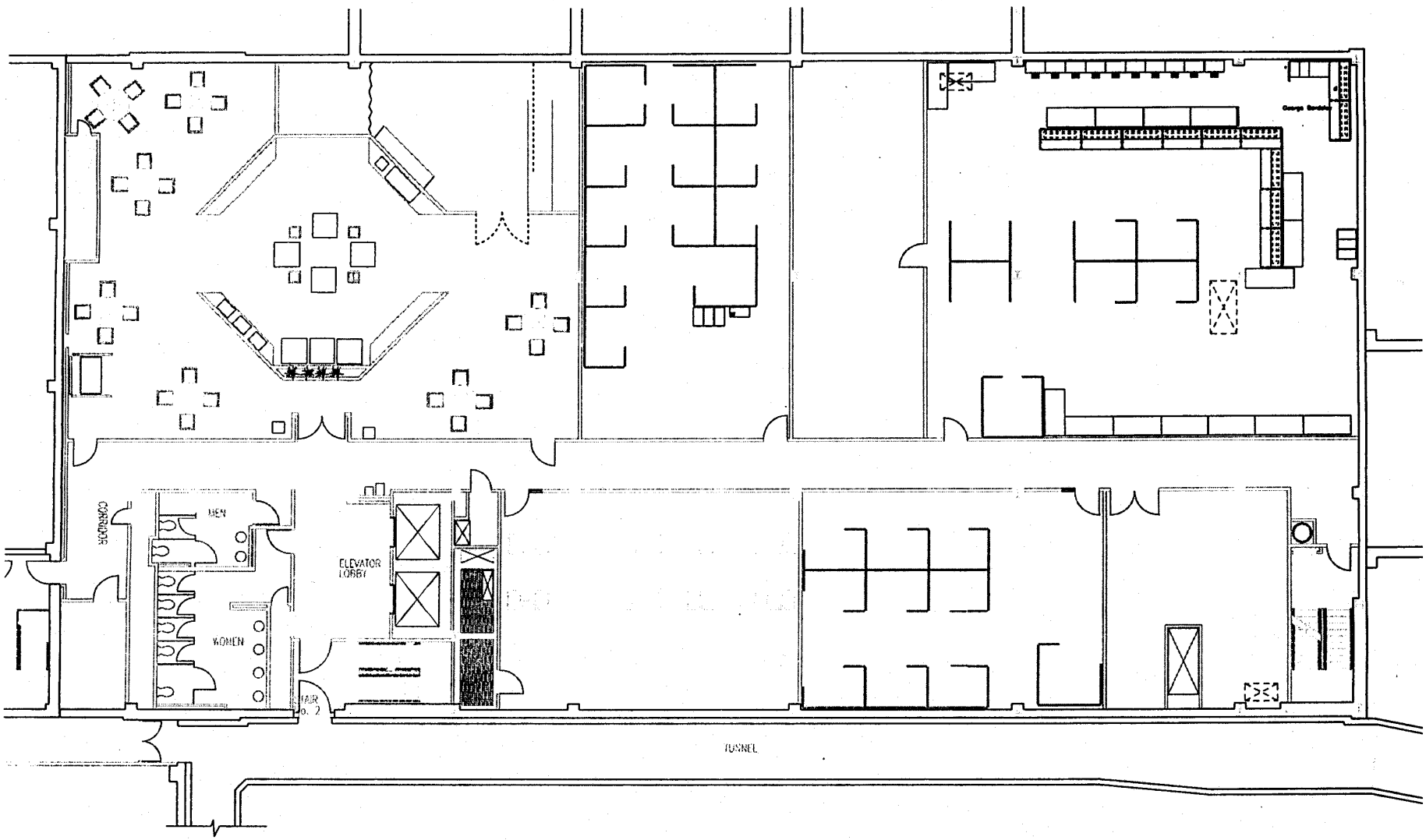
South Elevation

Blue Cross Blue Shield

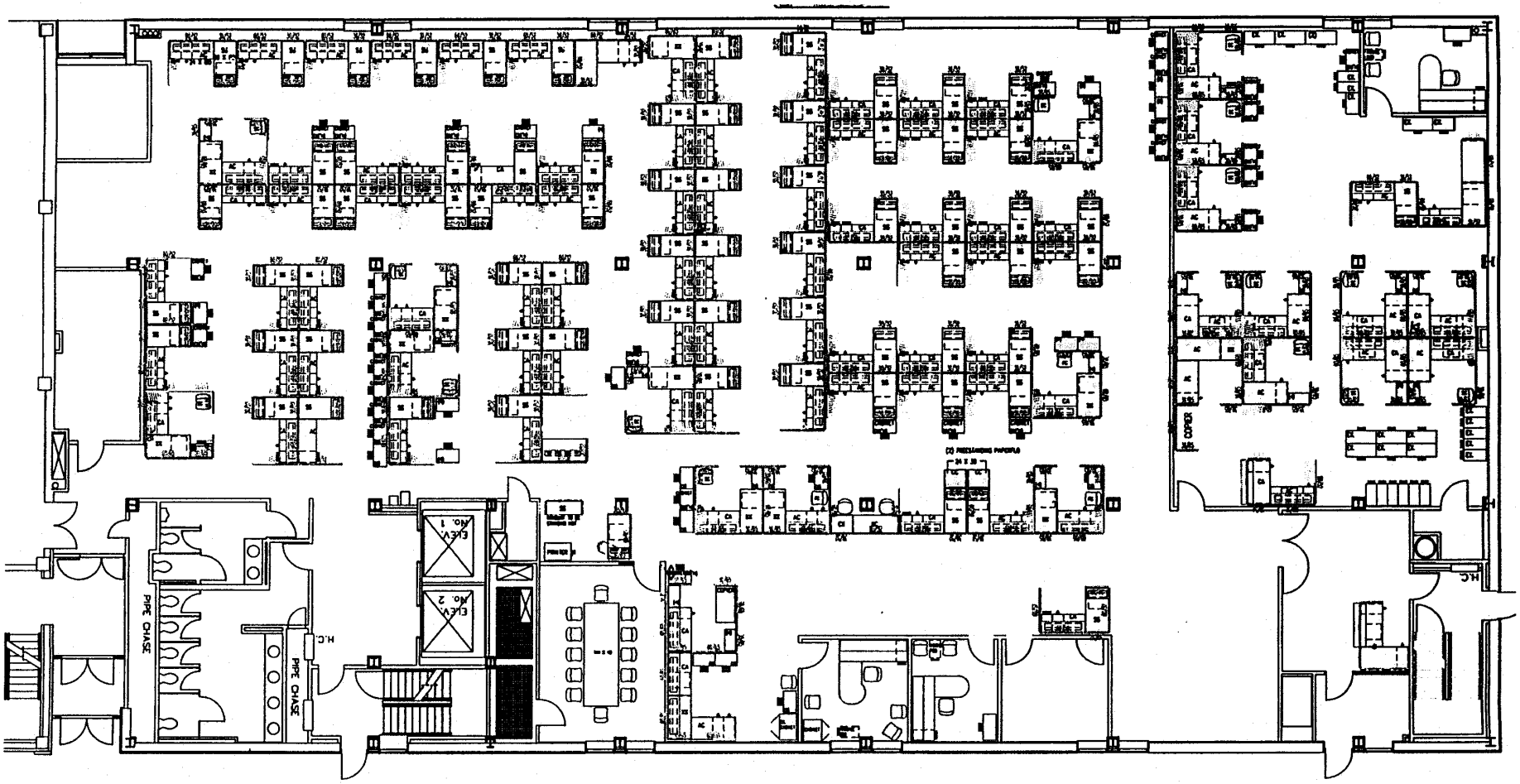
Building C



FLOOR PLAN SUB BASEMENT – BUILDING C – PLAN

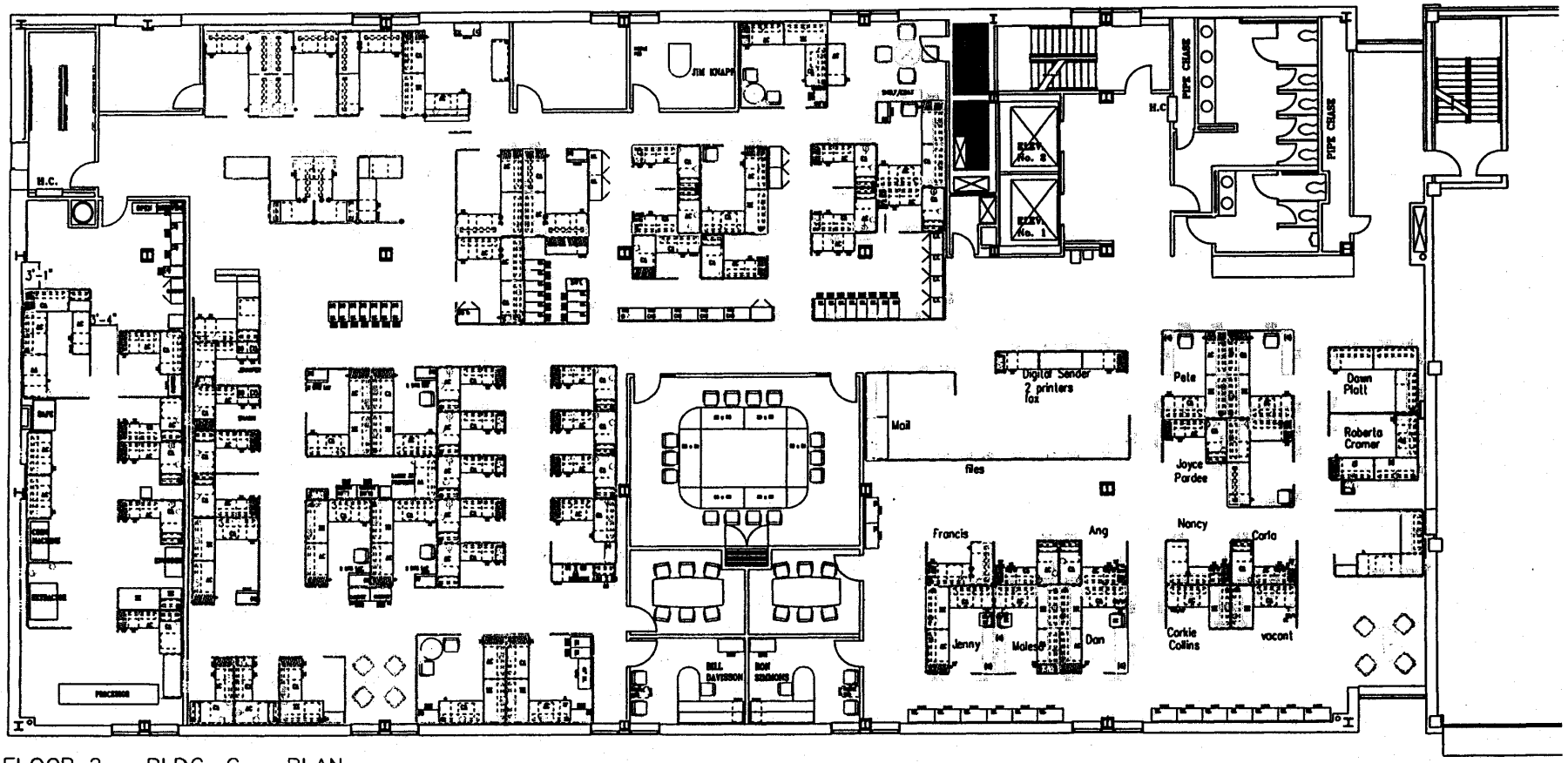


FLOOR LOWER LEVEL– BUILDING C– PLAN

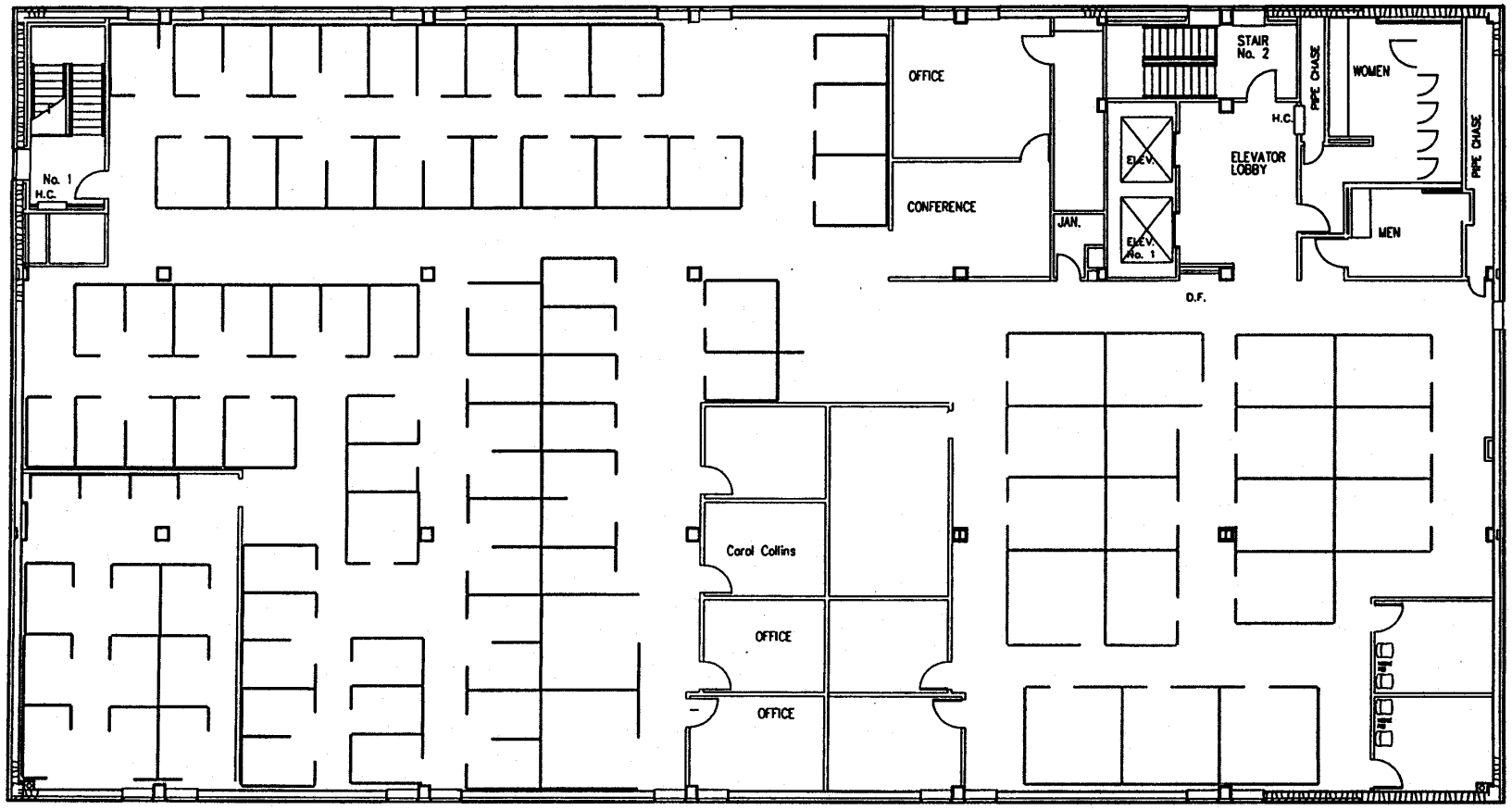


FLOOR 1 – BLDG. C – PLAN

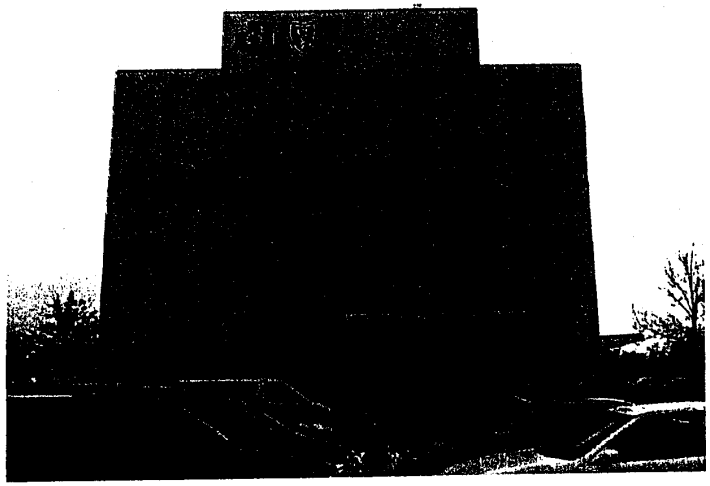
SCALE 1/8" = 1'-0"



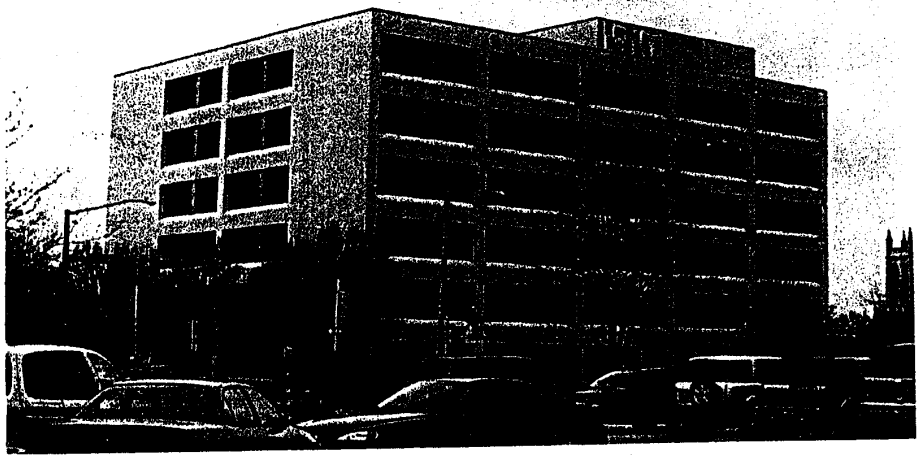
FLOOR 2 – BLDG. C – PLAN



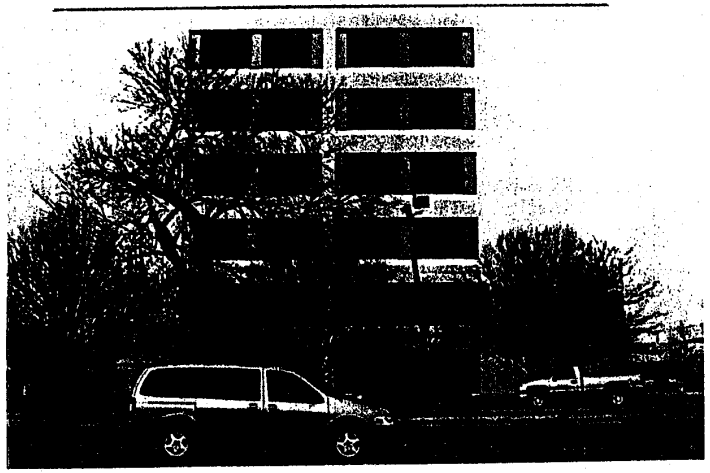
FLOOR 3 – BUILDING C– PLAN



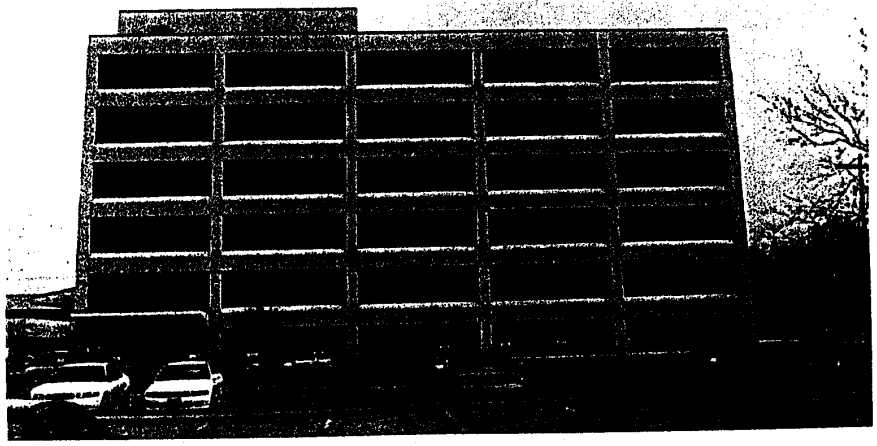
North Elevation



East Elevation



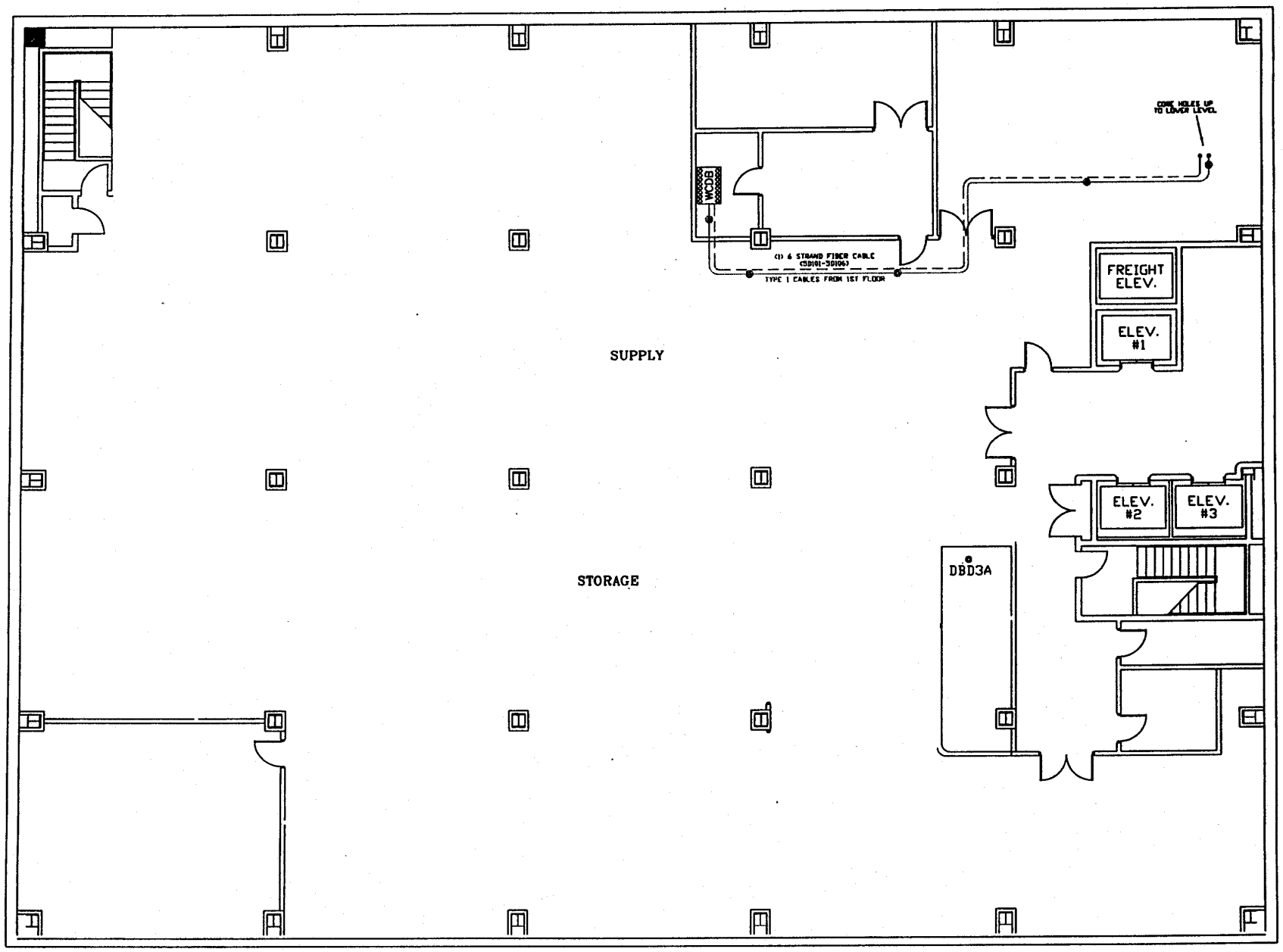
South Elevation



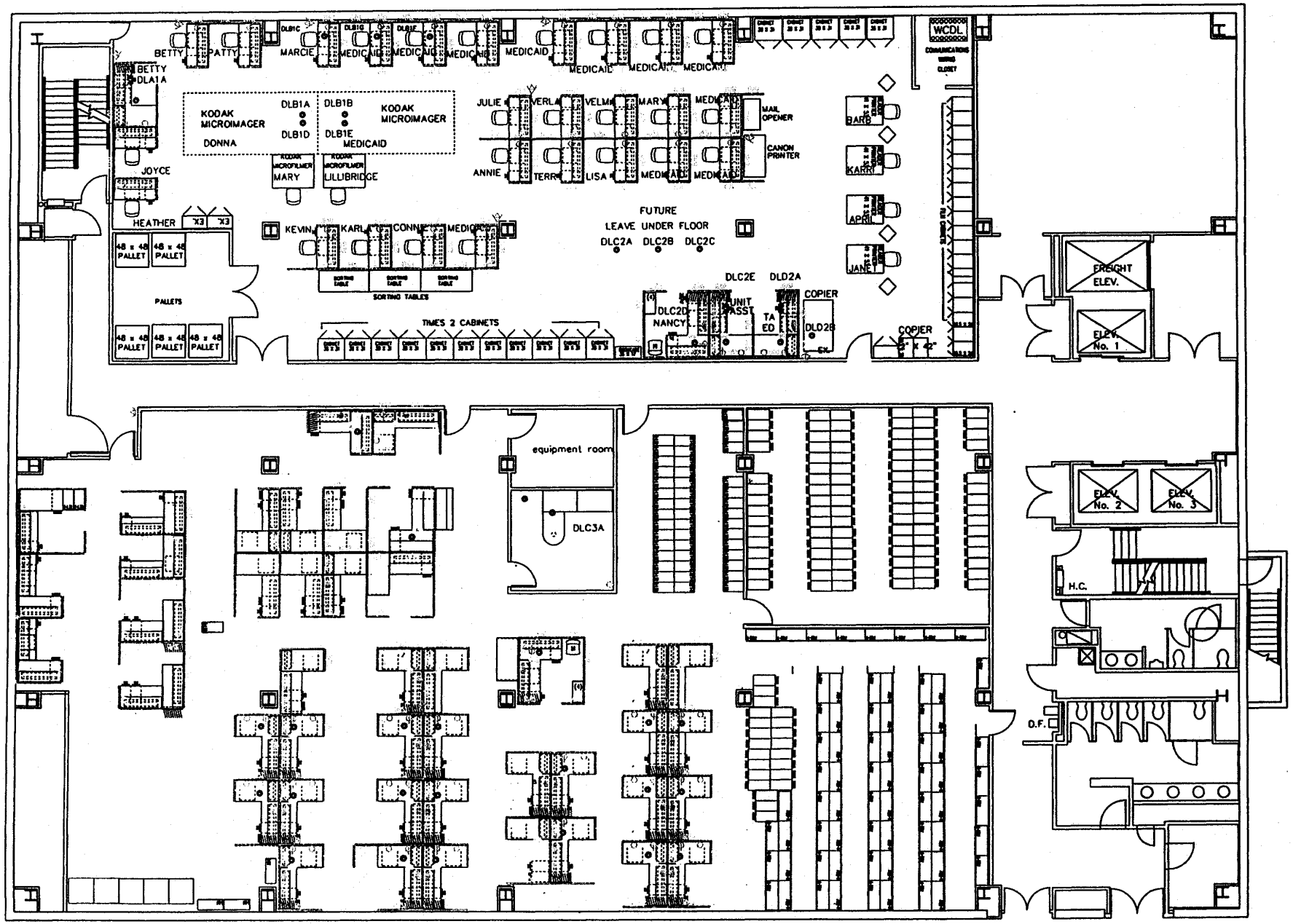
West Elevation

Blue Cross Blue Shield

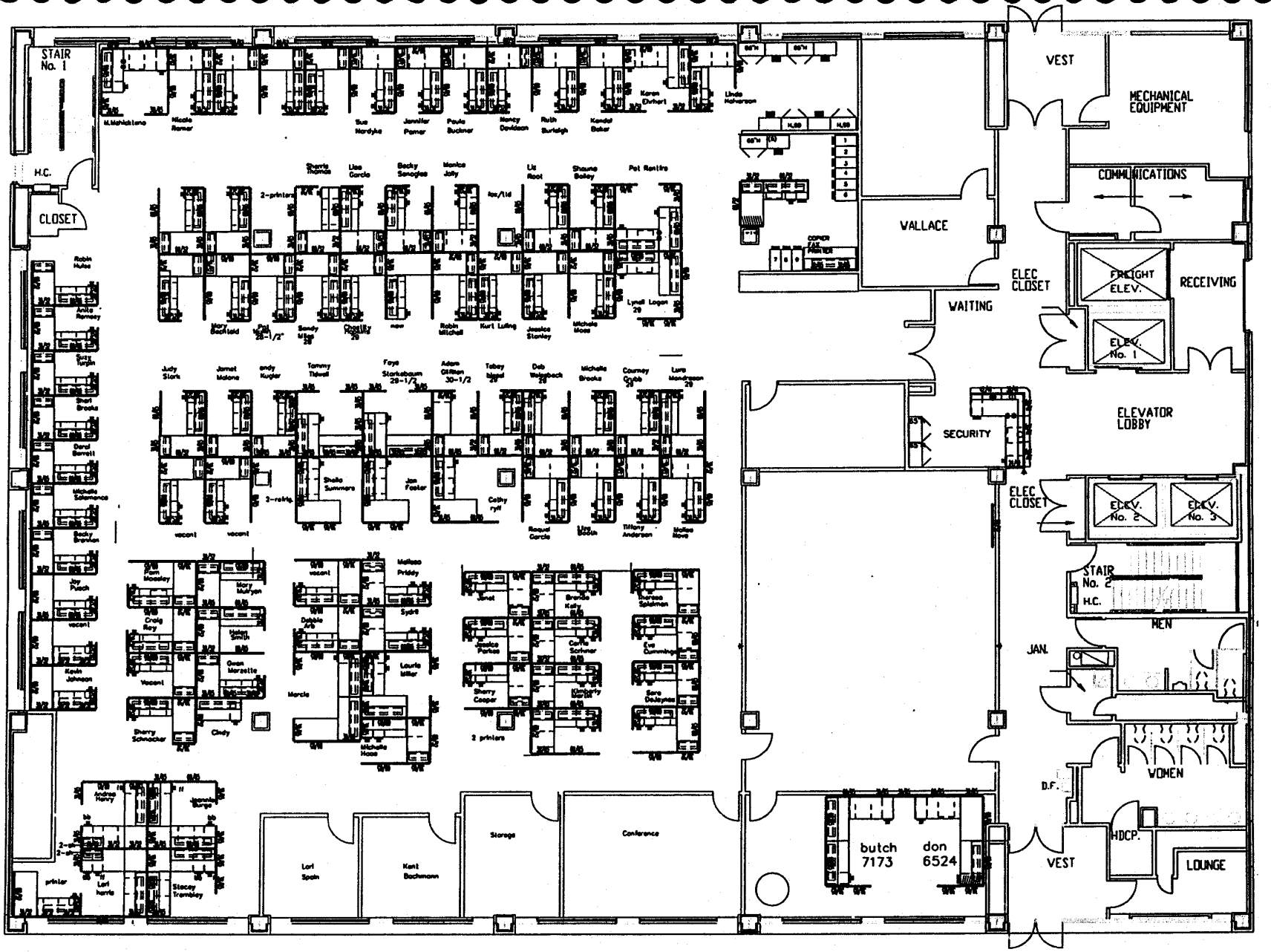
Building D



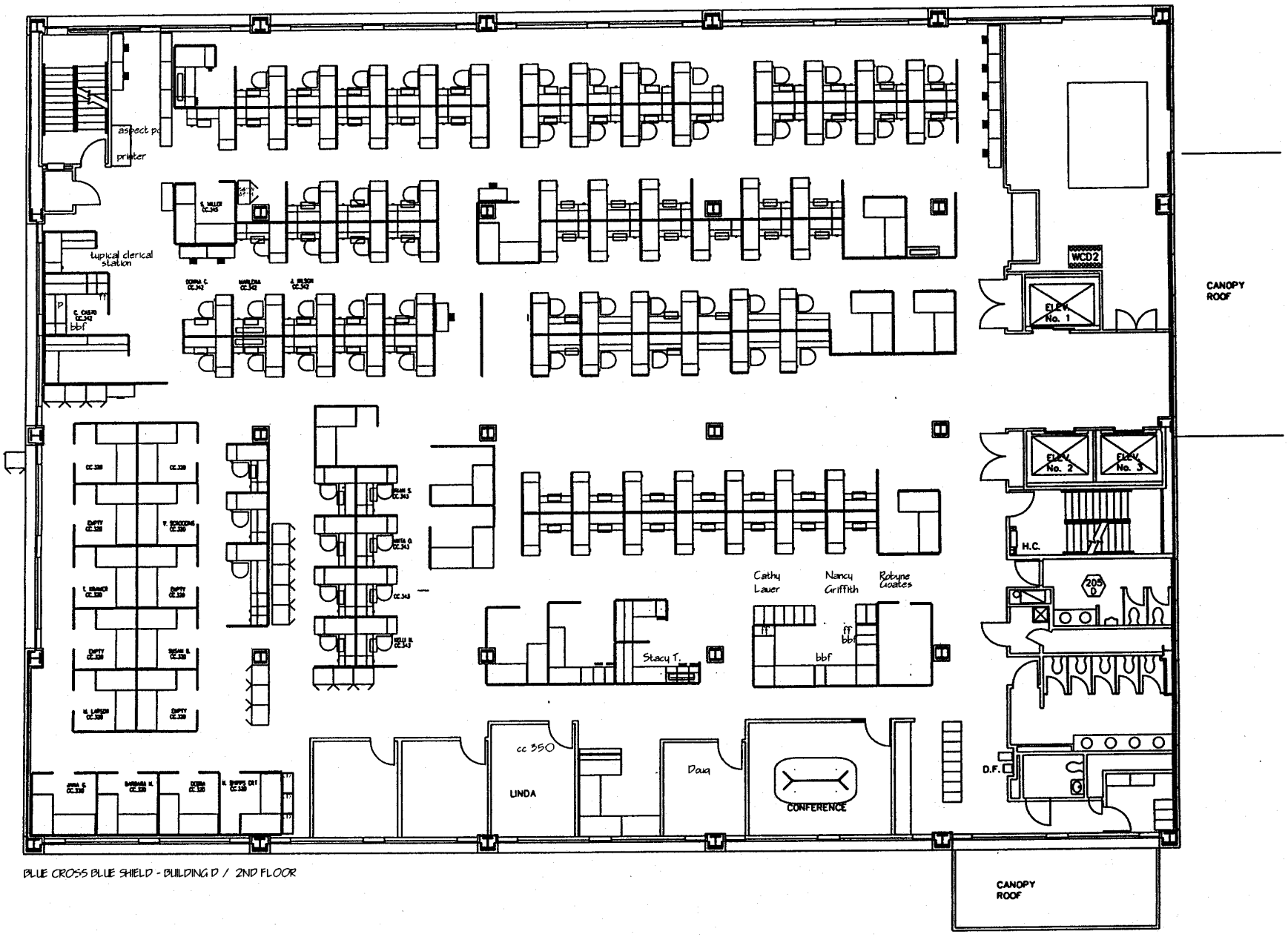
BLUE CROSS BLUE SHIELD - BUILDING D / SUB BASEMENT



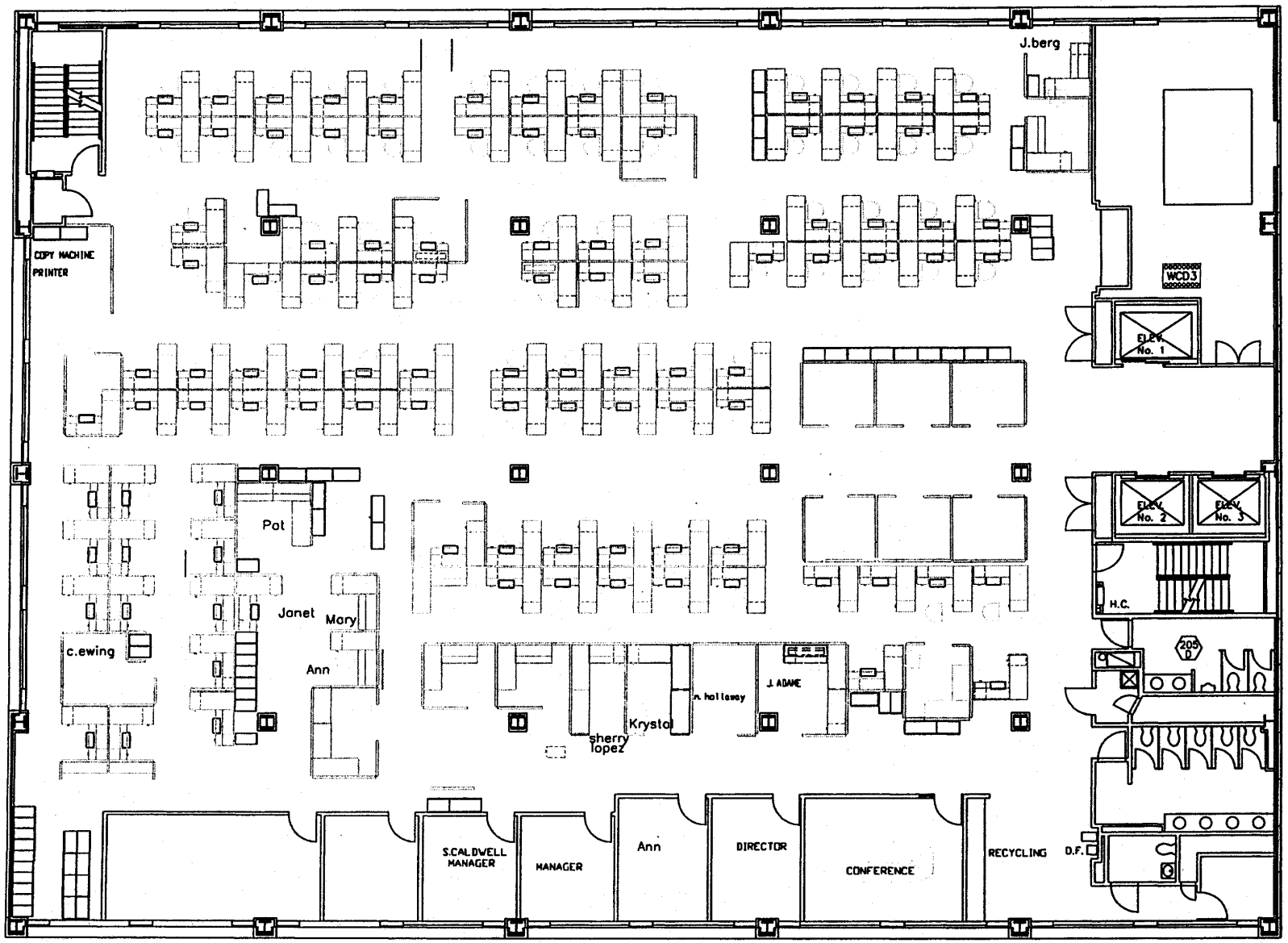
BLUE CROSS BLUE SHIELD – BUILDING D / LOWER LEVEL



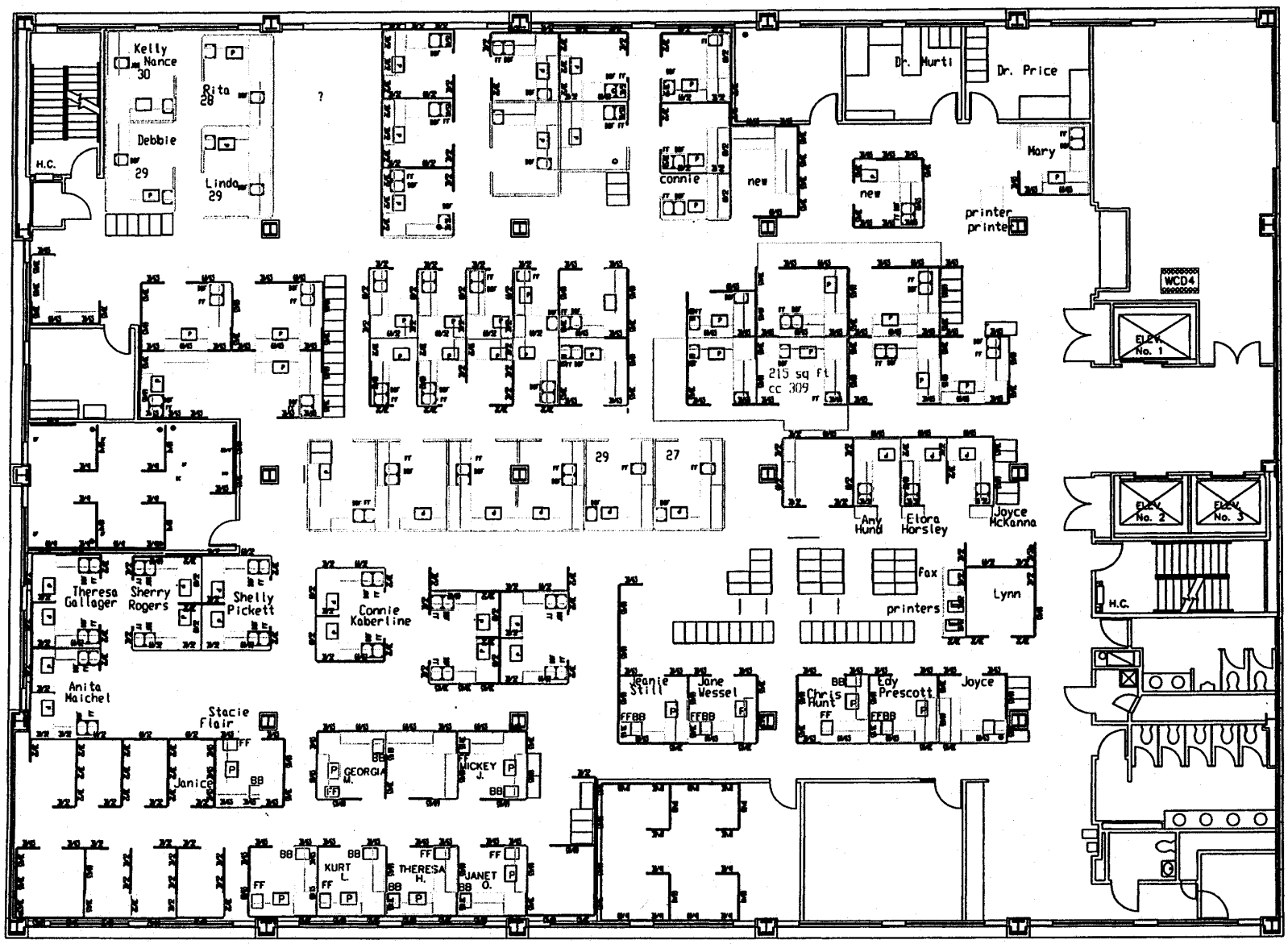
BLUE CROSS BLUE SHIELD – BLDG D / 1ST FLOOR



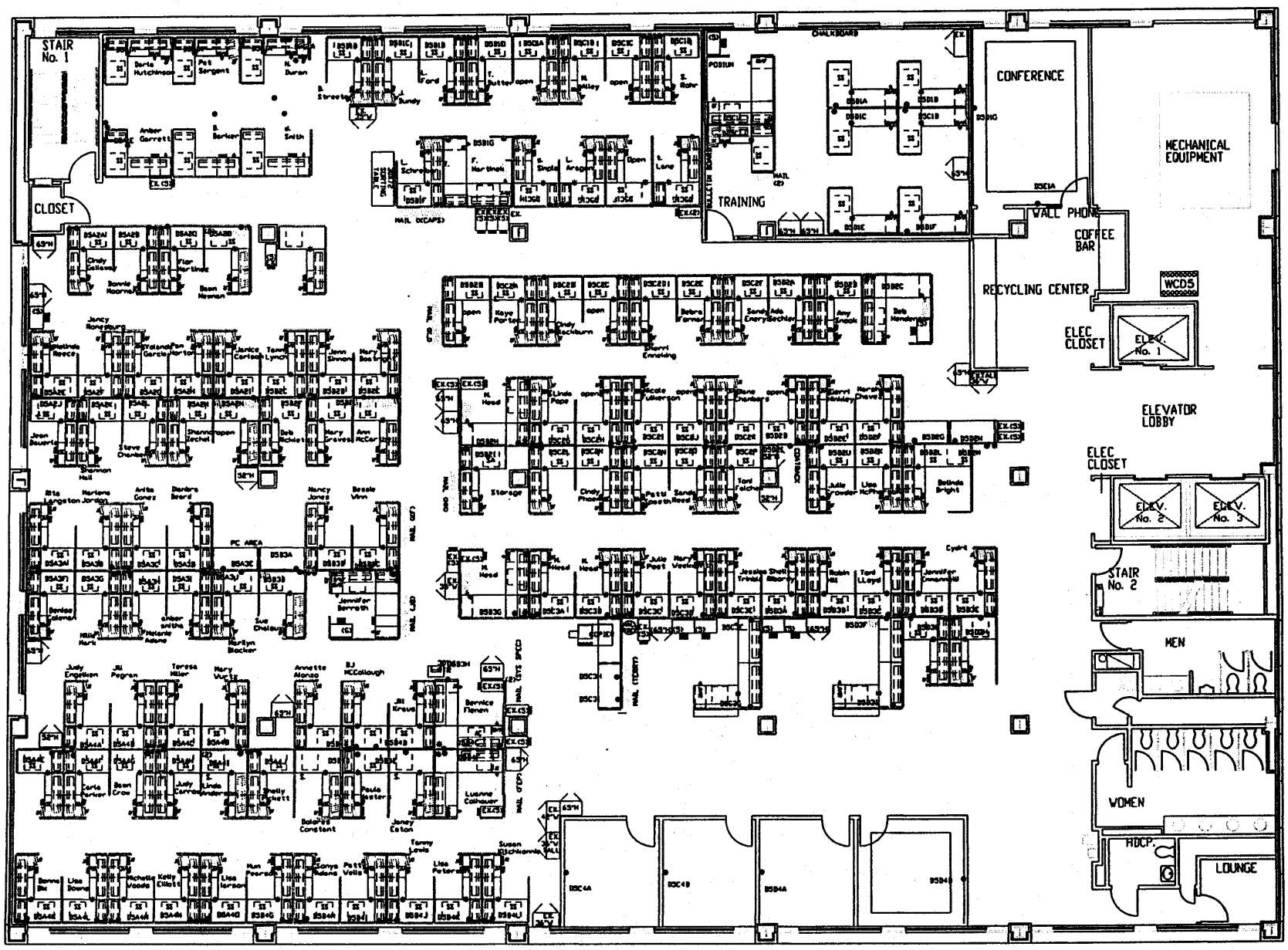
BLUE CROSS BLUE SHIELD - BUILDING D / 2ND FLOOR



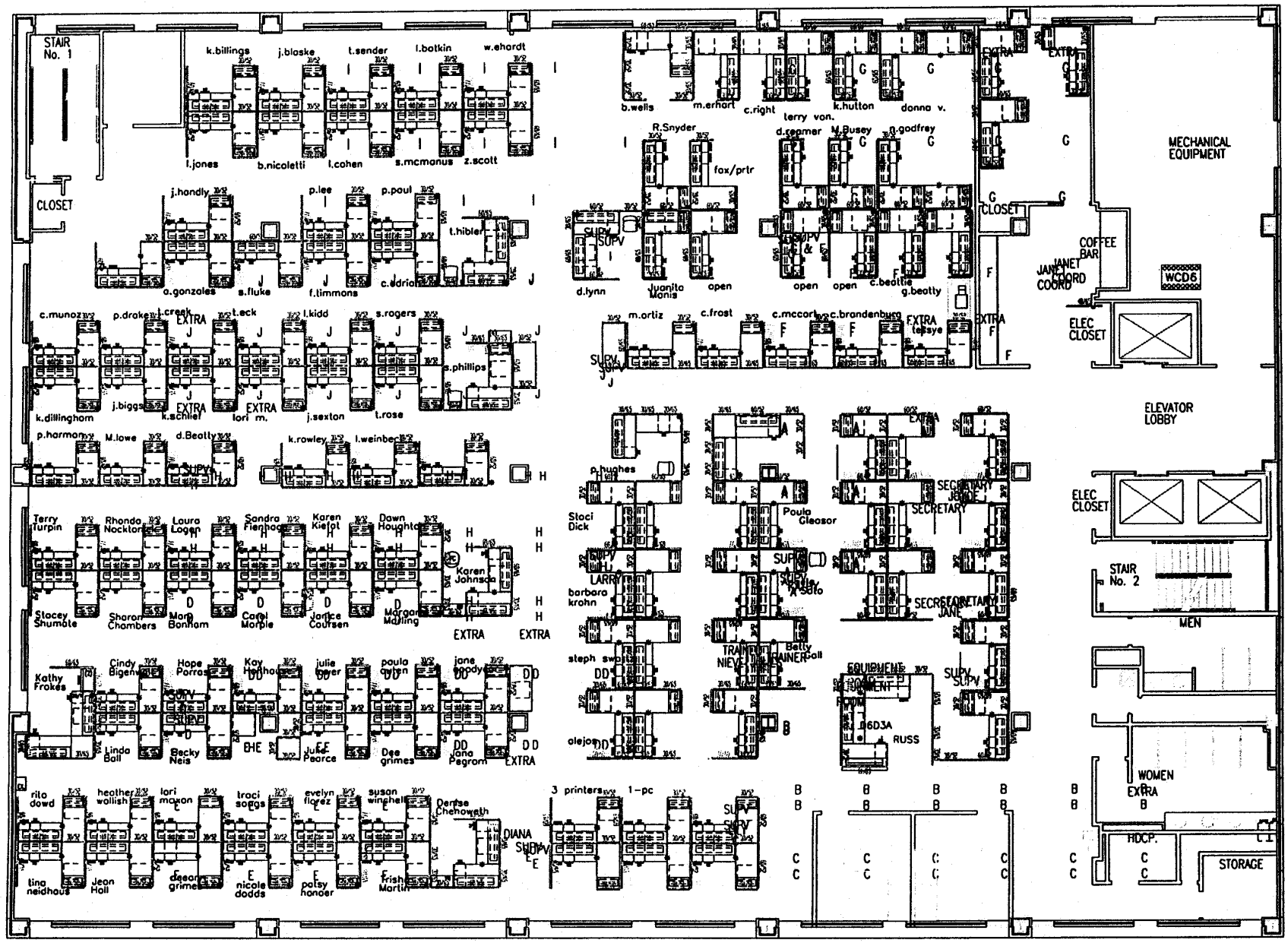
BLUE CROSS BLUE SHIELD - BUILDING D / 3RD FLOOR



BLUE CROSS BLUE SHIELD - BUILDING D / 4TH FLOOR

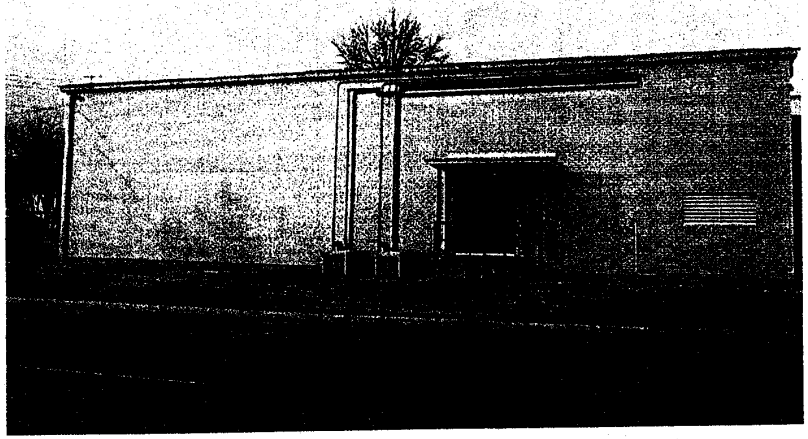


BLUE CROSS BLUE SHIELD - BUILDING D / 5TH FLOOR



BLUE CROSS BLUE SHIELD – BUILDING D / 6TH FLOOR

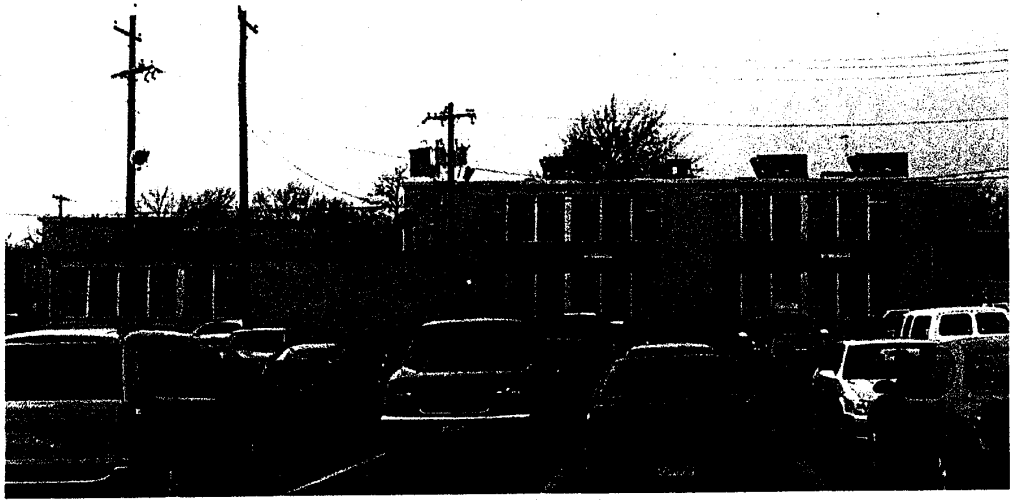
North Elevation



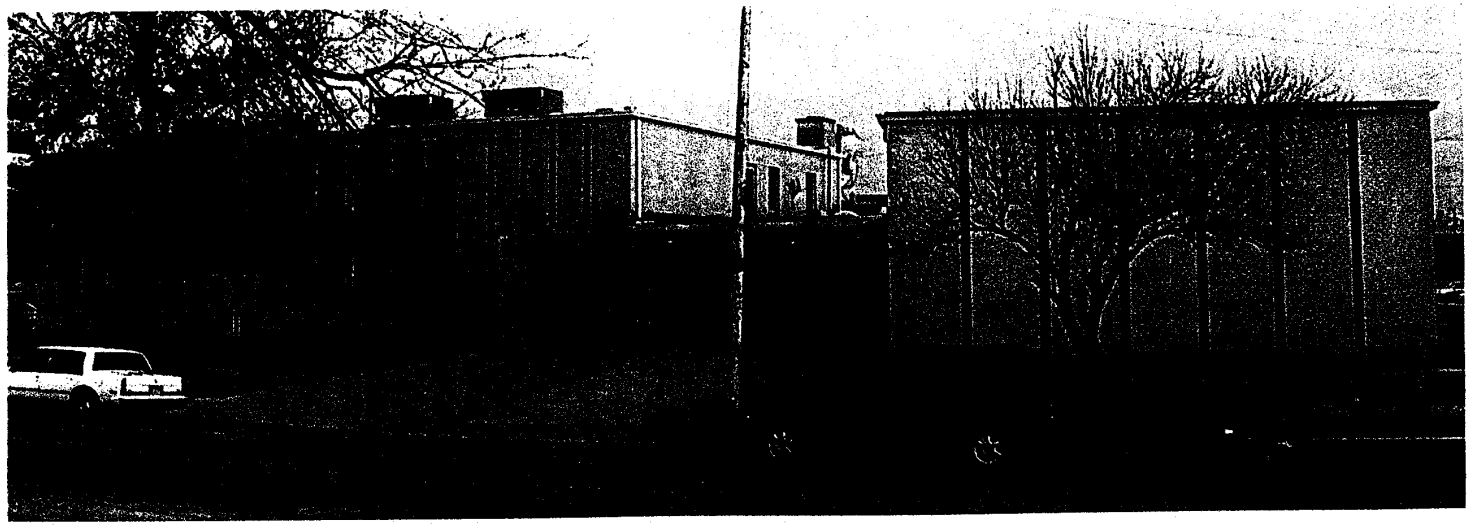
South Elevation

Blue Cross Blue Shield

Building G



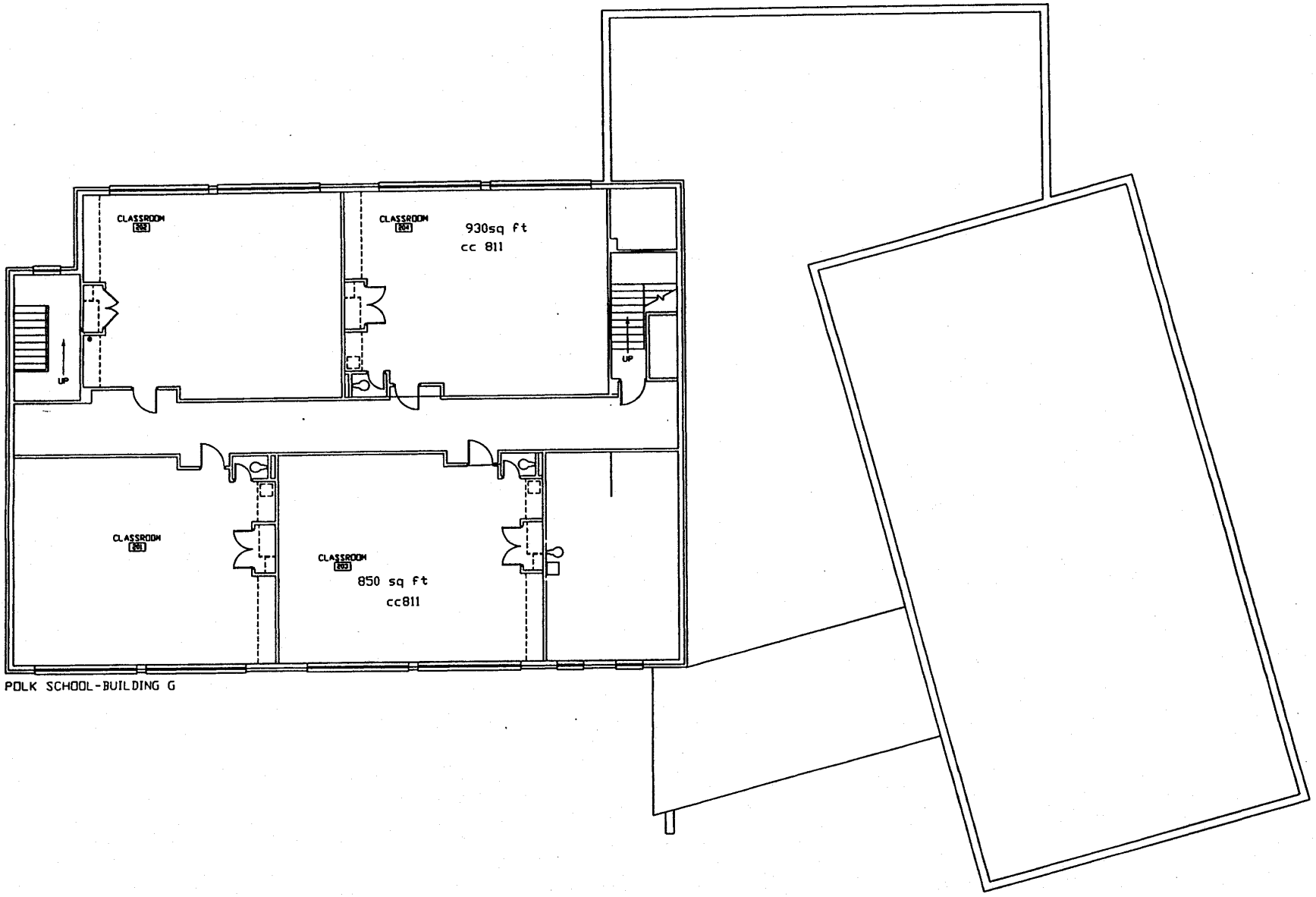
East Elevation



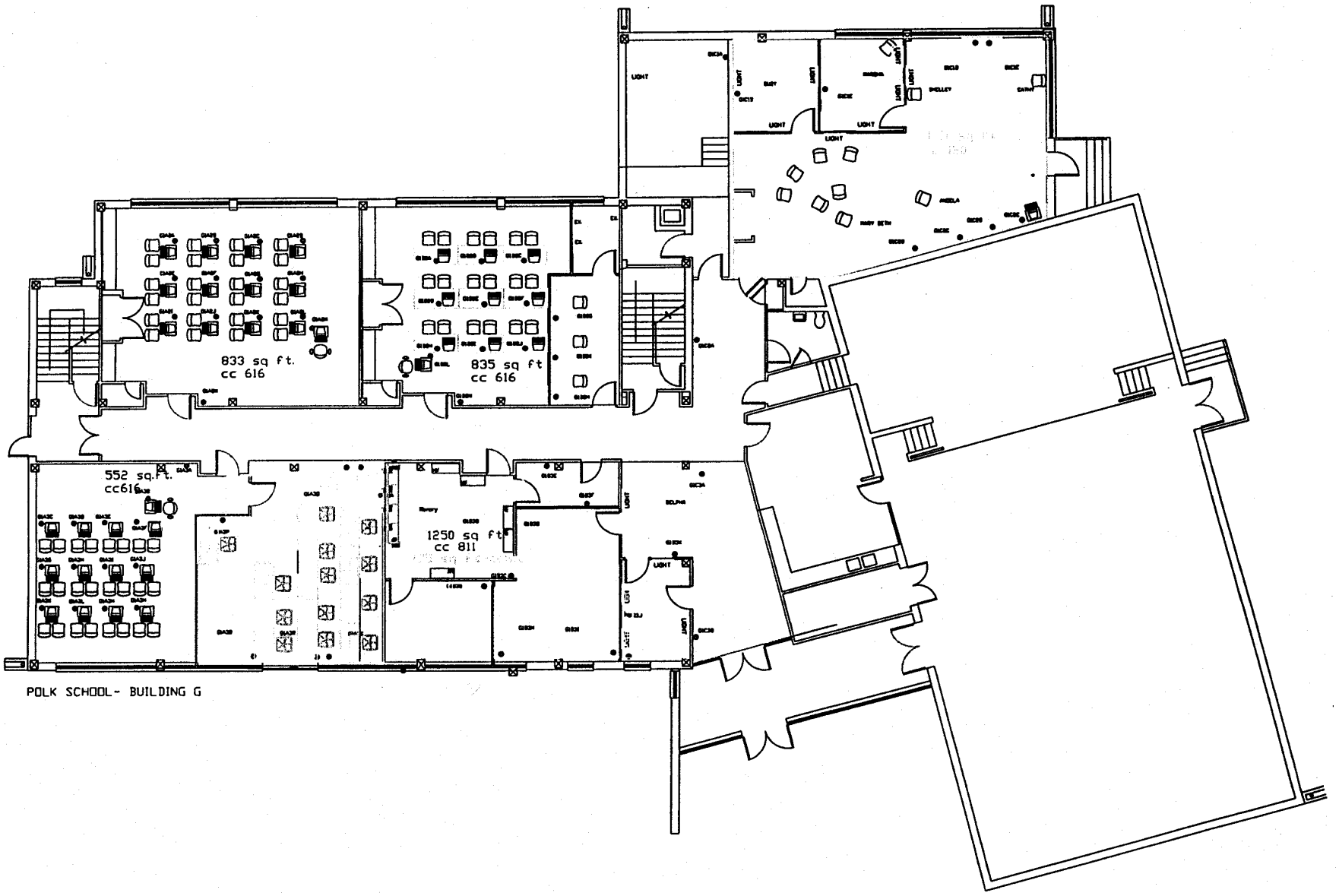
West Elevation

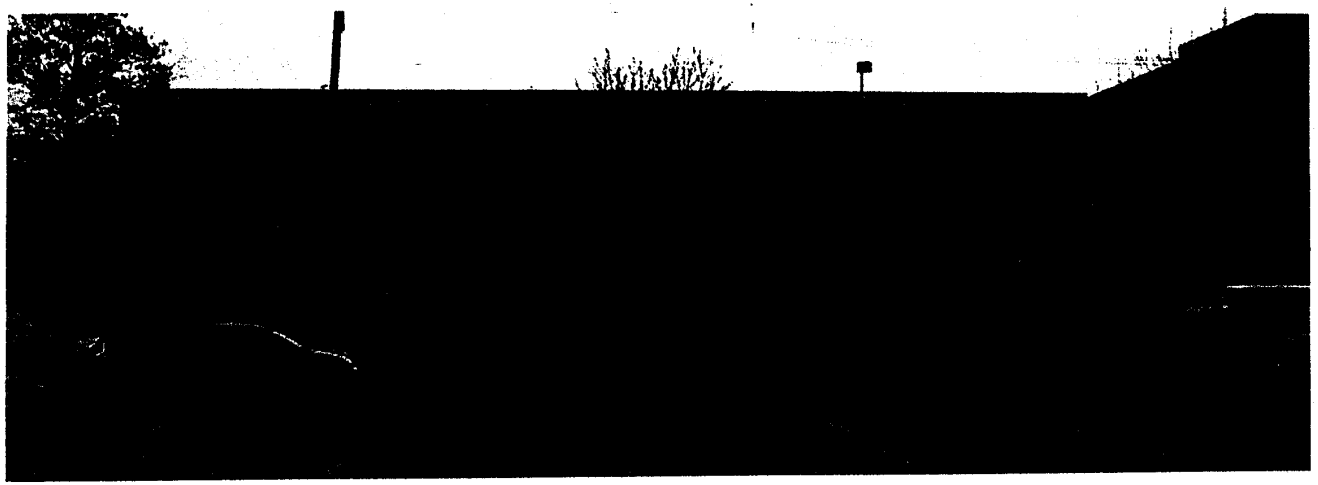
Blue Cross Blue Shield

Building G

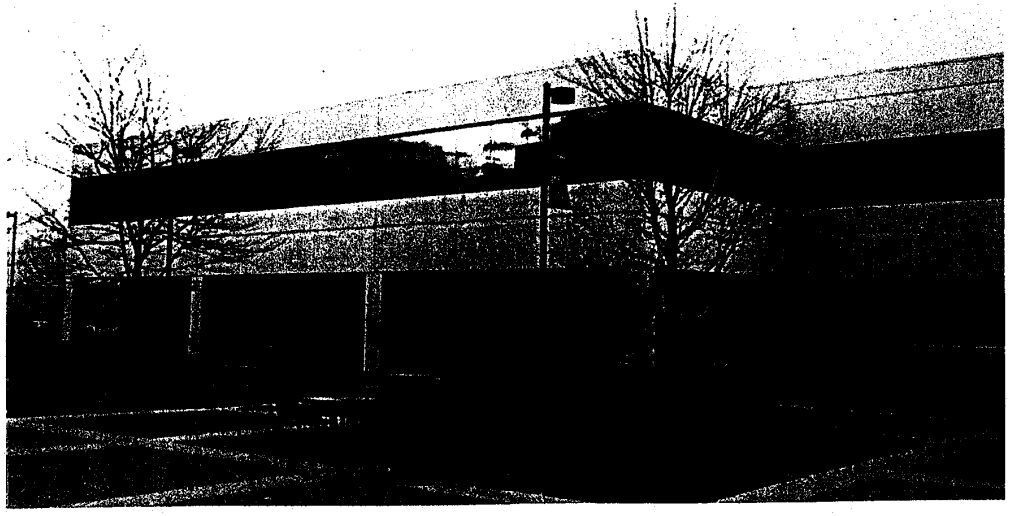


POLK SCHOOL-BUILDING G


833 sq ft.
cc 616
835 sq ft
cc 616
552 sq.ft.
cc616
1250 sq ft
cc 811
POLK SCHOOL- BUILDING G



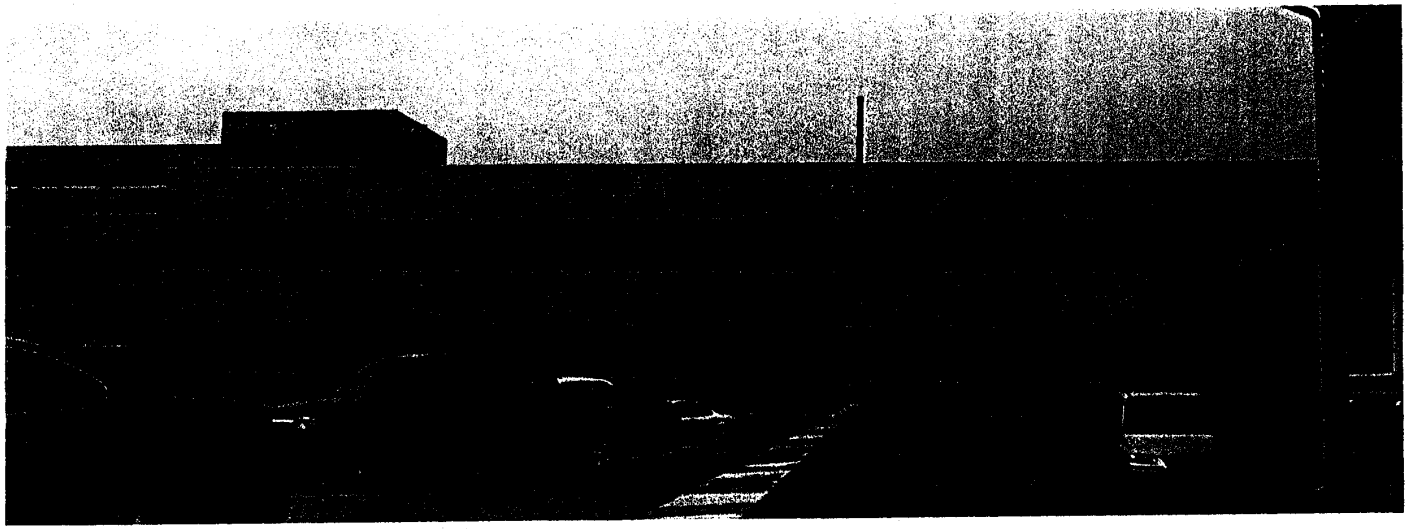
North Elevation



South Elevation

Blue Cross Blue Shield

Building K

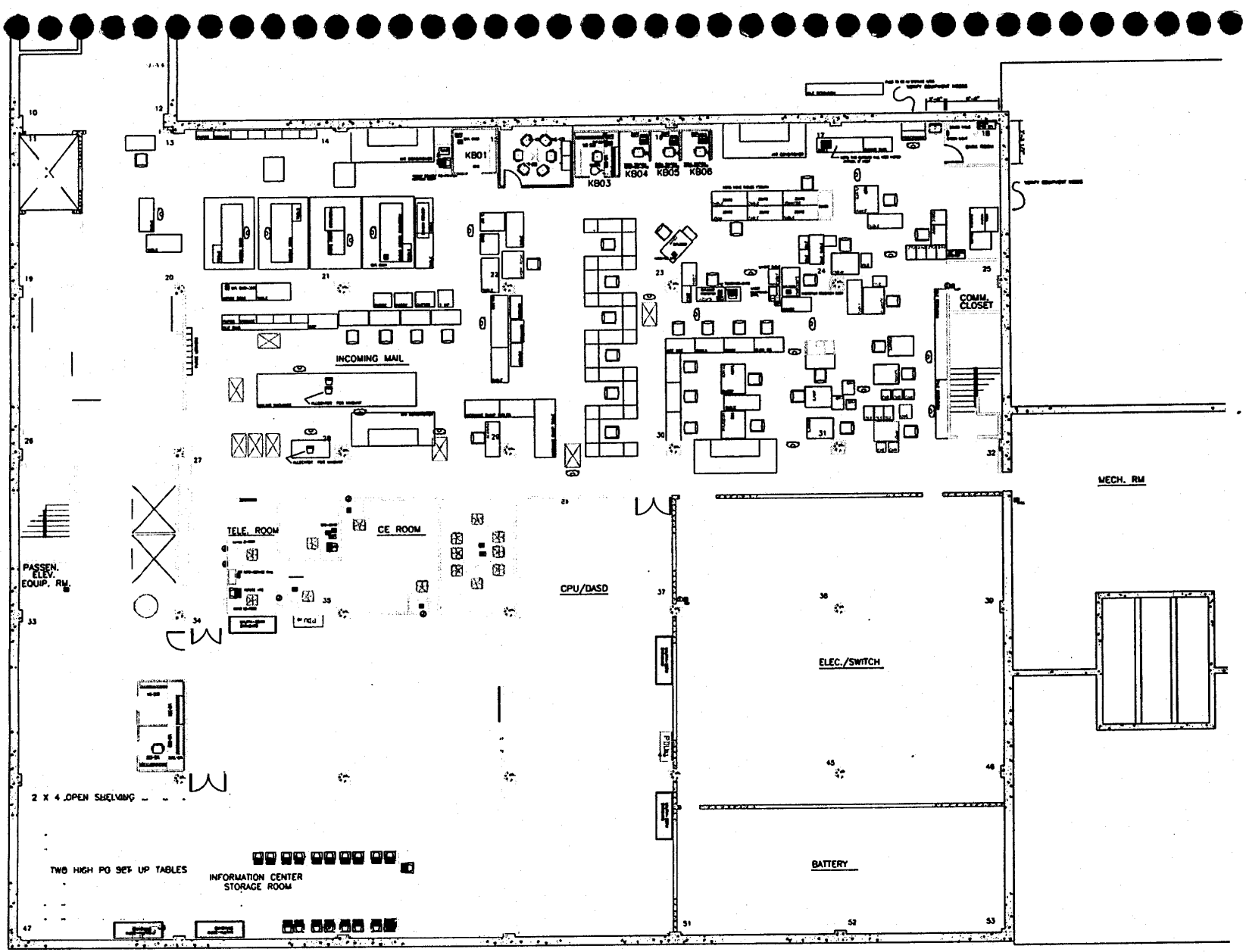


East Elevation

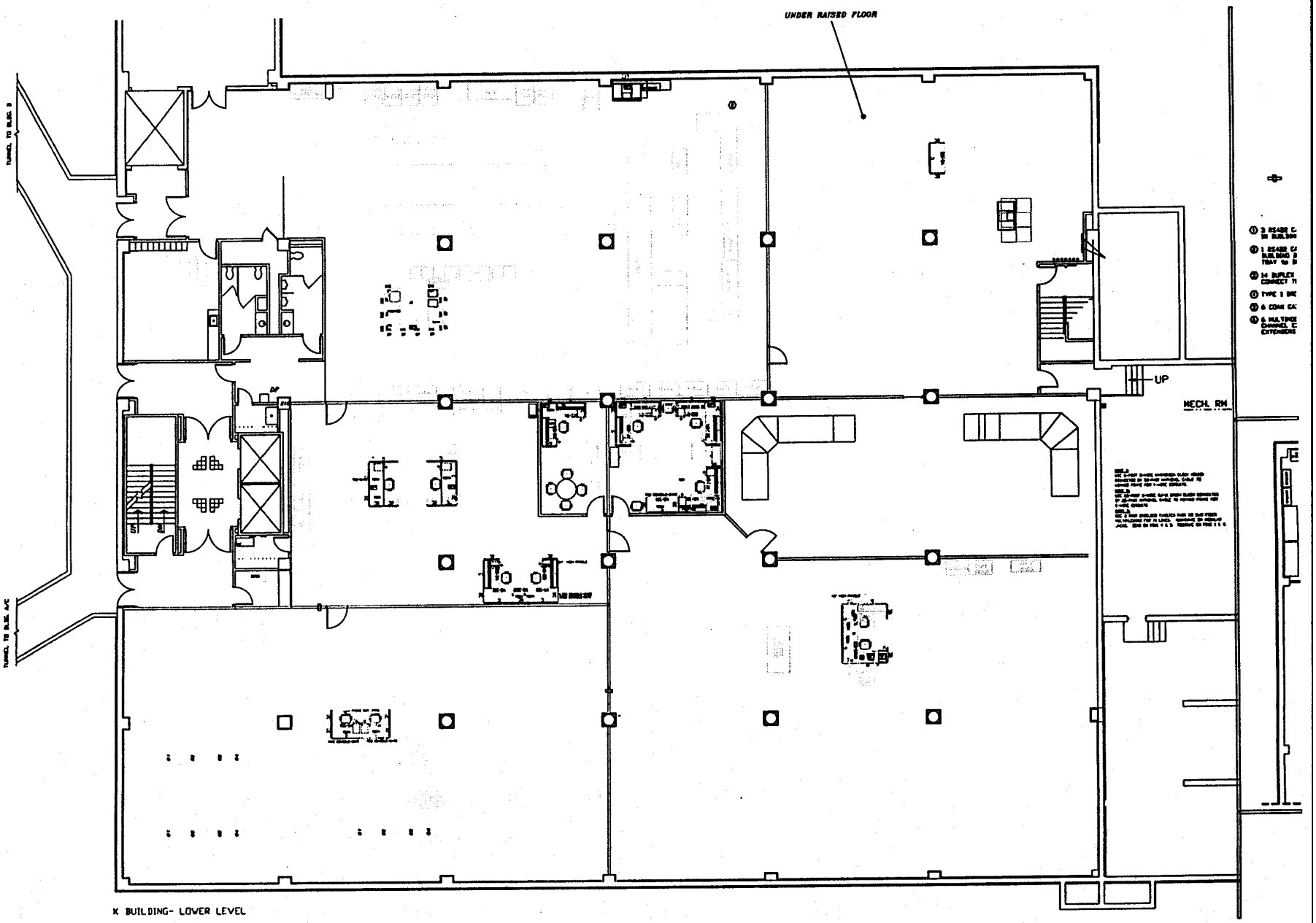
West Elevation

Blue Cross Blue Shield

Building K

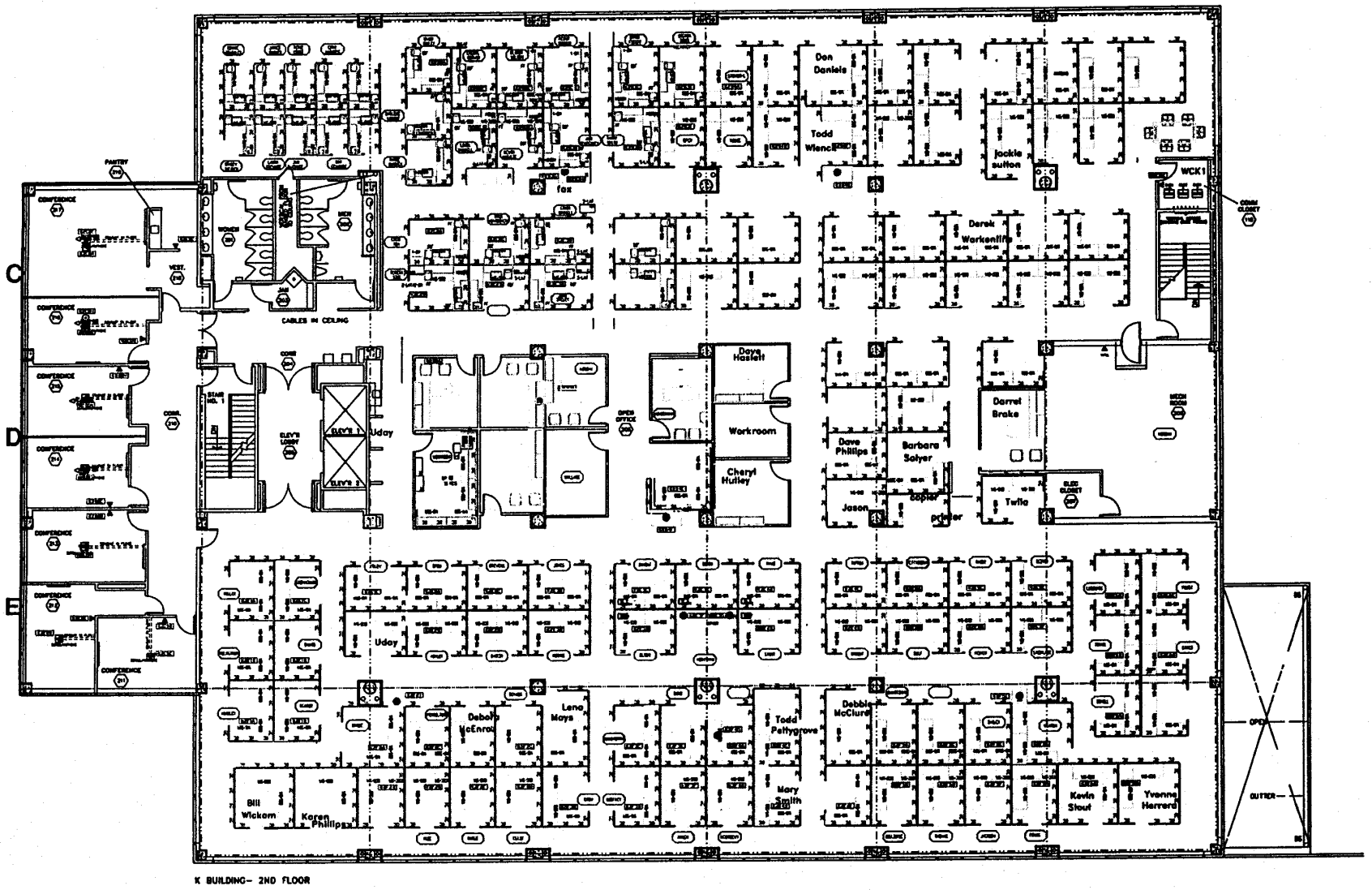


BLUE CROSS AND BLUE SHIELD OF KANSAS
K-BUILDING SUB BASEMENT
NORTH> SCALE 1/8"-1'
REMODEL PROPOSAL-#1 1/12/00 REMODEL PROPOSAL-#3 1/29/00
REMODEL PROPOSAL-#2 1/17/00 REMODEL PROPOSAL-#4 2/21/00

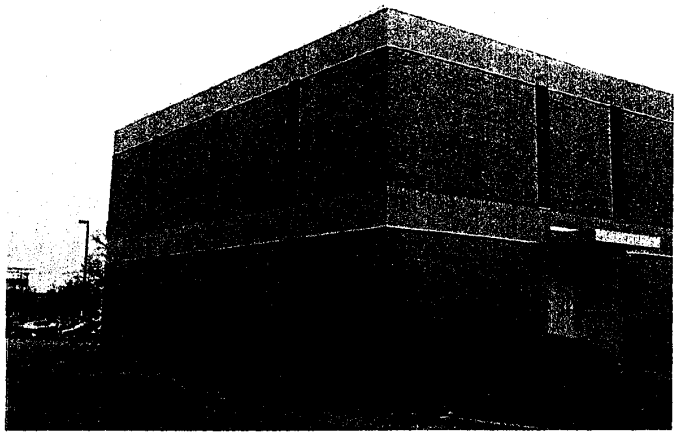

UNDER RAISED FLOOR
UP
MECH. RM.
K BUILDING- LOWER LEVEL

FIRST FLOOR PLAN
BUILDING K

NORTH >
SCALE 1/8"=1'
1/18/00 REVISED 1/29/00
REVISED 3/30/00

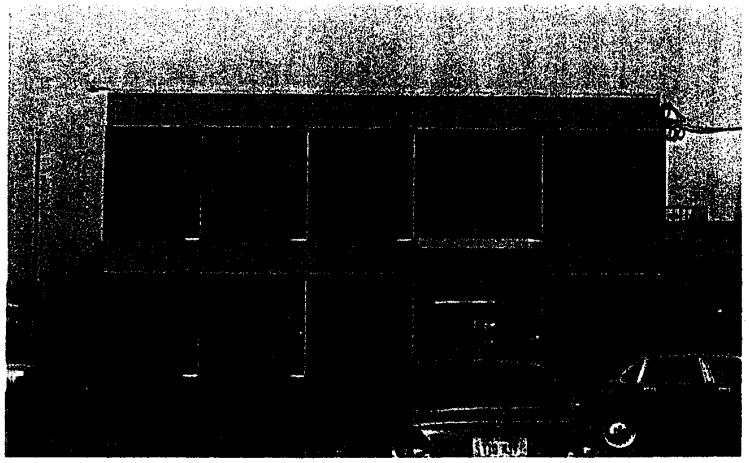


K BUILDING– 2ND FLOOR

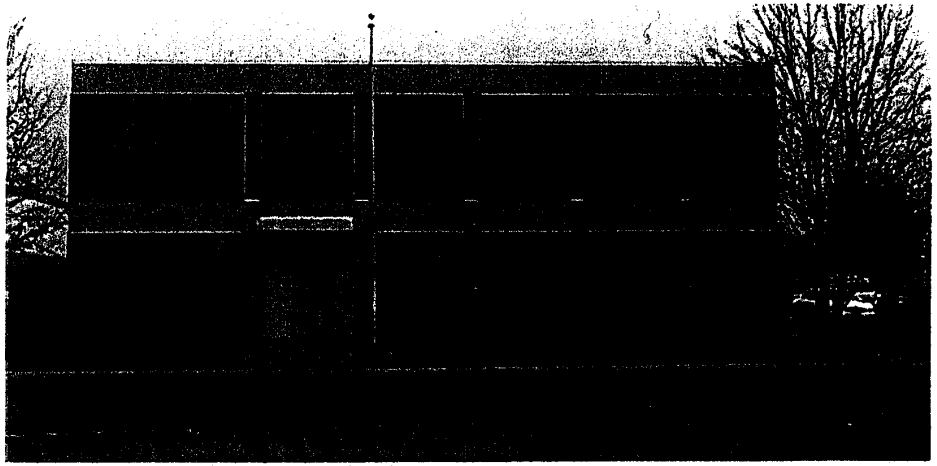


North Elevation

East Elevation



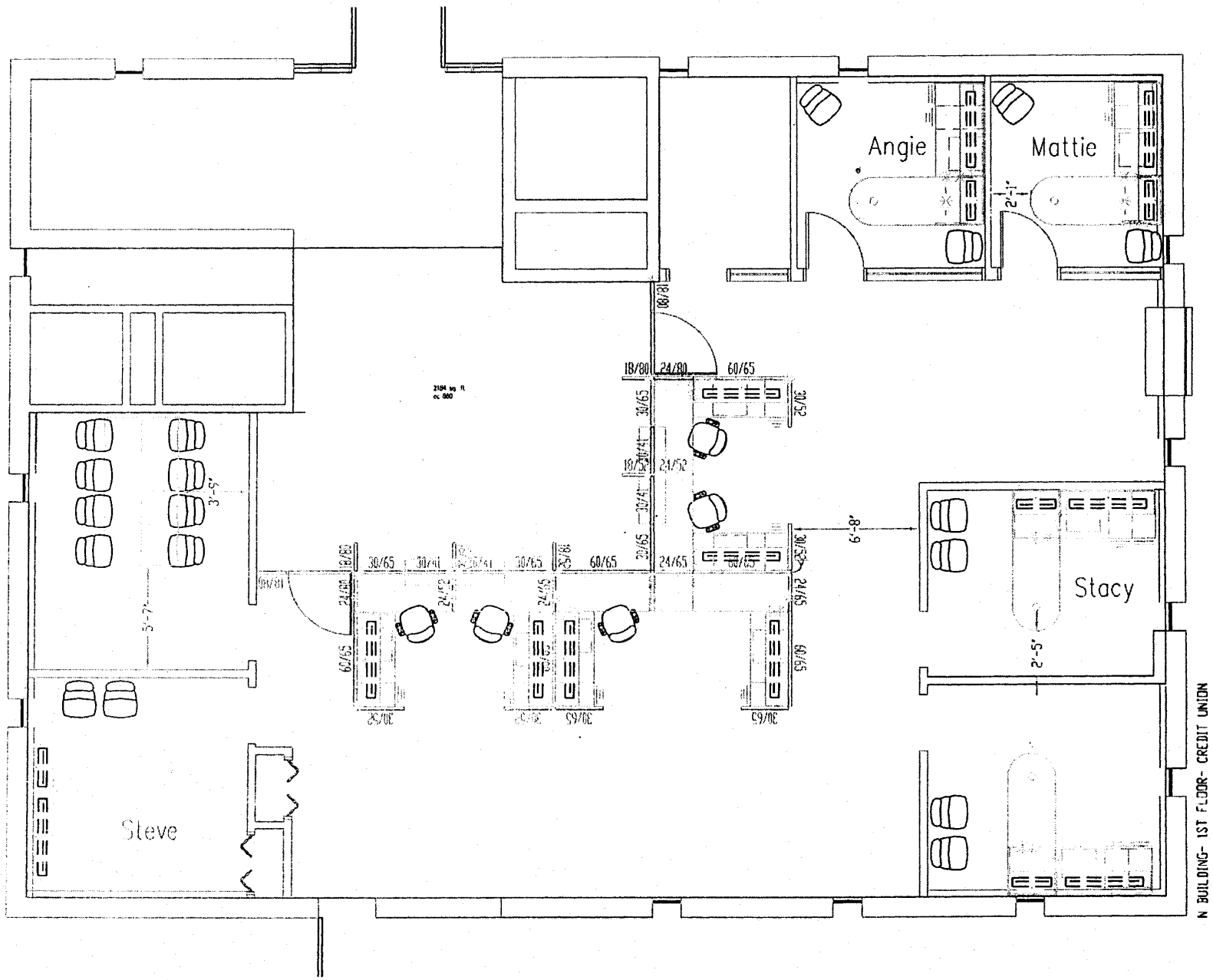
South Elevation

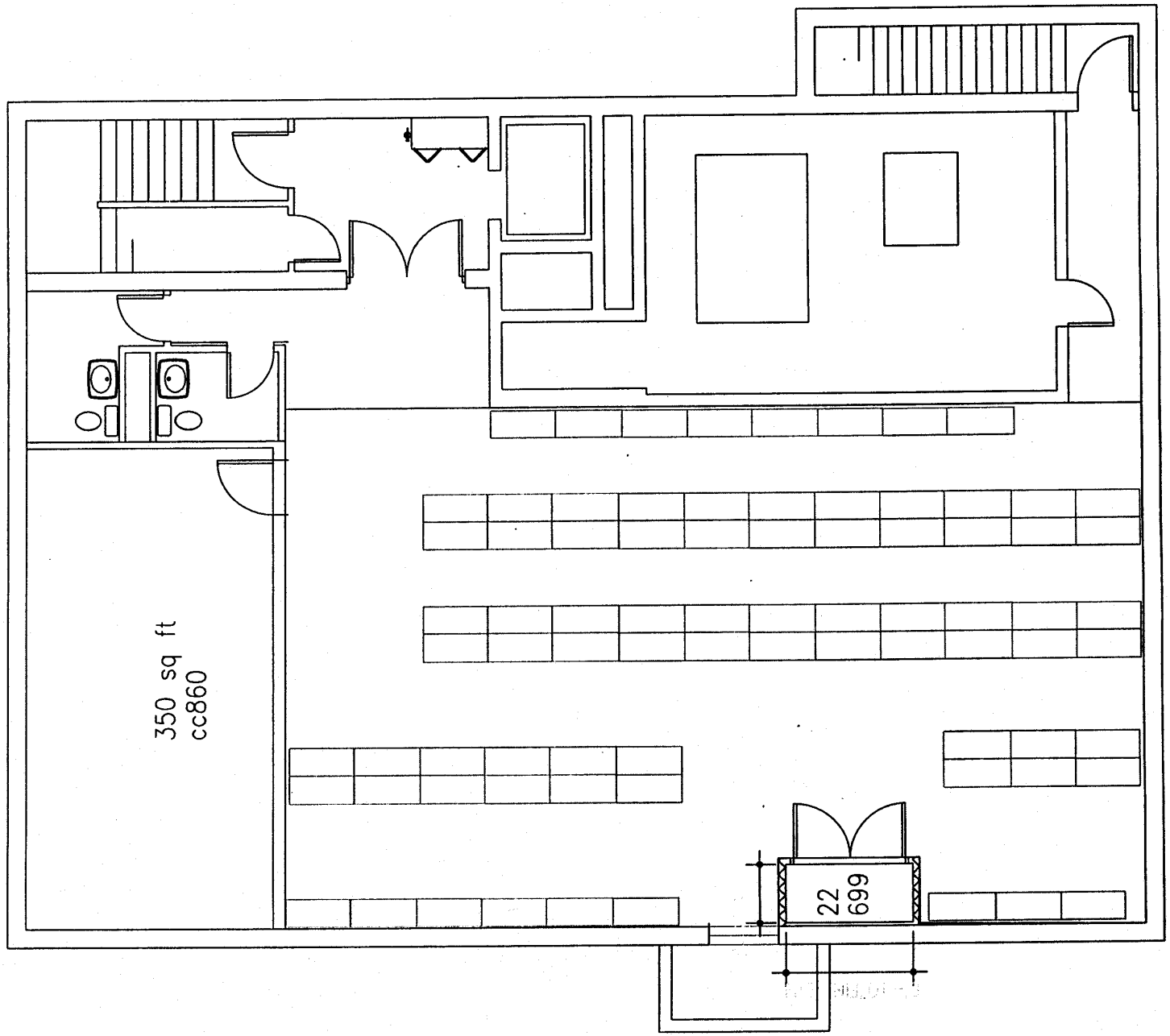


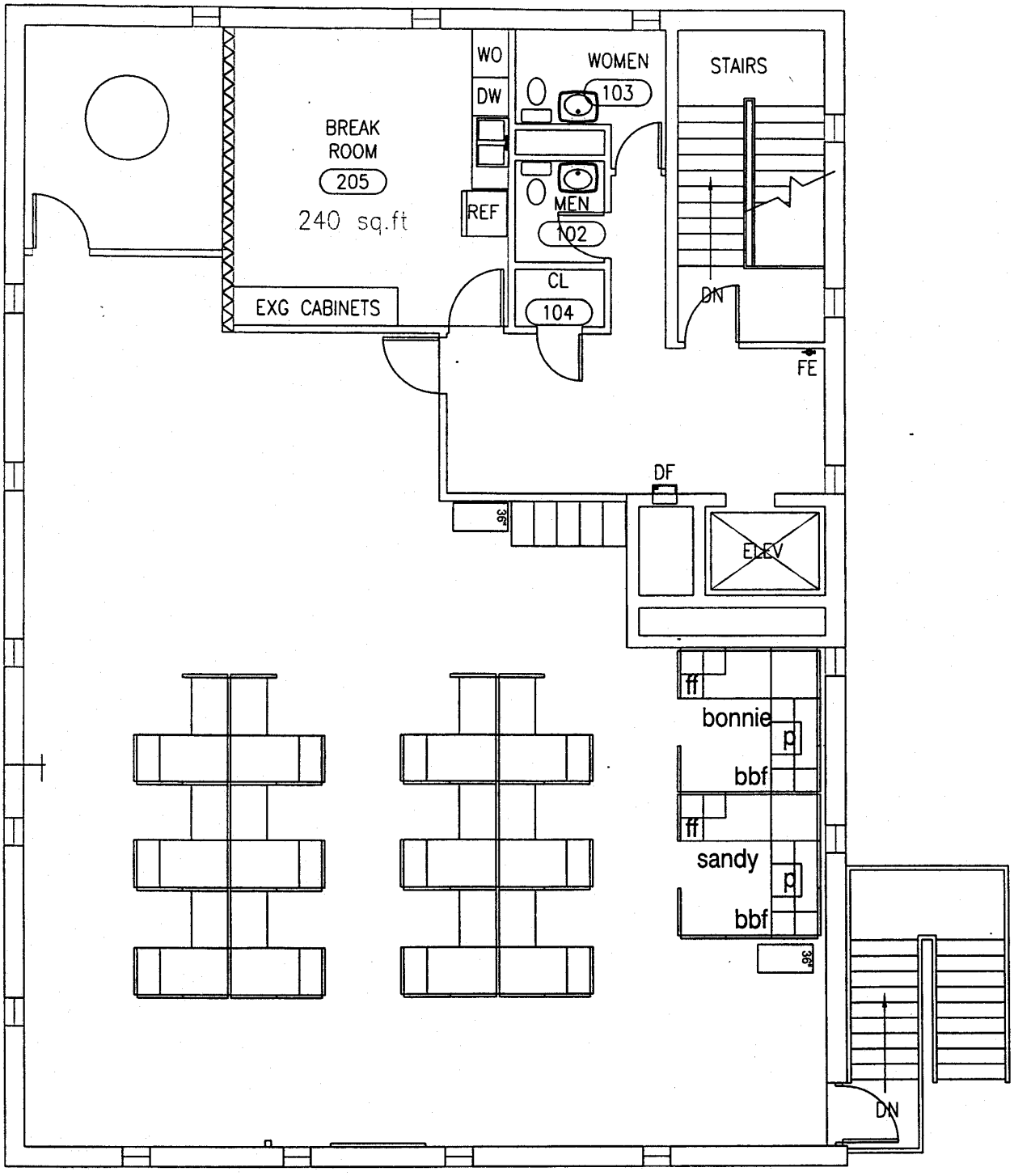
West Elevation

Blue Cross Blue Shield

Building N


Angie
Mattie
Stacy
Steve
N BUILDING- 1ST FLOOR- CREDIT UNION


350 sq ft
cc860
22
699
N BUILDING–LOWER LEVEL



Medicare training-N2
scale 1/8 =1', north
7/11/02

JCSBC
2-2-2016
Att.8.--887

Booklet B
Real Estate Supplemental Booklet

January 30, 2004

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- Request for Information, Blue Cross Blue Shield
- Response to FRI from Blue Cross Blue Shield
- Attachments to the RFI

Description	Unphased Total	$/SF	Phased Premium	$/SF	Phased Total
General Requirements	$ 871,100	1.56	$ 43,600	0.08	$ 914,700
Demolition	$ 4,936,200	8.81	$ 394,900	0.71	$ 5,331,100
Hazardous Material Abatement	$ 1,098,000	1.96	$ 87,800	0.16	$ 1,185,800
Sitework	$ 155,000	0.28	$ 12,400	0.02	$ 167,400
Excavation & Foundations	$ 89,300	0.16	$ 7,100	0.01	$ 96,400
Structural Frame	$ 440,400	0.79	$ 35,200	0.06	$ 475,600
Roofing & Waterproofing	$ 279,700	0.5	$ 22,400	0.04	$ 302,100
Exterior Wall	$ 7,905,000	14.12	$ 632,400	1.13	$ 8,537,400
Interior Finishes & Partitions	$ 6,161,400	11	$ 739,400	1.32	$ 6,900,800
Elevators	$ 1,386,600	2.48	$ 110,900	0.2	$ 1,497,500
Fire Protection	$ 978,300	1.75	$ 147,800	0.26	$ 1,126,100
Plumbing	$ 2,282,500	4.08	$ 288,300	0.51	$ 2,570,800
HVAC	$ 10,210,500	18.23	$ 1,171,100	2.09	$11,381,600
Electrical	$ 6,926,000	12.37	$ 967,600	1.73	$ 7,893,600
Phased Temporary Construction	$ -	0	$ 200,000	0.36	$ 200,000
Direct Cost	**$ 43,720,000**	**78.07**	**$ 4,860,900**	**8.68**	**$48,580,900**
General Conditions & Fee	$ 5,246,400		$ 583,300		$ 5,829,700
Construction Contingency	$ 3,060,400		$ 340,300		$ 3,400,700
Total Construction Costs	**$ 52,026,800**	**92.91**	**$ 5,784,500**	**10.33**	**$57,811,300**

Description	Unphased Total	Phased Premium	Phased Total
Construction Costs	$ 52,026,800	$ 5,784,500	$57,811,300
Cooling Tower	$ -	$ -	$ -
Canopies Allowance	$ 450,000	$ -	$ 450,000
Fountain Allowance	$ 600,000	$ -	$ 600,000
Window Treatments	$ 860,000	$ -	$ 860,000
Architect Fees	$ 3,431,443	$ 504,915	$ 3,936,358
Design Contingency (4%)	$ 2,294,730	$ 251,577	$ 2,546,306
Project Contingency (6%)	$ 3,579,778	$ 392,459	$ 3,972,238
Tenant Furniture & Fixtures	$ 11,780,625	$ -	$11,780,625
Tenant Relocation, Moving and etc.	$ 19,092,255	$ (4,162,129)	$14,930,126
DISC Consolidation and move	$ 2,587,500	$ -	$ 2,587,500
Total Project Costs	**$ 96,703,131**	**$ 2,771,322**	**$99,474,453**

Recall that the phased moving had other benefits related to additional "rent".

List of Information for Budget Estimate of MEP trades – Docking State Office Building

1) Fire Protection – **Being Investigated by Poole & Associates**
    a) New fire pump size or is existing OK? S/B 1000 gpm in lieu of 500 gpm?
    b) Anticipated density for design.
    c) Center of tile requirement?
    d) Types of sprinkler heads anticipated.
    e) Any dry or preaction systems?
    f) Stairwell standpipes and hose cabinets?
    g) Test station on roof?
    h) 100 psi or 65 psi at top??
    i) Drains in stairwells or at janitors sinks.
    j) Fully sprinkled basement and subbasement?
    k) Four existing standpipes – is this correct, or will it be Design/Build?
2) Plumbing/Specialties
    a) Will existing water service to building be adequate?
    Yes, service will be adequate. New domestic water pumps will be required.
    b) Is there a need for metering separate services off the main?
    No, but need to separately feed low pressure sprinkler system off city feed to the domestic water booster pumps.
    c) Size of domestic water booster pump.
    Estimate same size as existing.
    Three Pump System, Each pump is following size and capacity
    194.5 gpm @ 120' TDH
    10 HP, 3450 RPM, 208/60/3ph, ODP motors
    d) Will restrooms be gutted and rebuilt?
    Yes, get further answer from GLPM
    e) New water and waste risers? Size?
    Yes, replace with same size water & waste risers?
    f) Anticipate granite vanity tops?
    DFM does not require granite see GLPM for further answer.
    g) Anticipated fixture counts for restrooms. **GLPM**
    h) What is needed for catering kitchen on First Floor?
    DFM anticipates a sink, ice machine, coin operated coffee machine see GLPM for further answer.
    i) New hose bibs to the outside around building?
    Yes, one hose bib on each side of the building (Freezeless type hose bibs that have stops in conditioned space and will drain water out after use)
    j) Quality level of fixtures – need examples by manufacturers.
    DFM would like Sloan fixtures similar to those installed in Landon State Office Building.
    k) Quality level of toilet/urinal partitions.
    American Standard is suitable for DFM.
    l) Is there a lawn sprinkler system to be rebuilt or built?
    There is a sprinkler system that will need to be completely rebuilt.
    m) Miscellaneous vanities/plumbing services in building?
        1. **Need increased size drain piping in break areas (current problems with coffee grounds and misc. clogs).**

2. **Four break rooms on each floor to serve each wing, located near center of floor by restrooms.**
3. **Add a restroom in the sub-basement.**
4. **Partitions to be solid plastic with color all the way through, Dan Balch to provide manufacturer example.**
5. **Exercise room and showers in penthouse.**
6. **Central Cleaning Shop in Basement with backflow preventer on water feed for cleaning chemical mixing station.**
7. **Need good basin for fire pump tests.**

n) Typical janitor's closet requirements.
Utility Sink and Mop Sink on each floor.

o) Need to know any material specs that are upscale.
No type M Copper Piping.

p) Any softeners or other water treatment?
Softeners – Yes, heat plant, cooling tower, chilled water

q) Location/size of fuel oil tank for genset if separate from existing fuel oil.
Location out in the yard, DFM to size elec gen. load

3) HVAC

a) Quantity and type of chillers (2-400 T, centrifugals??)
5 – 400 ton centrifugals, plus on 50-ton screw with duel compressors and air-cooled condenser.

b) How much of the cooling tower project needs to be done with this?
All of it

c) How many AHU's on each floor, what size (hopefully) and what type?
The following is the quantity of AHUs that will be used on each floor with estimated sizes based upon 1.25 cfm per sqft.

12th Flr &Penthouse	**1 AHU**	**26,000 CFM**	**VAV with Reheat**
4-11th floors	**2 AHUs**	**19,000 CFM ea.**	**VAV with Reheat**
Basement, 1-3rd floor	**4 AHUs**	**17,200 CFM ea.**	**VAV with Reheat**
Sub Basement	**1 AHU**	**15,000 CFM**	**Constant Volume**

d) How many fan-powered boxes, VAV boxes on each typical floor.
No fan powered

	Number of VAV boxes
4 – 11	**34 ea. Flr.**
Bsmt – 3	**60 ea. Flr.**
12th & penthouse	**25 total**

e) What will economizers allow – 100% outside air??
Yes 100% Outside Air

f) What level of BMCS system? Many zones within zones?
JCI Metasys, Zone Level Control

g) Any desire to have BMCS/Fire Alarm/Security integrated?
BMCS should be kept separate. Fire Alarm & Security Could integrate.

h) What about heating water side – new heat exchangers/pumps?
Heat Exchangers are OK, need to replace pumps.

i) Any unusual requirements for grilles/registers – we assume linear diffusers at perimeter.

No unusual requirement. Yes linear at perimeter

j) Primary pumping loop/secondary to AHU's for CHW?
Yes

k) Roof drains – plastic vs. cast iron, redundant roof drain system??
Cast iron, Yes on redundant.

l) Steam coils or HW coils in AHU's? (Or none – all with boxes?)
Hot water used on coils and on preheat coils for AHUs, no direct use of steam by AHUs.

m) HW to VAV's as well as fan-powered boxes?
HW to VAV's, no fan powered

n) Humidifiers for heating season?
No humidification

o) Can existing big boilers provide all steam needed?
Yes, in winter i.e. late September thru April. Heat plant down in summer. *Need to add smaller summer boiler in cooling tower areaway.*

p) VFD's on which equipment?
VFD's on secondary CW pumps, primary HW pumps, AHU fans, cooling tower fans (included in cooling tower project).

q) Filtration requirements.
Air filter's – 30%

r) Elaborate chemical treatment scheme?
Air separator, chem. Shock feeder, nothing elaborate. Existing cooling tower chemical feed reused in cooling tower project.

4) Electrical
   a) New single main service? Bring in 15KV or what? What size?
   b) New generator – what size?
   The following is a list of equipment that will be on Emergency Power
   Security System
   Emergency Lights
   Heat Plant
   Domestic Water Pumps
   Fire Pump
   Hub Rooms
   2 Elevators (1 passenger and freight elevator, new switching control required on passenger elevators)
   HVAC Shop
   Roof Drain Lift Pump
   Sewage Lift Pump
   Repeater for Radios
   Digital Telephone Outlets for Agency Heads

   Estimated size of generator will be 750 KVA – Existing is 208 volt, go back with 480 volt.

c) Will Westar provide new service transformer, or will it/they be part of the project? What size??
Westar will provide, 8,000 KVA @ 480V. They (Westar) are working on costs. We will need to provide vault for new transformer.

d) What type/brand of lighting fixtures in open offices – need examples.
2x4 Troffers, 3 lamps 277V with mirrored reflector, T8 Lamps, Electronic Ballast, Prismatic Lenses. Holifane is preferred brand.

e) Will K-rated or other shielded dry-type transformers be required throughout?
No

f) We anticipate lots of multi-section receptacle panelboards – comments?
Yes

g) Any unusual lighting in lobby or elsewhere? We can carry an allowance for lobby lighting, but need to know if custom/New York designer fixtures.
GLPM

h) What will we furnish for receptacles, floor boxes, rough-in for future devices, etc.?
Floor mounted four plex receptacles. Use the floor raceway for future power growth.

i) P. A. system needed?
No

j) Full fire alarm system needed?
Yes, Poole to outline requirements.

k) What level of security system needed?
Card reader access on all door entries to building, all access doors to stairwell, and elevator lobby doors. Cameras on each elevator lobbies and entry doors.

l) Allowance for exterior lighting?
GLPM

m) Any areas with unusual power/lighting requirements, such as catering kitchen, etc.??
Shop areas with welders and saws.

n) Are existing elevator machines 480 V.? If new elevator machines, we assume 480V.
Existing Elevators are 208V, go back with 480V.

o) Bus Duct Risers at two (or more) locations through the floors?
Yes

p) Need for sub-metering of different power panels/switchboards?
Want to sub-meter HVAC systems.

q) Any other special systems?
Occupancy sensor through out, new with light dimming capability.

r) Any rough-in for FF&E or OFOI equipment?? Maybe an allowance.
Please clarify what these acronyms mean.

s) How much should the existing in-floor duct system be rehabbed and/or re-used?
Considering reuse for power only. If it is used in lieu of power polls, how will data comm. be brought to work station.

t) How much Cat 6 and/or fiber and demarc points be included in budget?
DISC

u) What will infrastructure for telecom/data systems consist of?

DISC

v) **Include lightning protection and include TVSS on entire feed.**

5) BMCS

a) Could we plan for this as a separate subcontract rather than under HVAC?
Done under current State Contract with JCI

b) We will ask BMCS vendors for pricing help. Any preferences or ones to avoid?
Tim Swope of JCI Topeka (785)-267-0801 (We have contacted Tim he is working on a cost estimate now and will have to us by Monday, September 13, 2004)

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p) Any softeners or other water treatment?
Softeners – Yes, heat plant, cooling tower, chilled water

q) Location/size of fuel oil tank for genset if separate from existing fuel oil.
Location out in the yard, DFM to size elec gen. load

3) HVAC

a) Quantity and type of chillers (2-400 T, centrifugals??)
5 – 400 ton centrifugals, plus on 50-ton screw with duel compressors and air-cooled condenser.

b) How much of the cooling tower project needs to be done with this?
All of it

c) How many AHU's on each floor, what size (hopefully) and what type?
The following is the quantity of AHUs that will be used on each floor with estimated sizes based upon 1.25 cfm per sqft.

12th Flr &Penthouse	**1 AHU**	**26,000 CFM**	**VAV with Reheat**
4-11th floors	**2 AHUs**	**19,000 CFM ea.**	**VAV with Reheat**
Basement, 1-3rd floor	**4 AHUs**	**17,200 CFM ea.**	**VAV with Reheat**
Sub Basement	**1 AHU**	**15,000 CFM**	**Constant Volume**

d) How many fan-powered boxes, VAV boxes on each typical floor.
No fan powered

	Number of VAV boxes
4 – 11	**34 ea. Flr.**
Bsmt – 3	**60 ea. Flr.**
12th & penthouse	**25 total**

e) What will economizers allow – 100% outside air??
Yes 100% Outside Air

f) What level of BMCS system? Many zones within zones?
JCI Metasys, Zone Level Control

g) Any desire to have BMCS/Fire Alarm/Security integrated?
BMCS should be kept separate. Fire Alarm & Security Could integrate.

h) What about heating water side – new heat exchangers/pumps?
Replace Heat Exchangers, need to replace pumps.

i) Any unusual requirements for grilles/registers – we assume linear diffusers at perimeter.

No unusual requirement. Yes linear at perimeter

j) Primary pumping loop/secondary to AHU's for CHW?
Yes

k) Roof drains – plastic vs. cast iron, redundant roof drain system??
Cast iron, Yes on redundant.

l) Steam coils or HW coils in AHU's? (Or none – all with boxes?)
Hot water used on coils and on preheat coils for AHUs, no direct use of steam by AHUs.

m) HW to VAV's as well as fan-powered boxes?
HW to VAV's, no fan powered – Per 9/3/04 meeting, assume fan powered boxes on perimeter.

n) Humidifiers for heating season?
No humidification

o) Can existing big boilers provide all steam needed?
Yes, in winter i.e. late September thru April. Heat plant down in summer. *Need to add smaller summer boiler in cooling tower areaway.*

p) VFD's on which equipment?
VFD's on secondary CW pumps, primary HW pumps, AHU fans, cooling tower fans (included in cooling tower project).

q) Filtration requirements.
Air filter's – 30%

r) Elaborate chemical treatment scheme?
Air separator, chem. Shock feeder, nothing elaborate. Existing cooling tower chemical feed reused in cooling tower project.

4) Electrical
   a) New single main service? Bring in 15KV or what? What size?
   b) New generator – what size?
   The following is a list of equipment that will be on Emergency Power
   Security System
   Emergency Lights
   Heat Plant
   Domestic Water Pumps
   Fire Pump
   Hub Rooms
   2 Elevators (1 passenger and freight elevator, new switching control required on passenger elevators)
   HVAC Shop
   Roof Drain Lift Pump
   Sewage Lift Pump
   Repeater for Radios
   Digital Telephone Outlets for Agency Heads

   Estimated size of generator will be 750 KVA – Existing is 208 volt, go back with 480 volt. Include new transformer for the heat plant.

c) Will Westar provide new service transformer, or will it/they be part of the project? What size??
Westar will provide, 8,000 KVA @ 480V. They (Westar) are working on costs. We will need to provide vault for new transformer.

d) What type/brand of lighting fixtures in open offices – need examples.
2x4 Troffers, 3 lamps 277V with mirrored reflector, T8 Lamps, Electronic Ballast, Prismatic Lenses. Holophane is preferred brand (specify around Holophane fixture).

e) Will K-rated or other shielded dry-type transformers be required throughout?
No

f) We anticipate lots of multi-section receptacle panelboards – comments?
Yes

g) Any unusual lighting in lobby or elsewhere? We can carry an allowance for lobby lighting, but need to know if custom/New York designer fixtures.
GLPM

h) What will we furnish for receptacles, floor boxes, rough-in for future devices, etc.?
Floor mounted four plex receptacles. Use the floor raceway for future power growth.

i) P. A. system needed?
No

j) Full fire alarm system needed?
Yes, Poole to outline requirements.

k) What level of security system needed?
Card reader access on all door entries to building, all access doors to stairwell, and elevator lobby doors. Cameras on each elevator lobbies and entry doors.

l) Allowance for exterior lighting?
GLPM

m) Any areas with unusual power/lighting requirements, such as catering kitchen, etc.??
Shop areas with welders and saws.

n) Are existing elevator machines 480 V.? If new elevator machines, we assume 480V.
Existing Elevators are 208V, go back with 480V.

o) Bus Duct Risers at two (or more) locations through the floors?
Yes

p) Need for sub-metering of different power panels/switchboards?
Want to sub-meter HVAC systems.

q) Any other special systems?
Occupancy sensor through out, new with light dimming capability.

r) Any rough-in for FF&E or OFOI equipment?? Maybe an allowance.
Please clarify what these acronyms mean.

s) How much should the existing in-floor duct system be rehabbed and/or re-used?
Considering reuse for power only. If it is used in lieu of power polls, how will data comm. be brought to work station. Per 9/03/04 meeting the floor system will not be reused.

t) How much Cat 6 and/or fiber and demarc points be included in budget?

DISC

u) What will infrastructure for telecom/data systems consist of?
DISC

v) **Include lightning protection and include TVSS on entire feed.**

5) BMCS
   a) Could we plan for this as a separate subcontract rather than under HVAC?
   Done under current State Contract with JCI
   b) We will ask BMCS vendors for pricing help. Any preferences or ones to avoid?
   Tim Swope of JCI Topeka (785)-267-0801 (We have contacted Tim he is working on a cost estimate now and will have to us by Monday, September 13, 2004)

List of Information for Budget Estimate of MEP trades – Docking State Office Building

1) Fire Protection – **Being Investigated by Poole & Associates**
    a) New fire pump size or is existing OK? S/B 1000 gpm in lieu of 500 gpm?
    b) Anticipated density for design.
    c) Center of tile requirement?
    d) Types of sprinkler heads anticipated.
    e) Any dry or preaction systems?
    f) Stairwell standpipes and hose cabinets?
    g) Test station on roof?
    h) 100 psi or 65 psi at top??
    i) Drains in stairwells or at janitors sinks.
    j) Fully sprinkled basement and subbasement?
    k) Four existing standpipes – is this correct, or will it be Design/Build?
2) Plumbing/Specialties
    a) Will existing water service to building be adequate?
    Yes, service and (new) domestic water pumps are adequately sized. Need to add 4" strainer upstream of booster pumps.
    b) Is there a need for metering separate services off the main?
    No, but need to separately feed low pressure sprinkler system off city feed to the domestic water booster pumps.
    c) Size of domestic water booster pump.
    Do not need new booster pumps.
    d) Will restrooms be gutted and rebuilt?
    Yes, get further answer from GLPM
    e) New water and waste risers? Size?
    Yes, replace with same size water & waste risers?
    f) Anticipate granite vanity tops?
    DFM does not require granite see GLPM for further answer.
    g) Anticipated fixture counts for restrooms. **GLPM**
    h) What is needed for catering kitchen on First Floor?
    DFM anticipates a sink, ice machine, coin operated coffee machine see GLPM for further answer.
    i) New hose bibs to the outside around building?
    Yes, one hose bib on each side of the building (Freezeless type hose bibs that have stops in conditioned space and will drain water out after use)
    j) Quality level of fixtures – need examples by manufacturers.
    DFM would like Sloan fixtures similar to those installed in Landon State Office Building.
    k) Quality level of toilet/urinal partitions.
    American Standard is suitable for DFM.
    l) Is there a lawn sprinkler system to be rebuilt or built?
    There is a sprinkler system that will need to be completely rebuilt.
    m) Miscellaneous vanities/plumbing services in building?
        1. **Need increased size drain piping in break areas (current problems with coffee grounds and misc. clogs).**
        2. **Four break rooms on each floor to serve each wing, located near center of floor by restrooms.**
        3. **Add a restroom in the sub-basement.**

4. **Partitions to be solid plastic with color all the way through, Dan Balch to provide manufacturer example.**
5. **Exercise room and showers in penthouse.**
6. **Central Cleaning Shop in Basement with backflow preventer on water feed for cleaning chemical mixing station.**
7. **Need good basin for fire pump tests.**

n) Typical janitor's closet requirements.
Utility Sink and Mop Sink on each floor.

o) Need to know any material specs that are upscale.
No type M Copper Piping.

p) Any softeners or other water treatment?
Softeners – Yes, heat plant, cooling tower, chilled water

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   d) What type/brand of lighting fixtures in open offices – need examples.
   2x4 Troffers, 3 lamp in office area, 2 lamp in hallways. (might consider 2 lamp troffers throughout with mirrored reflector and high ballast factor ballasts).

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Occupancy sensor through out, reuse existing sensor from ceiling. Chilled water metering in 2 – 3 locations.
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