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Sam Brownback, Governor

JCSBC TESTIMONY  
Kansas Department of Revenue  
Johnson County, Kansas  
October 5, 2016

My presentation is for the proposed lease for the Kansas Department of Revenue (KDOR) CDL Skills Testing Office in Johnson County, Kansas. The agency has been at a temporary location since January 2016.

In January 2016 a temporary agreement with New Century Air Field was completed allowing KDOR a location to administer CDL testing through January 2017. KDOR issued an RFP for a long-term solution on April 2<sup>nd</sup> and no bids were received for this proposal. KDOR then partnered with KDOT and had a space identified, but unfortunately the FAA would not allow KDOR to use the location due to it being a protected flight path. KDOR was able to work with property managers at the Intermodal Facility along with Johnson County Community College in obtaining a suitable long term site. This allowed both parties a reduced cost in procuring a facility.

The new lease is for 200 square feet for a term of ten years. KDOR will make an initial upfront payment of \$112,000.00 for the construction of the CDL lot utilized for the testing of commercial vehicle operator skills. Thereafter, annual payments will be \$32,064.00. Two five-year renewal options are available, at the discretion of the agency.

The Department of Administration is supportive of this lease.

I am available to answer your questions as are representatives from the Kansas Department of Revenue.

Thank You.

Attachment 37  
Joint Committee on State Building  
Construction  
Date 10-5-16

**Lease Comparison Sheet**  
**Kansas Department of Revenue**

October 5, 2016

A		B		C
GENERAL INFORMATION		CURRENT LEASE		PROPOSED LEASE
		Revenue	Revenue	
1	State Agency	Gardner Road	30750 W. 193rd St	
2	Address	New Century	Edgerton	
3	City Location (market)	On-site Field Trailer	Inland Port XII (12)	
4	Building Name or Location			
5	Lease Space (sq. ft.)	Office Sq. Ft.	200	
6		Storage Sq. Ft.	0	
7		Total Sq. Ft.	200	
8	Energy Audit	n/a	n/a	
9	Full Time Equivalency (FTE) employees/workstations	2	2	
10	Lease Begin Date	1/1/2016	12/1/2016	
11	Lease End Date	1/31/2017	11/31/2026	
12	Years of Lease	1	10	
13	Space Standards Check (sq. ft. per FTE/workstation)	180	100	
LEASE COSTS - provided by 1st Party Landlord within the lease				
14	Base Lease Cost	\$21,567.00	\$32,064.00	
15	Storage			
16	Real Estate Taxes	inc. in base	inc. in base	
17	Insurance	inc. in base	inc. in base	
18	Major Maintenance	inc. in base	inc. in base	
19	Utilities - total			
20		Electricity	inc. in base	
21		Gas	inc. in base	
22		Water/Sewer/etc.	inc. in base	
23	Trash Pickup/Removal	inc. in base	inc. in base	
24	Custodial/Janitorial	inc. in base	inc. in base	
25	Pest Control	inc. in base	inc. in base	
26	Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	
27	Common Area	inc. in base	inc. in base	
28	Other Services - Bldg Operating Expense Stops	n/a	n/a	
29	Parking	inc. in base	inc. in base	
30	No. of Parking Spaces included	n/a	n/a	
31	SUBTOTAL - Lease Costs w/o Additional Services	\$21,567.00	\$32,064.00	
32	Additional Services			
33	SUBTOTAL - Additional Services	\$0.00	\$0.00	
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease				
34	Building Operating Cost (not included in base rent)			
35	Utilities - total (estimated)			
36		Electricity		
37		Gas		
38		Water/Sewer/etc.		
39	Trash Pickup/Removal			
40	Custodial/Janitorial			
41	Pest Control			
42	Grounds Maintenance (inc. snow removal)			
43	Parking			
44	No. of Parking Spaces included			
45	Other Services		TBD	
46	Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$0.00	
IMPROVEMENTS				
47	Improvements		\$112,000.00	
48	Subtotal - Improvements	\$0.00	\$112,000.00	
49	1st Year Annual Cost (estimated)	\$21,567.00	\$144,064.00	
50	Annual Cost Years 2-10 (estimated)	n/a	\$32,064	
51	Total Cost of Lease (estimated)	\$21,567.00	\$432,640.00	

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