



MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

April 29, 2009
Room 545-N—Statehouse

Members Present

Representative Jo Ann Pottorff, Chairperson
Senator Dwayne Umbarger, Vice-Chairperson
Senator Pat Apple
Senator Marci Francisco
Senator Laura Kelly
Representative Steve Brunk
Representative Bill Feuerborn
Representative Mitch Holmes

Members Absent

Senator Jay Emler
Representative Bob Grant

Staff Present

Audrey Dunkel, Kansas Legislative Research Department
Jonathan Tang, Kansas Legislative Research Department
Mike Corrigan, Office of the Revisor of Statutes
Gary Deeter, Committee Assistant

Conferee

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas
Department of Administration

Others Attending

See attached list.

The meeting was called to order by Chairperson JoAnn Pottorff.

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department of Administration, reviewed the proposed lease agreements for six agencies (Attachment 1).

Mr. Gaito said the proposed lease for the Kansas Government Ethics Commission remains with the current landlord at the current rate (\$11.50 per square foot) for the first year, the five-year lease increasing to \$13.50 by the fifth year. He said the landlord is taking steps to increase energy efficiency by installing programable thermostats. He noted that the new lease will include utility costs. *A motion was made, seconded and passed to approve the lease. (Motion, Senator Umbarger; seconded by Representative Feuerborn)*

Mr. Gaito reported that the proposed lease for the driver's license examination station in Wichita (Kansas Department of Revenue) is the lower of two bids; the proposal remains with the current landlord with a reduction from \$8.50 to \$8.00 psf, the 10-year lease exceeding the space standards in order to provide a testing area for applicants. The landlord is addressing energy efficiency by installing a new air-conditioning condenser and programable thermostats. Kevin Fulton, Resource Management Office, Department of Revenue, replied to a member's question that the decrease in employees from 28 to 18 while increasing the number of square feet was a result of an earlier consolidation of two offices being reduced by attrition. Another member commented that agencies used for price comparison were not always valid comparables. *By motion of Representative Brunk, seconded by Senator Francisco, and vote of the Committee, the proposed lease was accepted.*

Mr. Gaito reviewed the proposed lease for the Kansas Highway Patrol (KHP) office in downtown Topeka, saying that the proposed lease lowers the total number of square feet and reduces the cost from \$12.00 to \$11.89 psf, the two-year lease renewable twice in one-year increments. The landlord is tuck-pointing the building, installing energy-efficient light bulbs, and is applying for an energy audit. Answering a question, Mr. Gaito said the short-term lease is intended to correlate the expiration date with other KHP leases. He replied that the agency would retain its current ten parking spaces from the previous lease. *The lease was approved. (Motion by Representative Brunk, seconded by Senator Kelly)*

Regarding the proposed lease for the State Board of Indigents' Defense Services in Topeka, Mr. Gaito said the current landlord offered the better of two bids: a five-year lease at \$12.00 psf; because the agency increased FTEs (Full-Time Equivalent) from 15 to 18, the lease now meets the space standards of 250 square feet per FTE. The landlord is tuck-pointing the building, installing thermal windows and more efficient lighting, and upgrading the heating and air conditioning systems. *A motion was made, seconded, and passed to approve the lease. (Motion, Representative Brunk; second, Senator Umbarger)*

Reviewing the proposed lease for the Kansas Department of Corrections (DOC) in Hutchinson, Mr. Gaito said that the current landlord offers the best proposal, keeping the five-year lease at \$10.00 psf. He explained that the lease exceeds space standards in order to accommodate visiting families. Answering a question, Mr. Gaito replied that the 90-day termination clause starts at the beginning of the lease. *The Committee voted to approve the lease. (Motion by Representative Brunk, seconded by Senator Apple.)*

Mr. Gaito presented a second lease by the DOC—the parole office in Ottawa; he noted that the present building is in serious disrepair, conditions ignored by the current landlord. Noting three bids received, he said the lowest bid (five years at \$6.08 psf) will enable the agency to do extensive remodeling, and the landlord will upgrade the heating and air condition system. *Members voted to approve the lease. (Motion, Representative Feuerborn; second, Senator Apple)*

The meeting was adjourned at 12:42 p.m. The next meeting will be announced later.

Prepared by Gary Deeter

Approved by Committee on:

May 1, 2009
(Date)

49587-May 5, 2009 (3:05pm)

Lease Comparison Sheet
 Kansas Governmental Ethics Commission
 March 2

A	B	C	D	E
	CURRENT LEASE	PROPOSED LEASE	OTHER STATE LEASES	
GENERAL INFORMATION				
State Agency	KGEC	KGEC	Kansas Department of Credit Unions	Attorney General (Conceal Carry)
Address	109 SW 9th St.	109 SW 9th St.	400 S. Kansas Ave.	700 SW Jackson
City Location (market)	Topeka	Topeka	Topeka	Topeka
Building Name or Location (Landlord)	Mills Building Pat Finan	Mills Building Pat Finan	American Home Life Insurance Company	Little Property Services, Inc.
Lease Space (sq. ft.)	Office Sq. Ft. 2,869 Storage Sq. Ft. 300 Total Sq. Ft. 3,169	2,869 300 3,169	2,166	1,829
Full Time Equivalency (FTE) employees/workstations	10	10	12	6.5
Lease Begin Date	7/1/2004	7/1/2009	1/1/2008	9/1/2007
Lease End Date	6/30/2009	6/30/2014	6/30/2010	8/31/2009
Years of Lease	5	5	1.66	2
Space Standards Check (sq. ft. per FTE/workstation)	287	287	181	281
LEASE COSTS - provided by 1st Party Landlord within the lease				
Base Lease Cost (annual per sq. ft.)	\$11.50	\$11.50	\$11.10	\$11.50
Base Lease Average Cost		\$12.50		
Storage	\$0.26	\$0.26		
Real Estate Taxes	inc. in base	inc. in base	inc. in base	in base w/ stop
Insurance	inc. in base	inc. in base	inc. in base	in base w/ stop
Major Maintenance	inc. in base	inc. in base	inc. in base	inc. in base
Utilities - total	not included	inc. in base		
Electricity	not included	inc. in base	inc. in base	in base w/ stop
Gas	not included	inc. in base	inc. in base	in base w/ stop
Water/Sewer/etc.	not included	inc. in base	inc. in base	in base w/ stop
Trash Pickup/Removal	not included	inc. in base	inc. in base	inc. in base
Custodial/Janitorial	not included	inc. in base	inc. in base	inc. in base
Pest Control	inc. in base	inc. in base	inc. in base	inc. in base
Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	inc. in base	inc. in base
Common Area	not included	inc. in base	n/a	inc. in base
Other Services - Bldg Operating Expense Stops	n/a	n/a	n/a	n/a
Parking	not included	not included	inc. in base	in base w/ stop
No. of Parking Spaces included	n/a	n/a	6	5
SUBTOTAL - Lease Costs w/o Additional Services	\$11.76	\$11.26 11.76	\$11.10	\$11.50
Additional Services	n/a			
SUBTOTAL - Additional Services	\$0.00	\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease				
Building Operating Cost (not included in base rent)				
Utilities - total (estimated)	\$1.58			
Electricity				
Gas				
Water/Sewer/etc.				
Trash Pickup/Removal				
Custodial/Janitorial	\$0.52			
Pest Control				
Grounds Maintenance (inc. snow removal)				
Parking				
No. of Parking Spaces included				
Other Services - Security				
Total Other Bldg Optg Costs (not included in lease)	\$2.10	\$0.00	\$0.00	\$0.00
IMPROVEMENTS				
Improvements - lump sum payment				
Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
Annual Cost per Sq. Ft. (estimated)	\$13.86	\$11.26	\$11.10	\$11.50
Total Average Cost		\$12.76		
Annual Cost (estimated)	\$43,938	\$32,305	\$24,043	\$21,034
Average Annual Cost (estimated)		\$36,608		
Total Cost of Lease (estimated)	\$219,690	\$161,525	\$39,911	\$42,067
Total Average Cost Lease (estimated)		\$183,042		

Lease Comparison Sheet

Dept of Revenue

April 15

A		B	C	D	E
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	OTHER STATE LEASES	
State Agency		Revenue	Revenue	Kansas Corporation Commission	State Board of Indigent's Defense
Address		1823 W 21st St.	1823 W 21st St.	3450 N Rock Road	155 N Market
City Location (market)		Wichita	Wichita	Wichita	Wichita
Building Name or Location (Landlord)		TMP Twin Lakes LLC	IPS Twin Lakes Investors, LLC	TFC Development, Inc.	NNN Market center LLC
Lease Space (sq. ft.)	Office Sq. Ft.	5,400	5,400	2,400	2,443
	Storage Sq. Ft.	0	0	0	0
	Total Sq. Ft.	5,400	5,400	2,400	2,443
Full Time Equivalency (FTE) employees/workstations		28	18	11	6
Lease Begin Date		8/1/1999	8/1/2009	9/1/2008	6/1/2007
Lease End Date		7/31/2009	7/30/2019	8/31/2010	5/30/2012
Years of Lease		10	10	2	5
Space Standards Check (sq. ft. per FTE/workstation)		193	300	218	291
LEASE COSTS - provided by 1st Party Landlord within the lease					
Base Lease Cost (annual per sq. ft.)		\$8.50	\$8.00	\$14.18	\$10.00
Base Lease Average Cost					
Storage					
Real Estate Taxes		inc. in base	inc. in base	inc. in base	in base with stop
Insurance		inc. in base	inc. in base	inc. in base	in base with stop
Major Maintenance		inc. in base	inc. in base	inc. in base	in base with stop
Utilities - total					
	Electricity	inc. in base	inc. in base	not included	in base with stop
	Gas	inc. in base	inc. in base	not included	in base with stop
	Water/Sewer/etc.	inc. in base	inc. in base	inc. in base	in base with stop
Trash Pickup/Removal		inc. in base	inc. in base	inc. in base	in base with stop
Custodial/Janitorial		not included	not included	not included	in base with stop
Pest Control		inc. in base	inc. in base	inc. in base	in base with stop
Grounds Maintenance (inc. snow removal)		inc. in base	inc. in base	inc. in base	in base with stop
Common Area		inc. in base	inc. in base	inc. in base	in base with stop
Other Services - Bldg Operating Expense Stops				n/a	n/a
Parking		inc. in base	inc. in base	inc. in base	in base with stop
	No. of Parking Spaces included	100	100	15	6
SUBTOTAL - Lease Costs w/o Additional Services		\$8.50	\$8.00	\$14.18	\$10.00
Additional Services					
n/a					
SUBTOTAL - Additional Services		\$0.00	\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease					
Building Operating Cost (not included in base rent)					
Utilities - total (estimated)					
	Electricity			\$0.89	
	Gas			\$0.35	
	Water/Sewer/etc.				
Trash Pickup/Removal					
Custodial/Janitorial				\$1.43	
Pest Control					
Grounds Maintenance (inc. snow removal)					
Parking					
	No. of Parking Spaces included				
Other Services - Security					
Total Other Bldg Optg Costs (not included in lease)		\$0.00	\$0.00	\$2.68	\$0.00
IMPROVEMENTS					
Improvements - lump sum payment					
Annual Cost per Sq. Ft. (estimated)		\$8.50	\$8.00	\$16.86	\$10.00
Annual Cost (estimated)		\$45,900	\$43,200	\$40,468	\$24,430
Total Cost of Lease (estimated)		\$459,000	\$432,000	\$80,936	\$122,150

Lease Comparison Sheet

Kansas Highway Patrol

March 1

A	B	C	D	E
	CURRENT LEASE	PROPOSED LEASE	OTHER STATE LEASES	
GENERAL INFORMATION				
State Agency	KHP	KHP	Kansas State Gaming Commission	Health Care Stabilization Fund
Address	611 Kansas Ave.	720 sw Jackson	420 SE 6th	300 SW 8th Ave.
City Location (market)	Topeka	Topeka	Topeka	Topeka
Building Name or Location (Landlord)	KPERS Building	Commonwealth Building	Jefferson Street Hotel Partners, LLC	League of Kansas Municipalities
Lease Space (sq. ft.)	Office Sq. Ft. 5,434	5,280	6,525	4,941
	Storage Sq. Ft. 0			0
	Total Sq. Ft. 5,434	5,280	6,525	4,941
Full Time Equivalency (FTE) employees/workstations	26	22	30	17
Lease Begin Date	10/1/2004	7/1/2009	12/1/2007	3/1/2009
Lease End Date	6/30/09	6/30/2011	11/30/2010	02/28/2014
Years of Lease	4.66	2	3	5
Space Standards Check (sq. ft. per FTE/workstation)	209	240	218	291
LEASE COSTS - provided by 1st Party Landlord within the lease				
Base Lease Cost (annual per sq. ft.)	\$12.00	\$11.89	\$10.99	\$14.50
Base Lease Average Cost				
Storage				
Real Estate Taxes	in base with stop	in base with stop	inc. in base	in base with stop
Insurance	in base with stop	in base with stop	inc. in base	in base with stop
Major Maintenance	in base with stop	in base with stop	inc. in base	in base with stop
Utilities - total				
	Electricity	in base with stop	inc. in base	in base with stop
	Gas	in base with stop	inc. in base	in base with stop
	Water/Sewer/etc.	in base with stop	inc. in base	in base with stop
Trash Pickup/Removal	in base with stop	in base with stop	inc. in base	in base with stop
Custodial/Janitorial	in base with stop	in base with stop	inc. in base	in base with stop
Pest Control	n/a	inc. in base	inc. in base	in base with stop
Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	inc. in base	in base with stop
Common Area	inc. in base	inc. in base	inc. in base	in base with stop
Other Services - Bldg Operating Expense Stops			n/a	N/A
Parking	not included	inc. in base	inc. in base	N/A
	No. of Parking Spaces included	10	34	0
SUBTOTAL - Lease Costs w/o Additional Services	\$12.00	\$11.89	\$10.99	\$14.50
Additional Services				
n/a				
SUBTOTAL - Additional Services		\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease				
Building Operating Cost (not included in base rent)				
Utilities - total (estimated)	\$1.11			
	Electricity			
	Gas			
	Water/Sewer/etc.			
Trash Pickup/Removal				
Custodial/Janitorial				
Pest Control				
Grounds Maintenance (inc. snow removal)				
Parking	\$1.00			\$0.97
	No. of Parking Spaces included	10		10
Other Services - Security				
Total Other Bldg Optg Costs (not included in lease)	\$2.11	\$0.00	\$0.00	\$0.97
IMPROVEMENTS				
Improvements - lump sum payment				
Annual Cost per Sq. Ft. (estimated)	\$14.11	\$11.89	\$10.99	\$15.47
Annual Cost (estimated)	\$76,689	\$62,779	\$71,710	\$76,437
Total Cost of Lease (estimated)	\$357,372	\$125,558	\$215,129	\$382,186

Lease Comparison Sheet
 State of Indigents' Defense Services
 April 21

A	B	C	D E	
	CURRENT LEASE	PROPOSED LEASE	OTHER STATE LEASES	
GENERAL INFORMATION				
State Agency	SBIDS	SBIDS	Health Care Stabilization Fund	Kansas Animal Health Department
Address	701 SW Jackson	701 SW Jackson	300 W 8th	708 SW Jackson
City Location (market)	Topeka	Topeka	Topeka	Topeka
Building Name or Location (Landlord)	HT Paul	HT Paul	League of Kansas Municipalities	Jayhawk Tower Ventures
Lease Space (sq. ft.)				
Office Sq. Ft.	5,000	4,500	4,941	4,086
Storage Sq. Ft.	0	0	0	1,317
Total Sq. Ft.	5,000	4,500	4,941	5,403
Full Time Equivalency (FTE) employees/workstations	15	18	17	16.0
Lease Begin Date (initial lease period)	5/1/2007	7/1/2009	3/1/2009	8/1/2005
Lease End Date (initial lease period + renewals/extensions)	6/30/2009	6/30/2014	2/28/2014	7/31/2010
Years of Lease	5.17	5	5	5
Space Standards Check (sq. ft. per FTE/workstation)	333	250	291	255
LEASE COSTS - provided by 1st Party Landlord within the lease				
Base Lease Cost (annual per sq. ft.)	\$11.95	\$12.00	\$14.50	\$11.50
Base Lease Average Cost				\$1.69
Storage				
Real Estate Taxes	inc. in base	inc. in base	inc. in base	in base w/ stop
Insurance	inc. in base	inc. in base	inc. in base	in base w/ stop
Major Maintenance	inc. in base	inc. in base	inc. in base	in base w/ stop
Utilities - total				
Electricity	inc. in base	inc. in base	inc. in base	in base w/ stop
Gas	inc. in base	inc. in base	inc. in base	in base w/ stop
Water/Sewer/etc.	inc. in base	inc. in base	inc. in base	in base w/ stop
Trash Pickup/Removal	inc. in base	inc. in base	inc. in base	in base w/ stop
Custodial/Janitorial	not included	not included	inc. in base	inc. in base
Pest Control	inc. in base	inc. in base	inc. in base	inc. in base
Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	inc. in base	inc. in base
Common Area	inc. in base	inc. in base	inc. in base	inc. in base
Other Services - Bldg Operating Expense Stops	n/a	n/a	na/	n/a
Parking	not included	not included	inc. in base	in base w/ stop
No. of Parking Spaces included			10	18
SUBTOTAL - Lease Costs w/o Additional Services	\$11.95	\$12.00	\$14.50	\$13.19
Additional Services				
n/a				
SUBTOTAL - Additional Services	\$0.00	\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease				
Building Operating Cost (not included in base rent)				
Utilities - total (estimated)				
Electricity				
Gas				
Water/Sewer/etc.				
Trash Pickup/Removal				
Custodial/Janitorial	\$0.45	\$0.50		
Pest Control				
Grounds Maintenance (inc. snow removal)				
Parking	\$1.80	\$2.00		
No. of Parking Spaces included	15	15		
Other Services - Security				
Total Other Bldg Optg Costs (not included in lease)	\$2.25	\$2.50	\$0.00	\$0.00
IMPROVEMENTS				
Improvements - lump sum payment				
Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
Annual Cost per Sq. Ft. (estimated)	\$14.20	\$14.50	\$14.50	\$13.19
Annual Cost (estimated)	\$71,018	\$65,268	\$71,645	\$53,903
Total Cost of Lease (estimated)	\$367,163	\$183,186	\$358,223	\$269,516

Lease Comparison Sheet
 Kansas Department of Corrections
 April 21

A		B	C	D	E
		CURRENT LEASE	PROPOSED LEASE	OTHER STATE LEASES	
GENERAL INFORMATION					
State Agency		Corrections	Corrections	State Board of Indigents Defense	Kansas Department of Revenue
Address		113 W 1st Hutchinson	113 W 1st Hutchinson	129 W 2nd Hutchinson	1500 E 11th Hutchinson
City Location (market)					
Building Name or Location (Landlord)		Reno County Board of Commissioners	Reno County Treasurer	L.R. Boyd and Company	Rubloff Hutchinson Portfolio LLC
Lease Space (sq. ft.)					
	Office Sq. Ft.	2,925	2,925	2,319	1,100
	Storage Sq. Ft.	0	0	0	0
	Total Sq. Ft.	2,925	2,925	2,319	1,100
Full Time Equivalency (FTE) employees/workstations		8.5	9.5	8	3
Lease Begin Date		9/1/2004	9/1/2009	11/1/2006	1/1/2002
Lease End Date		8/31/2009	8/31/2014	10/31/2009	12/31/2011
Years of Lease		5	5	3	10
Space Standards Check (sq. ft. per FTE/workstation)		344	308	290	367
LEASE COSTS - provided by 1st Party Landlord within the lease					
Base Lease Cost (annual per sq. ft.)		\$10.00	\$10.00	\$11.00	\$12.00
Base Lease Average Cost					
Storage					
Real Estate Taxes		inc. in base	inc. in base	inc. in base	inc. in base
Insurance		inc. in base	inc. in base	inc. in base	inc. in base
Major Maintenance		inc. in base	inc. in base	inc. in base	inc. in base
Utilities - total					
	Electricity	inc. in base	inc. in base	inc. in base	inc. in base
	Gas	inc. in base	inc. in base	inc. in base	inc. in base
	Water/Sewer/etc.	inc. in base	inc. in base	inc. in base	inc. in base
Trash Pickup/Removal		inc. in base	inc. in base	inc. in base	inc. in base
Custodial/Janitorial		not included	not included	inc. in base	not included
Pest Control		inc. in base	inc. in base	inc. in base	inc. in base
Grounds Maintenance (inc. snow removal)		inc. in base	inc. in base	inc. in base	inc. in base
Common Area		inc. in base	inc. in base	inc. in base	inc. in base
Other Services - Bldg Operating Expense Stops				n/a	n/a
Parking		inc. in base	inc. in base	inc. in base	n/a
	No. of Parking Spaces included	5	5	11	0
SUBTOTAL - Lease Costs w/o Additional Services		\$10.00	\$10.00	\$11.00	\$12.00
Additional Services					
n/a					
SUBTOTAL - Additional Services		\$0.00	\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease					
Building Operating Cost (not included in base rent)					
Utilities - total (estimated)					
	Electricity				
	Gas				
	Water/Sewer/etc.				
Trash Pickup/Removal					
Custodial/Janitorial					
Pest Control					
Grounds Maintenance (inc. snow removal)					
Parking					
	No. of Parking Spaces included				
Other Services - Security					
Total Other Bldg Optg Costs (not included in lease)		\$0.00	\$0.00	\$0.00	\$0.00
IMPROVEMENTS					
Improvements - lump sum payment					
Annual Cost per Sq. Ft. (estimated)		\$10.00	\$10.00	\$11.00	\$12.00
Annual Cost (estimated)		\$29,250	\$29,250	\$25,509	\$13,200
Total Cost of Lease (estimated)		\$146,250	\$146,250	\$76,527	\$132,000

Lease Comparison Sheet
 Kansas Department of Corrections
 April 21

A	B	C	D E	
	CURRENT LEASE	PROPOSED LEASE	OTHER STATE LEASES	
GENERAL INFORMATION				
State Agency	Corrections	Corrections	Department of Revenue	SRS
Address	118 West Third St.	116 W. 2nd St.	225 S Walnut	2215 S Main
City Location (market)	Ottawa	Ottawa	Ottawa	Ottawa
Building Name or Location (Landlord)	Becky Madl	Benevolent & Protective Order of Elks	Delbert Jamison	Venture Realty Corp.
Lease Space (sq. ft.)				
Office Sq. Ft.	777	888	1,000	12,800
Storage Sq. Ft.	0	0	0	0
Total Sq. Ft.	777	888	1,000	12,800
Full Time Equivalency (FTE) employees/workstations	1	3	2	33
Lease Begin Date	7/1/2006	7/1/2009	3/1/2005	8/1/1998
Lease End Date	6/30/2009	6/30/2014	2/28/2010	7/1/2013
Years of Lease	2	5	5	10
Space Standards Check (sq. ft. per FTE/workstation)	777	296	500	388
LEASE COSTS - provided by 1st Party Landlord within the lease				
Base Lease Cost (annual per sq. ft.)	\$6.56	\$6.08	\$8.00	\$9.59
Base Lease Average Cost				
Storage				
Real Estate Taxes	inc. in base	inc. in base	inc. in base	not included
Insurance	inc. in base	inc. in base	inc. in base	not included
Major Maintenance	inc. in base	inc. in base	inc. in base	inc. in base
Utilities - total				
Electricity	not included	not included	inc. in base	not included
Gas	not included	not included	inc. in base	not included
Water/Sewer/etc.	inc. in base	inc. in base	inc. in base	not included
Trash Pickup/Removal	inc. in base	inc. in base	inc. in base	not included
Custodial/Janitorial	not included	not included	not included	not included
Pest Control	inc. in base	not included	inc. in base	not included
Grounds Maintenance (inc. snow removal)	inc. in base	n/a	inc. in base	inc. in base
Common Area	not included	not included	inc. in base	not included
Other Services - Bldg Operating Expense Stops			n/a	n/a
Parking	n/a	n/a	inc. in base	inc. in base
No. of Parking Spaces included			20	70
SUBTOTAL - Lease Costs w/o Additional Services	\$6.56	\$6.08	\$8.00	\$9.59
Additional Services				
n/a				
SUBTOTAL - Additional Services	\$0.00	\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease				
Building Operating Cost (not included in base rent)				\$0.93
Utilities - total (estimated)				
Electricity	\$1.54	\$1.18		\$1.01
Gas	\$4.50	\$0.74		\$0.18
Water/Sewer/etc.				\$0.17
Trash Pickup/Removal				\$0.07
Custodial/Janitorial	\$0.77	\$0.68		\$0.89
Pest Control				\$0.04
Grounds Maintenance (inc. snow removal)				
Parking				
No. of Parking Spaces included				
Other Services - Telephone and Internet				
Total Other Bldg Optg Costs (not included in lease)	\$6.82	\$2.60	\$0.00	\$2.36
IMPROVEMENTS				
Improvements - lump sum payment				
Annual Cost per Sq. Ft. (estimated)	\$13.38	\$8.68	\$8.00	\$11.95
Annual Cost (estimated)	\$10,397	\$7,707	\$8,000	\$152,930
Total Cost of Lease (estimated)	\$20,794	\$38,635	\$40,000	\$1,529,304