

MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

March 17, 2010
Room 144-S—Statehouse

Members Present

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

Members Absent

Representative Bob Grant

Staff

Audrey Dunkel, Kansas Legislative Research Department
Jonathan Tang, Kansas Legislative Research Department
Michael Steiner, Kansas Legislative Research Department
Matt Sterling, Office of the Revisor of Statutes
Gary Deeter, Committee Secretary

Conferees

Richard Gaito, Deputy Secretary, Division of Facilities Management, Kansas Department of Administration
Caleb Asher, Deputy Secretary, Kansas Department of Commerce

Others Attending

See attached sheet.

The Chairman called the meeting to order at 12:35 p.m., thanked Florence's Gourmet Dining for the St. Patrick's Day lunch, and welcomed Richard Gaito, Deputy Secretary, Division of Facilities Management, Kansas Department of Administration, who presented proposed leases to the Committee.

The first lease, said Mr. Gaito, is for the Kansas Technology Enterprise Corporation, which has been at its current location since 1995 (Attachment 1). The request for proposal (RFP) in January produced nine bidders; the proposed lease is the lowest total cost, a full-service, five-year lease with two one-year renewal options. He noted that the new location includes parking and is a reduction of 3,027 square feet and the reduction in area and lease cost (from \$13.90 to \$9.14 per square foot) represents a savings of \$77,000. Energy savings are being addressed by the landlord, who is installing a new heating/air conditioning/ventilation (HVAC) system and new lighting. The building presently has an energy rating of 85.

Responding to questions, Mr. Gaito replied that more forceful negotiations resulted in significantly lower lease costs. He replied that the lease included a 90-day buyout. The lease was approved. (*Motion by Representative Brunk and seconded by Senator Emler*)

Mr. Gaito reviewed a proposed lease for the Kansas Arts Commission, commenting that the lease remains at the current location, where the Commission has been located since 1996 (Attachment 2). He said that the RFP in January resulted in seven bidders; the proposed lease is the lowest total cost, a full-service lease for three years with two one-year renewal options. He stated that the lease rate is being reduced from \$12 to \$9.99 per square foot, with an expense stop at \$1,600 annually. The landlord is targeting energy savings through energy-efficient light bulbs, tuck-pointing, and window caulking. The building's current energy rating is 69; the Department of Administration plans a new energy audit in 2011.

Answering questions, Mr. Gaito replied that renewal options are fixed at \$10.58 psf and \$11.25 psf respectively. The lease includes an early-termination provision. Chris Howell, Chief Operating Officer, Kansas Arts Commission, replied that the Commission plans to move its offices to the Dillon House in three years. A motion was made, seconded, and passed to approve the lease. (*Motion, Representative Feuerborn; second, Representative Pottorff*)

Presenting a proposed lease for the State Board of Indigents' Defense Fund (SBIDS), Mr. Gaito said that the full-service, four-year lease is the lowest total cost among nine bids and that the reduction in space, as well as the lower psf rate (from \$14.28 to \$10.95) resulted in savings for the agency. The new lease includes internet access, parking, storage, and a new HVAC system. The building has an energy rating of 79. A member commented that the new location is less desirable, since it is located further from the county courthouse. Answering a question, Patricia Scalia, State Director, SBIDS, replied that before the current lease had expired, the landlord leased the space to another entity, and new space in the same building was more expensive. Mr. Gaito replied that moving costs are based on \$1,850 per employee. The lease was approved. (*Motion by Representative Holmes and seconded by Representative Brunk*)

Caleb Asher, Deputy Secretary, Kansas Department of Commerce, referenced a previous presentation (February 25, 2010), at which time the Department announced its plan to sell three buildings in Chanute, Hutchinson, and Pittsburg (Attachment 4). He noted that the buildings were purchased in 1962 using federal funds to house Workforce Centers or administrative offices. The Chanute center, appraised at \$65,000, will be sold at auction with a reserve bid of \$35,000. The Pittsburg office, appraised at \$125,000, will be sold at auction "as is," since it has a mineshaft under the property. The Hutchinson center, appraised at \$183,000, will be placed on the open market.

Mr. Asher explained that, since the buildings were purchased with federal funds, monies received from the sales must be used for federal projects or returned to the federal government.

The meeting was adjourned at 1:04 p.m. The next meeting is scheduled for Wednesday, April 28, 2010, in Room 144-S of the Capitol.

Prepared by Gary Deeter
Edited by Audrey Dunkel

Approved by Committee on:

April 28, 2010

(Date)

Lease Comparison Sheet

KTEC

Marc

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GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
		KTEC	KTEC	Credit Union	Health Care Stabilization Fund
1	State Agency	KTEC	KTEC	Credit Union	Health Care Stabilization Fund
2	Address	214 SW 6th St	109 SW 9th St.	109 SW 9th St.	300 SW 8th Ave.
3	City Location (market)	Topeka	Topeka	Topeka	Topeka
4	Building Name or Location (Landlord)	Liberty Building	Mills Building LLC	Mills Building LLC	League of Kansas Municipalities
5	Lease Space (sq. ft.)	Office Sq. Ft. 7,947	4,220	2,350	4,941
6		Storage Sq. Ft. 598	700		
7		Total Sq. Ft. 7,947	4,920	2,350	4,941
8	Full Time Equivalency (FTE) employees/workstations	15	15	9	17
9	Lease Begin Date	7/1/2005	7/1/2010	7/1/2010	3/1/2009
10	Lease End Date	6/30/2010	6/30/2015	6/30/2015	2/28/2014
11	Years of Lease	5	5	5	5
12	Space Standards Check (sq. ft. per FTE/workstation)	530	281	261	291
LEASE COSTS - provided by 1st Party Landlord within the lease					
13	Base Lease Cost (annual per sq. ft.)	\$13.90	\$9.14	\$9.50	\$14.50
14	Storage	\$0.95	\$0.00		
15	Real Estate Taxes	inc. in base	inc. in base	inc. in base	inc. in base
16	Insurance	inc. in base	inc. in base	inc. in base	inc. in base
17	Major Maintenance	inc. in base	inc. in base	inc. in base	inc. in base
18	Utilities - total				
19	Electricity	inc. in base	inc. in base	inc. in base	inc. in base
20	Gas	inc. in base	inc. in base	inc. in base	inc. in base
21	Water/Sewer/etc.	inc. in base	inc. in base	inc. in base	inc. in base
22	Trash Pickup/Removal	inc. in base	inc. in base	inc. in base	inc. in base
23	Custodial/Janitorial	not included	inc. in base	inc. in base	inc. in base
24	Pest Control	inc. in base	inc. in base	inc. in base	inc. in base
25	Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	inc. in base	inc. in base
26	Common Area	inc. in base	inc. in base	inc. in base	inc. in base
27	Other Services - Bldg Operating Expense Stops	n/a	n/a	n/a	n/a
28	Parking	inc. in base	inc. in base	inc. in base	inc. in base
29	No. of Parking Spaces included	17	11	7	10
30	SUBTOTAL - Lease Costs w/o Additional Services	\$14.85	\$9.14	\$9.50	\$14.50
31	Additional Services - Security				
32	SUBTOTAL - Additional Services	\$0.00	\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease					
33	Building Operating Cost (not included in base rent)				
34	Utilities - total (estimated)				
35	Electricity				
36	Gas				
37	Water/Sewer/etc.				
38	Trash Pickup/Removal				
39	Custodial/Janitorial	\$0.52			
40	Pest Control				
41	Grounds Maintenance (inc. snow removal)				
42	Parking				
43	No. of Parking Spaces included				
44	Other Services				
45	Total Other Bldg Optg Costs (not included in lease)	\$0.52	\$0.00	\$0.00	\$0.00
IMPROVEMENTS					
46	Improvements - lump sum payment				
47	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
48	Annual Cost per Sq. Ft. (estimated)	\$15.37	\$9.14	\$9.50	\$14.50
49	Annual Cost (estimated)	\$122,171	\$45,000	\$22,325	\$71,645
50	Total Cost of Lease (estimated)	\$610,857	\$225,000	\$111,625	\$358,223

STATEMENT OF ENERGY PERFORMANCE

The Mills Building

Building ID: 1856481
 For 12-month Period Ending: June 30, 2009¹
 Date SEP becomes ineligible: N/A

Date SEP Generated: September 23, 2009

Facility
 The Mills Building
 109 SW 9th Street
 Topeka, KS 66612

Facility Owner
 Albion Pacific Property Resources, LLC
 1548 S. Hedgepath Avenue
 Hacienda Heights, CA 91745

Primary Contact for this Facility
 Patrick Finan
 119 NW Van Buren
 Topeka, KS 66603

Year Built: 1911
 Gross Floor Area (ft²): 115,000

Energy Performance Rating² (1-100) 85

Site Energy Use Summary³

Electricity - Grid Purchase (kBtu)	4,844,053
Natural Gas (kBtu) ⁴	2,793,543
Total Energy (kBtu)	7,737,596

Energy Intensity⁵

Site (kBtu/ft ² /yr)	67
Source (kBtu/ft ² /yr)	169

Emissions (based on site energy use)
 Greenhouse Gas Emissions (MtCO₂e/year) 1,444

Electric Distribution Utility
 Westar Energy, Inc.

National Average Comparison

National Average Site EUI	108
National Average Source EUI	271
% Difference from National Average Source EUI	-38%
Building Type	Office

Stamp of Certifying Professional

Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

Meets Industry Standards⁶ for Indoor Environmental Conditions:

Ventilation for Acceptable Indoor Air Quality	N/A
Acceptable Thermal Environmental Conditions	N/A
Adequate Illumination	N/A

Certifying Professional
 N/A

Notes:

1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
2. The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
3. Values represent energy consumption, annualized to a 12-month period.
4. Natural Gas values in units of volume (e.g. cubic feet) are converted to kBtu with adjustments made for elevation based on Facility zip code.
5. Values represent energy intensity, annualized to a 12-month period.
6. Based on Meeting ASHRAE Standard 55 for ventilation for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and IESNA Lighting Handbook for lighting quality.

The government estimates the average time needed to fill out this form is 5 hours (includes the time for entering energy data, PE facility inspection, and notarizing the SEP) and welcomes suggestions for reducing this level of effort. Send comments (referencing OMB control number) to the Director, Collection Strategies Division, U.S. EPA (2822T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460.

ENERGY STAR[®] Data Checklist for Commercial Buildings

In order for a building to qualify for the ENERGY STAR, a Professional Engineer (PE) must validate the accuracy of the data underlying the building's energy performance rating. This checklist is designed to provide an at-a-glance summary of a property's physical and operating characteristics, as well as its total energy consumption, to assist the PE in double-checking the information that the building owner or operator has entered into Portfolio Manager.

Please complete and sign this checklist and include it with the stamped, signed Statement of Energy Performance.

NOTE: You must check each box to indicate that each value is correct, OR include a note.

CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	
Building Name	The Mills Building	Is this the official building name to be displayed in the ENERGY STAR Registry of Labeled Buildings?		<input type="checkbox"/>
Type	Office	Is this an accurate description of the space in question?		<input type="checkbox"/>
Location	109 SW 9th Street, Topeka, KS 66612	Is this address accurate and complete? Correct weather normalization requires an accurate zip code.		<input type="checkbox"/>
Single Structure	Single Facility	Does this SEP represent a single structure? SEPs cannot be submitted for multiple-building campuses (with the exception of acute care or children's hospitals) nor can they be submitted as representing only a portion of a building		<input type="checkbox"/>
State of Kansas (Office)				
CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	
Gross Floor Area	115,000 Sq. Ft.	Does this square footage include all supporting functions such as kitchens and break rooms used by staff, storage areas, administrative areas, elevators, stairwells, atria, vent shafts, etc. Also note that existing atriums should only include the base floor area that it occupies. Interstitial (plenum) space between floors should not be included in the total. Finally gross floor area is not the same as leasable space. Leasable space is a subset of gross floor area.		<input type="checkbox"/>
Weekly operating hours	65 Hours	Is this the total number of hours per week that the Office space is 75% occupied? This number should exclude hours when the facility is occupied only by maintenance, security, or other support personnel. For facilities with a schedule that varies during the year, "operating hours/week" refers to the total weekly hours for the schedule most often followed.		<input type="checkbox"/>
Workers on Main Shift	293	Is this the number of employees present during the main shift? Note this is not the total number of employees or visitors who are in a building during an entire 24 hour period. For example, if there are two daily 8 hour shifts of 100 workers each, the Workers on Main Shift value is 100. The normal worker density ranges between 0.3 and 10 workers per 1000 square feet (92.8 square meters)		<input type="checkbox"/>
Number of PCs	313	Is this the number of personal computers in the Office?		<input type="checkbox"/>
Percent Cooled	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical cooling equipment?		<input type="checkbox"/>
Percent Heated	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical heating equipment?		<input type="checkbox"/>

ENERGY STAR® Data Checklist for Commercial Buildings

Energy Consumption

Power Generation Plant or Distribution Utility: Westar Energy, Inc.

Energy Type: Electricity

Meter: Electric Meter #1 (kWh (thousand Watt-hours))
Space(s): Entire Facility
Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
05/15/2009	06/16/2009	27,720.00
04/15/2009	05/14/2009	23,040.00
03/19/2009	04/14/2009	21,000.00
02/17/2009	03/18/2009	25,080.00
01/17/2009	02/16/2009	24,960.00
12/17/2008	01/16/2009	27,480.00
11/13/2008	12/16/2008	29,280.00
10/15/2008	11/12/2008	21,480.00
09/13/2008	10/14/2008	25,680.00
08/14/2008	09/12/2008	24,000.00
07/16/2008	08/13/2008	30,480.00
Electric Meter #1 Consumption (kWh (thousand Watt-hours))		280,200.00
Electric Meter #1 Consumption (kBtu (thousand Btu))		956,042.40

Meter: Electric Meter #2 (kWh (thousand Watt-hours))
Space(s): Entire Facility
Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
05/15/2009	06/16/2009	105,720.00
04/15/2009	05/14/2009	78,480.00
03/19/2009	04/14/2009	37,680.00
02/17/2009	03/18/2009	44,640.00
01/17/2009	02/16/2009	42,720.00
12/17/2008	01/16/2009	38,400.00
11/13/2008	12/16/2008	44,760.00
10/15/2008	11/12/2008	56,040.00
09/13/2008	10/14/2008	90,480.00
08/14/2008	09/12/2008	95,880.00
07/16/2008	08/13/2008	109,200.00
Electric Meter #2 Consumption (kWh (thousand Watt-hours))		744,000.00
Electric Meter #2 Consumption (kBtu (thousand Btu))		2,538,628.00

1-4

Meter: Electric Meter #3 (kWh (thousand Watt-hours))
Space(s): Entire Facility
Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
05/15/2009	06/16/2009	23,400.00
04/15/2009	05/14/2009	23,880.00
03/19/2009	04/14/2009	22,440.00
02/17/2009	03/18/2009	25,320.00
01/17/2009	02/16/2009	24,960.00
12/17/2008	01/16/2009	25,800.00
11/13/2008	12/16/2008	28,320.00
10/15/2008	11/12/2008	23,760.00
09/13/2008	10/14/2008	25,800.00
08/14/2008	09/12/2008	24,000.00
07/16/2008	08/13/2008	24,240.00
Electric Motor #3 Consumption (kWh (thousand Watt-hours))		271,920.00
Electric Motor #3 Consumption (kBtu (thousand Btu))		927,791.04
Total Electricity (Grid Purchase) Consumption (kBtu (thousand Btu))		4,422,361.44
Is this the total Electricity (Grid Purchase) consumption at this building including all Electricity motors?		<input type="checkbox"/>

Fuel Type: Natural Gas

Meter: Gas Meter (kcf (thousand cubic feet))
Space(s): Entire Facility

Start Date	End Date	Energy Use (kcf (thousand cubic feet))
06/15/2009	06/16/2009	1.90
04/15/2009	05/14/2009	20.40
03/19/2009	04/14/2009	280.60
02/18/2009	03/18/2009	389.20
01/17/2009	02/17/2009	688.80
12/17/2008	01/16/2009	643.10
11/13/2008	12/16/2008	567.10
10/15/2008	11/12/2008	207.20
09/13/2008	10/14/2008	0.10
08/14/2008	09/12/2008	0.00
07/16/2008	08/13/2008	1.70
Gas Meter Consumption (kcf (thousand cubic feet))		2,800.10
Gas Meter Consumption (kBtu (thousand Btu))		2,881,302.90
Total Natural Gas Consumption (kBtu (thousand Btu))		2,881,302.90
Is this the total Natural Gas consumption at this building including all Natural Gas meters?		<input type="checkbox"/>

Additional Fuels

Do the fuel consumption totals shown above represent the total energy use of this building?
 Please confirm there are no additional fuels (district energy, generator fuel oil) used in this facility.

On-Site Solar and Wind Energy

1-5

Do the fuel consumption totals shown above include all on-site solar and/or wind power located at your facility? Please confirm that no on-site solar or wind installations have been omitted from this list. All on-site systems must be reported.



Certifying Professional

(When applying for the ENERGY STAR, the Certifying Professional must be the same as the PE that signed and stamped the SEP.)

Name: _____ Date: _____

Signature: _____

Signature is required when applying for the ENERGY STAR.

FOR YOUR RECORDS ONLY. DO NOT SUBMIT TO EPA.

Please keep this Facility Summary for your own records; do not submit it to EPA. Only the Statement of Energy Performance (SEP), Data Checklist and Letter of Agreement need to be submitted to EPA when applying for the ENERGY STAR.

Facility
The Mills Building
109 SW 9th Street
Topeka, KS 66612

Facility Owner
Albion Pacific Property Resources, LLC
1548 S. Hedgepath Avene
Hacienda Heights, CA 91745

Primary Contact for this Facility
Patrick Finan
119 NW Van Buren
Topeka, KS 66603

General Information

The Mills Building	
Gross Floor Area Excluding Parking: (ft ²)	115,000
Year Built	1911
For 12-month Evaluation Period Ending Date:	June 30, 2009

Facility Space Use Summary

State of Kansas	
Space Type	Office
Gross Floor Area(ft ²)	115,000
Weekly operating hours	55
Workers on Main Shift	293
Number of PCs	313
Percent Cooled	50% or more
Percent Heated	50% or more

Energy Performance Comparison

Performance Metric	Evaluation Periods		Comparisons		
	Current (Ending Date: 06/30/2009)	Baseline (Ending Date: 06/30/2009)	Rating (1-100)	Target	National Average
Energy Performance Rating	85	85	75	N/A	50
Energy Intensity					
Site (kBtu/ft ²)	67	67	80	N/A	108
Source (kBtu/ft ²)	169	169	201	N/A	271
Energy Costs					
\$/year	\$ 133,649.02	\$ 133,649.02	\$ 158,658.56	N/A	\$ 214,517.80
\$/ft ² /year	\$ 1.16	\$ 1.16	\$ 1.38	N/A	\$ 1.88
Greenhouse Gas Emissions					
MtCO ₂ /year	1,444	1,444	1,714	N/A	2,318
kgCO ₂ e/ft ² /year	13	13	15	N/A	21

More than 50% of your building is defined as Office. Please note that your rating accounts for all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:

- o - This attribute is optional.
- d - A default value has been supplied by Portfolio Manager.

Statement of Energy Performance

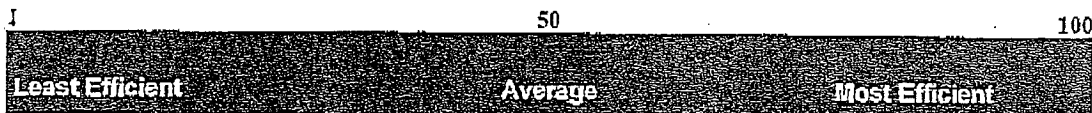
2009

The Mills Building
109 SW 9th Street
Topeka, KS 66612

Portfolio Manager Building ID: 1866481

The energy use of this building has been measured and compared to other similar buildings using the Environmental Protection Agency's (EPA's) Energy Performance Scale of 1-100, with 1 being the least energy efficient and 100 the most energy efficient. For more information, visit energystar.gov/benchmark.

This building's score



This building uses 169 kBtu per square foot per year.*

*Based on source energy intensity for the 12 month period ending June 2009

Buildings with a score of 75 or higher may qualify for EPA's ENERGY STAR.

I certify that the information contained within this statement is accurate and in accordance with U.S. Environmental Protection Agency's measurement standards, found at energystar.gov

Date of certification

Lease Comparison Sheet
 Kansas Arts Commission

Marc

A B C D E

		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
GENERAL INFORMATION					
1	State Agency	Kansas Arts Commission	Kansas Arts Commission	Credit Union	Health Care Stabilization Fund
2	Address	700 SW Jackson	700 SW Jackson	109 SW 9th St.	300 SW 8th Ave.
3	City Location (market)	Topeka	Topeka	Topeka	Topeka
4	Building Name or Location (Landlord)	Jayhawk Tower Partners LLC	Jayhawk Tower Partners. LLC	Mills Building, LLC	League of Kansas Municipalities
5	Lease Space (sq. ft.)	Office Sq. Ft. 3,185	2,213	2,350	4,941
6		Storage Sq. Ft.			
7		Total Sq. Ft. 3,185	2,213	2,350	4,941
8	Full Time Equivalency (FTE) employees/workstations	8	8	9	17
9	Lease Begin Date	11/1/2005	11/1/2010	7/1/2010	3/1/2009
10	Lease End Date	10/31/2010	10/31/2013	6/30/2015	2/28/2014
11	Years of Lease	5	3	5	5
12	Space Standards Check (sq. ft. per FTE/workstation)	398	277	261	291
LEASE COSTS - provided by 1st Party Landlord within the lease					
13	Base Lease Cost (annual per sq. ft.)	\$12.00	\$9.99	\$9.50	\$14.50
14	Storage				
15	Real Estate Taxes	in base w/stop	in base w/stop	inc. in base	inc. in base
16	Insurance	in base w/stop	in base w/stop	inc. in base	inc. in base
17	Major Maintenance	in base w/stop	in base w/stop	inc. in base	inc. in base
18	Utilities - total				
19		Electricity	in base w/stop	inc. in base	inc. in base
20		Gas	in base w/stop	inc. in base	inc. in base
21		Water/Sewer/etc.	in base w/stop	inc. in base	inc. in base
22	Trash Pickup/Removal	in base w/stop	in base w/stop	inc. in base	inc. in base
23	Custodial/Janitorial	inc. in base	in base w/stop	inc. in base	inc. in base
24	Pest Control	inc. in base	inc. in base	inc. in base	inc. in base
25	Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	inc. in base	inc. in base
26	Common Area	inc. in base	inc. in base	inc. in base	inc. in base
27	Other Services - Bldg Operating Expense Stops	n/a	n/a	n/a	n/a
28	Parking	in base w/stop	in base w/stop	inc. in base	inc. in base
29	No. of Parking Spaces included	1	8	7	10
30	SUBTOTAL - Lease Costs w/o Additional Services	\$12.00	\$9.99	\$9.50	\$14.50
31	Additional Services - Security				
32	SUBTOTAL - Additional Services	\$0.00	\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease					
33	Building Operating Cost (not included in base rent)				
34	Utilities - total (estimated)				
35		Electricity			
36		Gas			
37		Water/Sewer/etc.			
38	Trash Pickup/Removal				
39	Custodial/Janitorial				
40	Pest Control				
41	Grounds Maintenance (inc. snow removal)				
42	Parking				
43	No. of Parking Spaces included				
44	Other Services				
45	Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$0.00	\$0.00	\$0.00
IMPROVEMENTS					
46	Improvements - lump sum payment				
47	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
48	Annual Cost per Sq. Ft. (estimated)	\$12.00	\$9.99	\$9.50	\$14.50
49	Annual Cost (estimated)	\$38,220	\$22,108	\$22,325	\$71,645
50	Total Cost of Lease (estimated)	\$191,100	\$66,324	\$111,625	\$358,223

Attachment 2
 JCSBC 3-17-10

STATEMENT OF ENERGY PERFORMANCE

800 SW Jackson

Building ID: 1994946
 For 12-month Period Ending: December 31, 2009¹
 Date SEP becomes ineligible: N/A

Date SEP Generated: February 16, 2010

Facility 800 SW Jackson 800 SW Jackson Topeka, KS 66603	Facility Owner 8th & Jackson Investment Group, L.L.C. 201 S Kansas Ave Topeka, KS 66603	Primary Contact for this Facility Ann Adams 201 S Kansas Ave Topeka, KS 66603
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Year Built: 1969
 Gross Floor Area (ft²): 141,653

Energy Performance Rating² (1-100) 61

Site Energy Use Summary³

Electricity - Grid Purchase(kBtu)	10,393,634
Natural Gas (kBtu) ⁴	6,449
Total Energy (kBtu)	10,400,083

Energy Intensity⁵

Site (kBtu/ft ² /yr)	73
Source (kBtu/ft ² /yr)	245

Emissions (based on site energy use)

Greenhouse Gas Emissions (MtCO ₂ e/year)	3,867
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Electric Distribution Utility

Westar Energy Inc

National Average Comparison

National Average Site EUI	83
National Average Source EUI	276
% Difference from National Average Source EUI	-11%
Building Type	Office

Stamp of Certifying Professional
Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

Meets Industry Standards⁶ for Indoor Environmental Conditions:

Ventilation for Acceptable Indoor Air Quality	N/A
Acceptable Thermal Environmental Conditions	N/A
Adequate Illumination	N/A

Certifying Professional

Ann Adams
 201 S Kansas Ave
 Topeka, KS 66603

Notes:

1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
2. The EPA Energy Performance Rating is based on total source energy. A rating of 76 is the minimum to be eligible for the ENERGY STAR.
3. Values represent energy consumption, annualized to a 12-month period.
4. Natural Gas values in units of volume (e.g. cubic feet) are converted to kBtu with adjustments made for elevation based on Facility zip code.
5. Values represent energy intensity, annualized to a 12-month period.
6. Based on Meeting ASHRAE Standard 62 for ventilation for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and IESNA Lighting Handbook for lighting quality.

OMB No. 2060-0347



STATEMENT OF ENERGY PERFORMANCE
Jayhawk Tower Complex

Building ID: 4998002
 For 12-month Period Ending: December 31, 2009
 Date SEP becomes ineligible: N/A

Date SEP Generated: January 25, 2010

Facility:
 Jayhawk Tower Complex
 700-720 SW Jackson
 Topeka, KS:66603

Facility Owner:
 Jayhawk Tower Partners, LLC
 700 SW Jackson, Ste 200
 Topeka, KS:66603

Primary Contact for this Facility:
 N/A

Year Built: 1926
Gross Floor Area (ft²): 150,359

Energy Performance Rating² (1-100): 69

Site Energy Use Summary:

Electricity - Grid Purchase (kBtu) 9,216,421
 Natural Gas (kBtu)⁴ 3,385,756
 Total Energy (kBtu) 12,602,177

Energy Intensity:

Site (kBtu/ft²/yr) 84
 Source (kBtu/ft²/yr) 228

Emissions (based on site energy use)

Greenhouse Gas Emissions (MTCO₂e/year) 2,596

Electric Distribution Utility:

Westar Energy, Inc.

National Average Comparison:

National Average Site EUI 106
 National Average Source EUI 287
 % Difference from National Average Source EUI -21%
 Building Type: Office

Stamp of Certifying Professional

Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

Meets Industry Standards⁵ for Indoor Environmental Conditions:

Ventilation for Acceptable Indoor Air Quality: N/A
 Acceptable Thermal Environmental Conditions: N/A
 Adequate Illumination: N/A

Certifying Professional:
 N/A

- Notes:**
1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
 2. The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
 3. Values represent energy consumption, annualized to a 12-month period.
 4. Natural Gas values (units of volume (e.g., cubic feet), are converted to kBtu with adjustments made for elevation based on facility zip code.
 5. Values represent energy intensity, annualized to a 12-month period.
 6. Based on Meeting ASHRAE Standard 62 for ventilation for acceptable indoor air quality; ASHRAE Standard 55 for thermal comfort; and IESNA Lighting Handbook for lighting quality.

The government estimates the average time needed to fill out this form is 9 hours (includes the time for entering energy data, the facility inspection and entering the SEP) and includes suggestions for reducing the level of detail. Send comments (referencing OMB control number) to the Director, Collection Burgeoning Division, U.S. EPA (26221), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460.

EPA Form 5900-16

ENERGY STAR® Data Checklist for Commercial Buildings

In order for a building to qualify for the ENERGY STAR, a Professional Engineer (PE) must validate the accuracy of the data underlying the building's energy performance rating. This checklist is designed to provide an at-a-glance summary of a property's physical and operating characteristics, as well as its total energy consumption, to assist the PE in double-checking the information that the building owner or operator has entered into Portfolio Manager.

Please complete and sign this checklist and include it with the stamped, signed Statement of Energy Performance.
NOTE: You must check each box to indicate that each value is correct, OR include a note.

CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	<input checked="" type="checkbox"/>
Building Name	Jayhawk Tower Complex	Is this the official building name to be displayed in the ENERGY STAR Registry of Labeled Buildings?		<input type="checkbox"/>
Type	Office	Is this an accurate description of the space in question?		<input type="checkbox"/>
Location	700-720 SW Jackson, Topeka, KS 66603	Is this address accurate and complete? Correct weather normalization requires an accurate zip code.		<input type="checkbox"/>
Single Structure	Single Facility	Does this SEP represent a single structure? SEPs cannot be submitted for multiple building campuses (with the exception of acute care or children's hospitals) nor can they be submitted as representing only a portion of a building.		<input type="checkbox"/>
Jayhawk Tower Complex (Office)				
CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	<input checked="" type="checkbox"/>
Gross Floor Area	150,359 Sq. Ft.	Does the square footage include all supporting functions such as kitchens and break rooms (used by staff), storage areas, administrative areas, elevators, stairwells, atria, vent shafts, etc. Also note that existing airflows should only include the base floor area that it occupies. Interstitial (plenum) space between floors should not be included in the total. Finally, gross floor area is not the same as leasable space. Leasable space is a subset of gross floor area.		<input type="checkbox"/>
Weekly operating hours	76 Hours	Is this the total number of hours per week that the Office space is 75% occupied? This number should exclude hours when the facility is occupied only by maintenance, security, or other support personnel. For facilities with a schedule that varies during the year, "operating hours/week" refers to the total weekly hours for the schedule most often followed.		<input type="checkbox"/>
Workers on Main Shift	340	Is this the number of employees present during the main shift? Note this is not the total number of employees or visitors who are in a building during an entire 24-hour period. For example, if there are two daily 8-hour shifts of 100 workers each, the Workers on Main Shift value is 100. The normal worker density ranges between 0.3 and 10 workers per 1000 square feet (92.6 square meters).		<input type="checkbox"/>
Number of PCs	438	Is this the number of personal computers in the Office?		<input type="checkbox"/>
Percent Cooled	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical cooling equipment?		<input type="checkbox"/>
Percent Heated	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical heating equipment?		<input type="checkbox"/>

ENERGY STAR® Data Checklist
for Commercial Buildings

Energy Consumption
Power Generation Plant or Distribution Utility: Westar Energy Inc.

Fuel Type: Electricity		
Meter: 714 Jackson - A (kWh (thousand Watt-hours))		
Space(s): Entire Facility		
Generation Method: Grid Purchase		
Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2008	12/15/2008	24,600.00
10/13/2008	11/12/2008	20,900.00
09/14/2008	10/13/2008	20,900.00
08/12/2008	09/14/2008	26,800.00
07/15/2008	08/12/2008	25,200.00
06/15/2008	07/15/2008	24,400.00
05/14/2008	06/15/2008	23,800.00
04/15/2008	05/14/2008	22,800.00
03/18/2008	04/15/2008	24,400.00
02/17/2008	03/18/2008	25,600.00
01/15/2008	02/17/2008	26,800.00
714 Jackson - A Consumption (kWh (thousand Watt-hours))		263,600.00
714 Jackson - A Consumption (kBtu (thousand Btu))		899,403.20
Meter: 720 Jackson - A (kWh (thousand Watt-hours))		
Space(s): Entire Facility		
Generation Method: Grid Purchase		
Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2008	12/15/2008	9,565.00
10/13/2008	11/12/2008	5,220.00
09/14/2008	10/13/2008	2,023.00
08/12/2008	09/14/2008	2,918.00
07/15/2008	08/12/2008	2,923.00
06/15/2008	07/15/2008	5,158.00
05/14/2008	06/15/2008	2,954.00
04/15/2008	05/14/2008	5,605.00
03/18/2008	04/15/2008	5,278.00
02/17/2008	03/18/2008	10,590.00
01/15/2008	02/17/2008	13,919.00
720 Jackson - A Consumption (kWh (thousand Watt-hours))		88,536.00
720 Jackson - A Consumption (kBtu (thousand Btu))		228,043.43

Meter: 720 Jackson - B (kWh (thousand Watt-hours)) Space(s): Entire Facility Generation Method: Grid Purchase		
Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2009	12/15/2009	48,320.00
10/13/2009	11/12/2009	39,500.00
09/14/2009	10/13/2009	38,320.00
08/12/2009	09/14/2009	47,040.00
07/15/2009	08/12/2009	42,160.00
06/16/2009	07/15/2009	45,580.00
05/14/2009	06/16/2009	42,720.00
04/15/2009	05/14/2009	42,800.00
03/18/2009	04/15/2009	43,440.00
02/17/2009	03/18/2009	48,320.00
01/16/2009	02/17/2009	55,840.00
720 Jackson - B Consumption (kWh (thousand Watt-hours))		494,240.00
720 Jackson - B Consumption (kBtu (thousand Btu))		1,686,348.88
Meter: 700 Jackson - 9822105116 (kWh (thousand Watt-hours)) Space(s): Entire Facility Generation Method: Grid Purchase		
Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2009	12/15/2009	115,000.00
10/13/2009	11/12/2009	118,600.00
09/14/2009	10/13/2009	139,000.00
08/12/2009	09/14/2009	184,000.00
07/15/2009	08/12/2009	172,000.00
06/16/2009	07/15/2009	187,000.00
05/14/2009	06/16/2009	169,000.00
04/15/2009	05/14/2009	185,000.00
03/18/2009	04/15/2009	109,000.00
02/17/2009	03/18/2009	115,000.00
01/16/2009	02/17/2009	125,000.00
700 Jackson - 9822105116 Consumption (kWh (thousand Watt-hours))		1,585,000.00
700 Jackson - 9822105116 Consumption (kBtu (thousand Btu))		5,339,780.00
Meter: 714 Jackson - 0643562421 (kWh (thousand Watt-hours)) Space(s): Entire Facility Generation Method: Grid Purchase		
Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2009	12/15/2009	6,720.00
10/13/2009	11/12/2009	5,920.00
09/14/2009	10/13/2009	7,200.00
08/12/2009	09/14/2009	10,080.00
07/15/2009	08/12/2009	10,560.00
06/16/2009	07/15/2009	11,840.00
05/14/2009	06/16/2009	9,920.00

04/15/2009	05/14/2009	7,800.00
03/18/2009	04/16/2009	5,000.00
02/17/2009	03/18/2009	6,000.00
01/18/2009	02/17/2009	5,800.00
714 Jackson - 0643562421 Consumption (kWh (thousand Watt-hours))		87,440.00
714 Jackson - 0643562421 Consumption (kBtu (thousand Btu))		298,346.28
Total Electricity (Grid Purchase) Consumption (kBtu (thousand Btu))		8,461,813.79
Is this the total Electricity (Grid Purchase) consumption at this building including all Electricity meters?		<input type="checkbox"/>
Fuel Type: Natural Gas		
Meter: Kansas Gas Service (ccf (hundred cubic feet)) Space(s): Entire Facility		
Start Date	End Date	Energy Use (ccf (hundred cubic feet))
12/01/2009	12/31/2009	7,481.00
11/01/2009	11/30/2009	1,264.00
10/01/2009	10/31/2009	2,354.00
09/01/2009	09/30/2009	89.00
08/01/2009	08/31/2009	39.00
07/01/2009	07/31/2009	54.00
06/01/2009	06/30/2009	80.00
05/01/2009	05/31/2009	372.00
04/01/2009	04/30/2009	2,064.00
03/01/2009	03/31/2009	4,038.00
02/01/2009	02/28/2009	5,517.00
01/01/2009	01/31/2009	10,606.00
Kansas Gas Service Consumption (ccf (hundred cubic feet))		33,956.00
Kansas Gas Service Consumption (kBtu (thousand Btu))		3,494,072.40
Total Natural Gas Consumption (kBtu (thousand Btu))		3,494,072.40
Is this the total Natural Gas consumption at this building including all Natural Gas meters?		<input type="checkbox"/>

Additional Fuels	
Do the fuel consumption totals shown above represent the total energy use of this building? Please confirm there are no additional fuels (district energy, generator fuel oil) used in this facility.	<input type="checkbox"/>

On-Site Solar and Wind Energy	
Do the fuel consumption totals shown above include all on-site solar and/or wind power located at your facility? Please confirm that no on-site solar or wind installations have been omitted from this list. All on-site systems must be reported.	<input type="checkbox"/>

Certifying Professional

(When applying for the ENERGY STAR, the Certifying Professional must be the same as the PE that signed and stamped the SEP.)

Name: _____ Date: _____

Signature: _____

Signature is required when applying for the ENERGY STAR.

FOR YOUR RECORDS ONLY. DO NOT SUBMIT TO EPA.

Please keep this Facility Summary for your own records; do not submit it to EPA. Only the Statement of Energy Performance (SEP), Data Checklist and Letter of Agreement need to be submitted to EPA when applying for the ENERGY STAR.

Facility:
Jayhawk Tower Complex
700-720 SW Jackson
Topeka, KS 66603

Facility Owner:
Jayhawk Tower Partners, LLC
700 SW Jackson, Ste 200
Topeka, KS 66603

Primary Contact for this Facility:
N/A

General Information:

Jayhawk Tower Complex	
Gross Floor Area Excluding Parking (ft ²)	150,359
Year Built	1926
For 12-month Evaluation Period Ending Date:	December 31, 2009

Facility Space Use Summary

Jayhawk Tower Complex	
Space Type	Office
Gross Floor Area (ft ²)	150,359
Weekly operating hours	78
Workers on Main Shift	340
Number of PCs	435
Percent Cooled	50% or more
Percent Heated	50% or more

Energy Performance Comparison

Performance Metric	Evaluation Period		Rating (1-5)	Comparison	
	Current (Ending Date: 12/31/2009)	Baseline (Ending Date: 11/30/2006)		Target	National Average
Energy Performance Rating	68	68	75	N/A	50
Energy Intensity					
Site (kBtu/ft ²)	64	67	78	N/A	106
Source (kBtu/ft ²)	228	231	245	N/A	287
Energy Cost					
\$/year	N/A	N/A	N/A	N/A	N/A
\$/ft ² /year	N/A	N/A	N/A	N/A	N/A
Greenhouse Gas Emissions					
MtCO ₂ /year	2,596	2,819	2,417	N/A	3,268
kgCO ₂ /ft ² /year	17	17	16	N/A	21

More than 50% of your building is defined as Office. Please note that your rating accounts for all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:

- o - This attribute is optional.
- d - A default value has been supplied by Portfolio Manager.

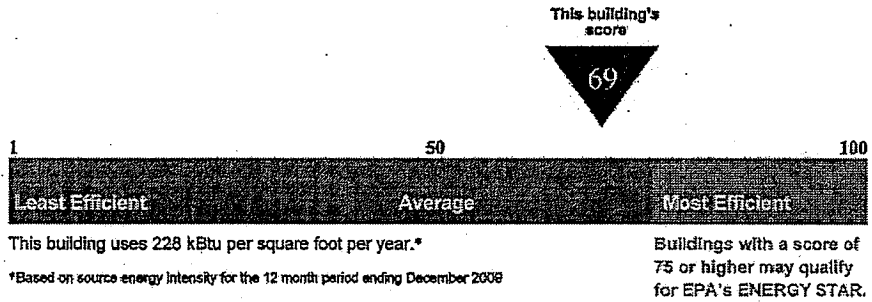
Statement of Energy Performance

2009

Jayhawk Tower Complex
700-720 SW Jackson
Topeka, KS 66603

Portfolio Manager Building ID: 1998002

The energy use of this building has been measured and compared to other similar buildings using the Environmental Protection Agency's (EPA's) Energy Performance Scale of 1-100, with 1 being the least energy efficient and 100 the most energy efficient. For more information, visit energystar.gov/benchmark.



I certify that the information contained within this statement is accurate and in accordance with U.S. Environmental Protection Agency's measurement standards, found at energystar.gov

Date of certification



Date Generated: 01/25/2010

Lease Comparison Sheet

SBIDS - Wichita

Marc

A		B	C	D	E
		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
GENERAL INFORMATION					
1	State Agency	SBIDS	SBIDS	Adjutant General's Department	Kansas Corporation Commission
2	Address	300 N Main	150 N Main	4100 SE Harry St.	3450 N Rock Rd
3	City Location (market)	Wichita	Wichita	Wichita	Wichita
4	Building Name or Location (Landlord)	Occidental Property, LLC	Real Development	Mike Bell Properties	TFC Development Corp.
5	Lease Space (sq. ft.)	Office Sq. Ft. 1,863	1,640	1,510	2,400
6		Storage Sq. Ft. 0	0	340	0
7		Total Sq. Ft. 1,863	1,640	1,850	2,400
8	Full Time Equivalency (FTE) employees/workstations	6	6	6	11
9	Lease Begin Date	6/1/2008	7/1/2010	6/7/2007	9/1/2008
10	Lease End Date	6/30/2010	6/30/2014	6/6/2012	8/31/2010
11	Years of Lease	2	4	5	2
12	Space Standards Check (sq. ft. per FTE/workstation)	311	273	252	218
LEASE COSTS - provided by 1st Party Landlord within the lease					
13	Base Lease Cost (annual per sq. ft.)	\$14.28	\$10.95	\$15.00	\$14.18
14	Real Estate Taxes	inc in base	inc. in base	inc. in base	in base with stop
15	Insurance	inc in base	inc. in base	inc. in base	in base with stop
16	Major Maintenance	inc. in base	inc. in base	inc. in base	in base with stop
17	Utilities - total				
18	Electricity	inc. in base	inc. in base	Inc. in base	not included
19	Gas	inc. in base	inc. in base	inc. in base	not included
20	Water/Sewer/etc.	inc. in base	inc. in base	inc. in base	inc. in base
21	Trash Pickup/Removal	inc. in base	inc. in base	inc. in base	inc. in base
22	Custodial/Janitorial	inc in base	inc. in base	inc. in base	not included
23	Pest Control	not included	inc. in base	inc. in base	inc. in base
24	Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	inc. in base	inc. in base
25	Common Area	inc. in base	inc. in base	Inc. in base	inc. in base
26	Other Services - Bldg Operating Expense Stops	n/a	n/a	n/a	n/a
27	Parking	inc. in base	inc. in base	inc. in base	inc. in base
28	No. of Parking Spaces included	5	7	n/a	15
29	SUBTOTAL - Lease Costs w/o Additional Services	\$14.28	\$10.95	\$15.00	\$14.18
30	Additional Services - Security				
31	SUBTOTAL - Additional Services	\$0.00	\$0.00	\$0.00	\$0.00
OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease					
32	Building Operating Cost (not included in base rent)				
33	Utilities - total (estimated)				
34	Electricity				\$1.16
35	Gas				\$0.33
36	Water/Sewer/etc.				
37	Trash Pickup/Removal				
38	Custodial/Janitorial				\$1.25
39	Pest Control				
40	Grounds Maintenance (inc. snow removal)				
41	Parking				
42	No. of Parking Spaces included				
43	Other Services				
44	Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$0.00	\$0.00	\$2.74
IMPROVEMENTS					
45	Improvements - lump sum payment				
46	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
47	Annual Cost per Sq. Ft. (estimated)	\$14.28	\$10.95	\$15.00	\$16.92
48	Annual Cost (estimated)	\$26,604	\$17,958	\$27,750	\$40,608
49	Total Cost of Lease (estimated)	\$53,207	\$71,832	\$138,750	\$81,216

*Attachment 3
JCSBC 3-17-10*

STATEMENT OF ENERGY PERFORMANCE

150 Main, LLC

Building ID: 2236403
 For 12-month Period Ending: November 30, 2009¹
 Date SEP becomes ineligible: N/A

Date SEP Generated: March 12, 2010

Facility 150 Main, LLC 150 N Main Wichita, KS 67202	Facility Owner N/A	Primary Contact for this Facility N/A
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Year Built: 1955
 Gross Floor Area (ft²): 160,000

Energy Performance Rating² (1-100) 79**Site Energy Use Summary³**

Electricity - Grid Purchase(kBtu)	7,384,404
Natural Gas - (kBtu) ⁴	0
Total Energy (kBtu)	7,384,404

Energy Intensity⁵

Site (kBtu/ft ² /yr)	46
Source (kBtu/ft ² /yr)	154

Emissions (based on site energy use)

Greenhouse Gas Emissions (MtCO ₂ e/year)	1,935
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Electric Distribution Utility

Westar Energy Inc

National Average Comparison

National Average Site EUI	66
National Average Source EUI	222
% Difference from National Average Source EUI	-31%
Building Type	Office

Stamp of Certifying Professional
Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

Meets Industry Standards⁶ for Indoor Environmental Conditions:

Ventilation for Acceptable Indoor Air Quality	N/A
Acceptable Thermal Environmental Conditions	N/A
Adequate Illumination	N/A

Certifying Professional

N/A

Notes:

1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
2. The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
3. Values represent energy consumption, annualized to a 12-month period.
4. Natural Gas values in units of volume (e.g. cubic feet) are converted to kBtu with adjustments made for elevation based on Facility zip code.
5. Values represent energy intensity, annualized to a 12-month period.
6. Based on Meeting ASHRAE Standard 62 for ventilation for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and IESNA Lighting Handbook for lighting quality.

ENERGY STAR® Data Checklist for Commercial Buildings

In order for a building to qualify for the ENERGY STAR, a Professional Engineer (PE) must validate the accuracy of the data underlying the building's energy performance rating. This checklist is designed to provide an at-a-glance summary of a property's physical and operating characteristics, as well as its total energy consumption, to assist the PE in double-checking the information that the building owner or operator has entered into Portfolio Manager.

Please complete and sign this checklist and include it with the stamped, signed Statement of Energy Performance.

NOTE: You must check each box to indicate that each value is correct, OR include a note.

CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	
Building Name	150 Main, LLC	Is this the official building name to be displayed in the ENERGY STAR Registry of Labeled Buildings?		<input type="checkbox"/>
Type	Office	Is this an accurate description of the space in question?		<input type="checkbox"/>
Location	150 N Main, Wichita, KS 67202	Is this address accurate and complete? Correct weather normalization requires an accurate zip code.		<input type="checkbox"/>
Single Structure	Single Facility	Does this SEP represent a single structure? SEPs cannot be submitted for multiple-building campuses (with the exception of acute care or children's hospitals) nor can they be submitted as representing only a portion of a building		<input type="checkbox"/>
150 Main Office Space Office				
CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	
Gross Floor Area	160,000 Sq. Ft.	Does this square footage include all supporting functions such as kitchens and break rooms used by staff, storage areas, administrative areas, elevators, stairwells, atria, vent shafts, etc. Also note that existing atriums should only include the base floor area that it occupies. Interstitial (plenum) space between floors should not be included in the total. Finally gross floor area is not the same as leasable space. Leasable space is a subset of gross floor area.		<input type="checkbox"/>
Weekly operating hours	50 Hours	Is this the total number of hours per week that the Office space is 75% occupied? This number should exclude hours when the facility is occupied only by maintenance, security, or other support personnel. For facilities with a schedule that varies during the year, "operating hours/week" refers to the total weekly hours for the schedule most often followed.		<input type="checkbox"/>
Workers on Main Shift	150	Is this the number of employees present during the main shift? Note this is not the total number of employees or visitors who are in a building during an entire 24 hour period. For example, if there are two daily 8 hour shifts of 100 workers each, the Workers on Main Shift value is 100. The normal worker density ranges between 0.3 and 10 workers per 1000 square feet (92.8 square meters)		<input type="checkbox"/>
Number of PCs	100	Is this the number of personal computers in the Office?		<input type="checkbox"/>
Percent Cooled	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical cooling equipment?		<input type="checkbox"/>
Percent Heated	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical heating equipment?		<input type="checkbox"/>

ENERGY STAR® Data Checklist for Commercial Buildings

Energy Consumption

Power Generation Plant or Distribution Utility: Westar Energy Inc

Fuel Type: Electricity		
Meter: 150 Main Meter (kWh (thousand Watt-hours)) Space(s): Entire Facility Generation Method: Grid Purchase		
Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
10/24/2009	11/24/2009	148,200.00
09/25/2009	10/23/2009	162,600.00
08/26/2009	09/24/2009	218,400.00
07/28/2009	08/25/2009	235,800.00
06/26/2009	07/27/2009	263,100.00
05/28/2009	06/25/2009	216,300.00
04/28/2009	05/27/2009	179,400.00
03/28/2009	04/27/2009	148,800.00
02/27/2009	03/27/2009	126,300.00
01/29/2009	02/26/2009	130,800.00
12/30/2008	01/28/2009	135,900.00
150 Main Meter Consumption (kWh (thousand Watt-hours))		1,965,600.00
150 Main Meter Consumption (kBtu (thousand Btu))		6,706,627.20
Total Electricity (Grid Purchase) Consumption (kBtu (thousand Btu))		6,706,627.20
Is this the total Electricity (Grid Purchase) consumption at this building including all Electricity meters?		<input type="checkbox"/>

Additional Fuels	
Do the fuel consumption totals shown above represent the total energy use of this building? Please confirm there are no additional fuels (district energy, generator fuel oil) used in this facility.	<input type="checkbox"/>

On-Site Solar and Wind Energy	
Do the fuel consumption totals shown above include all on-site solar and/or wind power located at your facility? Please confirm that no on-site solar or wind installations have been omitted from this list. All on-site systems must be reported.	<input type="checkbox"/>

Certifying Professional

(When applying for the ENERGY STAR, the Certifying Professional must be the same as the PE that signed and stamped the SEP.)

Name: _____ Date: _____

Signature: _____

Signature is required when applying for the ENERGY STAR.

FOR YOUR RECORDS ONLY. DO NOT SUBMIT TO EPA.

Please keep this Facility Summary for your own records; do not submit it to EPA. Only the Statement of Energy Performance (SEP), Data Checklist and Letter of Agreement need to be submitted to EPA when applying for the ENERGY STAR.

Facility
150 Main, LLC
150 N Main
Wichita, KS 67202

Facility Owner
N/A

Primary Contact for this Facility
N/A

General Information

150 Main, LLC	
Gross Floor Area Excluding Parking: (ft ²)	160,000
Year Built	1955
For 12-month Evaluation Period Ending Date:	November 30, 2009

Facility Space Use Summary

150 Main Office Space	
Space Type	Office
Gross Floor Area(ft ²)	160,000
Weekly operating hours	50
Workers on Main Shift	150
Number of PCs	100
Percent Cooled	50% or more
Percent Heated	50% or more

Energy Performance Comparison

Performance Metrics	Evaluation Periods		Comparisons		
	Current (Ending Date: 11/30/2009)	Baseline (Ending Date: 11/30/2009)	Rating of 75	Target	National Average
Energy Performance Rating	79	79	75	N/A	50
Energy Intensity					
Site (kBtu/ft ²)	46	46	49	N/A	66
Source (kBtu/ft ²)	154	154	164	N/A	222
Energy Cost					
\$/year	\$ 147,269.98	\$ 147,269.98	\$ 156,875.24	N/A	\$ 212,113.45
\$/ft ² /year	\$ 0.92	\$ 0.92	\$ 0.98	N/A	\$ 1.33
Greenhouse Gas Emissions					
MtCO ₂ /year	1,935	1,935	2,061	N/A	2,787
kgCO ₂ /ft ² /year	12	12	13	N/A	17

More than 50% of your building is defined as Office. Please note that your rating accounts for all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:

- o - This attribute is optional.
- d - A default value has been supplied by Portfolio Manager.

3-5

Statement of Energy Performance

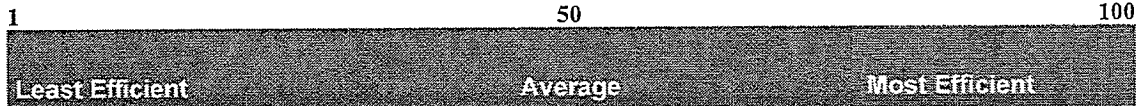
2009

150 Main, LLC
150 N Main
Wichita, KS 67202

Portfolio Manager Building ID: 2236403

The energy use of this building has been measured and compared to other similar buildings using the Environmental Protection Agency's (EPA's) Energy Performance Scale of 1–100, with 1 being the least energy efficient and 100 the most energy efficient. For more information, visit energystar.gov/benchmark.

This building's
score



This building uses 154 kBtu per square foot per year.*

*Based on source energy intensity for the 12 month period ending November 2009

Buildings with a score of
75 or higher may qualify
for EPA's ENERGY STAR.

I certify that the information contained within this statement is accurate and in accordance with U.S. Environmental Protection Agency's measurement standards, found at energystar.gov

Date of certification

Date Generated: 03/12/2010

3-6

Testimony on Sale of Buildings in Chanute, Hutchinson and Pittsburg
to
Joint Committee on State Building Construction
by **Caleb D. Asher**
Deputy Secretary
Kansas Department of Commerce

February 25, 2010

Chairperson Potorff and members of the Committee, thank you for the opportunity to address the committee on the sale of buildings in Chanute, Hutchinson, and Pittsburg.

The State of Kansas, Department of Commerce (Commerce), anticipates disposing of several buildings. The State of Kansas purchased the buildings in 1962 using Federal funds. The buildings formerly housed either Workforce Centers or Administrative Offices associated with Workforce Investment Act (WIA) programs in Pittsburg, Chanute, and Hutchison. Commerce staff met with Richard Gaito at Kansas Department of Administration who suggested that Commerce proceed with the sale. As required by statute, Commerce has obtained three independent appraisers (K.S.A. 75-6609). The appraisers have determined the market value of properties, as follows:

- Chanute Workforce Center, 119 N. Grant Street, Chanute, Kansas

Appraised value \$65,000

- Pittsburg Administrative Office, 104 Pine, Pittsburg, Kansas

Appraised value \$125,000 (Note, this property has a mineshaft underneath it. The appraisal discloses that problem but does not factor it into the appraisal itself. Therefore, this property will probably sell for significantly less than the appraised amount.)

- Hutchinson Workforce Center, 518 N. Washington, Hutchinson, Kansas.

Appraised Value \$183,000.

Under Federal Law (29 USC 2943) the proceeds of the sales must be used to carry out activities under WIA or the Wagner-Peyser Act, or the State will have to repay the proceeds to the Federal Government. (State law acknowledges the Federal law at K.S.A. 75-6609 (f) (1)). Commerce has contacted Prudential CRES Commercial Real Estate agent, Doug Bassett, who has the contract with the State for the sale of real estate. The contractor (Broker) will be responsible for all aspects of the sale of the properties. Unfortunately, Doug was unable to be here today. However, he has provided a memo concerning the appraisals, marketing, timing and other details of the sale of the properties.

I will be happy to stand for any questions.