

MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

February 9, 2011
Room 144-S—Statehouse

Members Present

Representative Jo Ann Pottorff, Chairperson
Senator Dwayne Umbarger, Vice-chairperson
Senator Pat Apple
Senator Jay Emler
Senator Marci Francisco
Representative Steve Brunk
Representative Bill Feuerborn
Representative Kay Wolf

Members Absent

Senator Laura Kelly
Representative Bob Grant

Staff

Audrey Dunkel, Kansas Legislative Research Department
Ryan Weir, Kansas Legislative Research Department
Jill Wolters, Revisor of Statutes' Office
Gary Deeter, Committee Secretary

Conferees

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

Other Attending

See attached list.

The Chairperson called the meeting to order and welcomed Richard Gaito, Deputy
Director, Division of Facilities Management, Kansas Department of Administration, who

reviewed two proposed leases (Attachments 1 and 2). The first lease reviewed was for the Kansas Board of Barbering; the agency has been in the same Topeka location since 1992, and the sole proposal was from the current landlord, who was offering a five-year, full-service lease at \$10.65 per square foot (psf), a decrease of \$1.84 psf from the previous lease. He noted two additions to the lease: a \$600 annual cap on increases, and a 180-day termination clause if the agency is merged with another state agency. The lease was approved. (Moved by Representative Feuerborn and seconded by Representative Brunk)

Mr. Gaito commented on the second lease proposal from the Office of the State Bank Commissioner (OSBC) in Lenexa, saying that, of the six bids received, the lowest total cost is the proposal from the current landlord, a full-service lease at \$17.50 psf the first year, \$17.85 psf the second and third years, and \$18.00 psf the fourth and fifth years. He noted that the agency's Full-Time Equivalencies (FTEs) are increasing by 5.0 positions and that the lease remains below the recommended space standards. Observing that the building received an energy-star rating of 64, Mr. Gaito said that the landlord is installing separate air handlers and improving the light fixtures. The Division will order a new energy audit in 2012.

Answering a question, Ed Splichal, Acting Commissioner, OSBC, replied that the increase in bank audits necessitated additional staff space.

Mr. Gaito, responding to another question, said that the proposed lease was negotiated down from the landlord's original proposal, further commenting that the Johnson County area has been less affected by the current economic downturn. To another question, he replied that when an agency moves to a new location, moving expenses are included in the total costs. The lease was approved. (Moved by Senator Umbarger and seconded by Senator Emler)

The meeting was adjourned at 12:20 p.m. The next meeting is scheduled for Wednesday, February 16, 2011, in Room 144-S of the Capitol.

Prepared by Gary Deeter

Edited by Audrey Dunkel

Approved by the Committee on:

February 16, 2011

(Date)