

Lease Comparison Sheet
Kansas Department for Children and Families
February 19, 2013

A	B	C	D	E	F	
GENERAL INFORMATION	CURRENT LEASE	CURRENT LEASE	PROPOSED LEASE	Other State Leases		
1 State Agency	Department for Children & Families	Department for Children & Families	Department for Children & Families	Kansas Dept of Agriculture	Department for Children & Families	
2 Address	503 S Kansas Ave.	503 S Kansas Ave.	503 S Kansas Ave.	109 SW 9th St.	2820 SW Fairlawn	
3 City Location (market)	Topeka	Topeka	Topeka	Topeka	Topeka	
4 Office Function	Services Provider	Services Provider	Services Provider	General Office	Disability Services	
5 Lease Space (sq. ft.)	Office Sq. Ft.	37,437	3,399	40,836	43,472	40,000
6	Storage Sq. Ft.	1,968	0	1,968	300	0
	Common Space Sq. Ft.	1,642	0	1,642	0	0
7	Total Sq. Ft.	41,047	3,399	44,446	43,772	40,000
8	Parking Stalls	150	0	150	4	open lot
9 Energy Audit	No Record	No Record	Above Average	No Record	No Record	
10 Full Time Equivalency (FTE) employees/workstations	166	12	166	175	216	
11 Lease Begin Date	6/1/1998	4/1/2001	2/1/2013	10/1/1998	10/1/2007	
12 Lease End Date	5/31/2013	5/31/2013	1/31/2018	9/30/2013	9/30/2017	
13 Years of Lease	15	12.1	5	15	10	
14 Space Standards Check (sq. ft. per FTE/workstation)	226	283	246	248	185	
LEASE COSTS						
15 Base Lease Office Cost (annual per sq. ft.)	\$10.00	\$13.79	\$9.50	\$11.63	\$17.34	
16 Storage (per square foot)	\$3.94	\$0.00	\$3.00	\$2.50	\$0.00	
Common Area	\$2.58	\$0.00	\$7.50	\$0.00	\$0.00	
17 Additional Services						
AGENCY FUNDED OCCUPANCY COSTS						
18 Real Estate Taxes	inc. in lease	inc. in lease	inc. in lease	inc. in lease	inc. in lease	
19 Insurance	inc. in lease	inc. in lease	inc. in lease	inc. in lease	inc. in lease	
20 Major Maintenance	inc. in lease	inc. in lease	inc. in lease	inc. in lease	inc. in lease	
Utilities						
21	Electricity	\$2.02	\$2.02	\$2.02	\$1.59	\$1.29
22	Gas	\$0.38	\$0.38	\$0.38	\$0.23	\$0.21
23	Water/Sewer/etc.	\$0.14	\$0.18	\$0.18	\$0.14	\$0.16
24 Trash Pickup/Removal	\$0.04	\$0.04	\$0.04	\$0.01	\$0.05	
25 Custodial/Janitorial	\$0.90	\$0.90	\$0.90	\$0.36	\$0.95	
26 Pest Control	inc. in lease	inc. in lease	inc. in lease	inc. in lease	0.018	
27 Grounds Maintenance (inc. snow removal)	inc. in lease	inc. in lease	inc. in lease	inc. in lease	0	
28 Parking	inc. in lease	inc. in lease	inc. in lease	\$0.06	\$1.26	
29 Other Miscellaneous Expenses	\$0.24	\$0.21	\$0.21	\$1.17	0	
30 Total Other Bldg Optg Costs (not included in lease)	\$3.71	\$3.72	\$3.73	\$2.38	\$3.93	
IMPROVEMENTS						
31 Improvements	\$674,222.61	\$0.00	\$0.00	\$16,762.70	\$0.00	
32 Subtotal - Improvements	\$1.10	\$0.00	\$0.00	\$0.03	\$0.00	
33 Annual Cost per Sq. Ft. (estimated)	\$14.18	\$17.50	\$12.87	\$14.04	\$21.27	
34 Annual Cost (estimated)	\$582,046	\$59,483	\$572,020			
35 Total Cost of Lease (estimated)	\$8,730,697	\$719,738	\$2,860,100			