

Lease Comparison Sheet

Judicial - Lawyer's Assistance Program

March 14, 2013

Linda Thomas

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GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
1	State Agency	Kansas Lawyers Assistance Program	Kansas Lawyers Assistance Program	Kansas Dept of Credit Unions	Kansas Governmental Ethics Commission
2	Address	515 S Kansas Ave.	515 S Kansas Ave.	109 SW 9th St.	109 SW 9th
3	City Location (market)	Topeka	Topeka	Topeka	Topeka
4	Office Function	General Office	General Office	General Office	General Office
5	Lease Space (sq. ft.)				
	Office Sq. Ft.	1,502	2,482	2,350	2,700
6	Conference Room	980	0	0	0
	Common Space Sq. Ft.	0	0	0	0
7	Total Sq. Ft.	2,482	2,482	2,350	2,700
8	Parking Stalls	3	3	7	n/a
9	Energy Audit	No Record	Better than the National Average	No Record	No Record
10	Full Time Equivalency (FTE) employees/workstations	3	3	8	8
11	Lease Begin Date	6/1/2008	6/1/2013	7/1/2010	2/1/2008
12	Lease End Date	5/31/2013	5/31/2018	6/30/2015	6/30/2013
13	Years of Lease	5	5	5	5.5
14	Space Standards Check (sq. ft. per FTE/workstation)	501	827	294	338
LEASE COSTS					
15	Base Lease Office Cost (annual per sq. ft.)	\$12.50	\$10.30	\$9.50	\$11.25
16	Conference Room (per square foot)	\$6.93	\$0.00	\$0.00	\$0.00
	Common Area	\$0.00	\$0.00	\$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
19	Insurance	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
	Utilities				
21	Electricity	inc. in lease	inc. in lease	inc. in lease	inc. in lease
22	Gas	inc. in lease	inc. in lease	inc. in lease	inc. in lease
23	Water/Sewer/etc.	inc. in lease	inc. in lease	inc. in lease	inc. in lease
24	Trash Pickup/Removal	inc. in lease	inc. in lease	inc. in lease	inc. in lease
25	Custodial/Janitorial	inc. in lease	inc. in lease	inc. in lease	\$1.13
26	Pest Control	inc. in lease	inc. in lease	inc. in lease	inc. in lease
27	Grounds Maintenance (inc. snow removal)	inc. in lease	\$0.00	inc. in lease	inc. in lease
28	Parking	inc. in lease	inc. in lease	inc. in lease	inc. in lease
29	Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$10.30	\$0.00	\$1.13
IMPROVEMENTS					
30	Improvements	\$0.00	\$0.00	\$0.00	\$0.00
31	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
32	Annual Cost per Sq. Ft. (estimated)	\$10.30	\$10.30	\$9.50	\$12.38
33	Annual Cost (estimated)	\$25,564.60	\$25,565	Jt. State Building Construction March 14, 2013	
34	Total Cost of Lease (estimated)	\$127,823	\$127,823	Attachment 1	