

# Lease Comparison Sheet

## LABOR - Lenexa

May 9, 2013

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GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
1	State Agency	Kansas Department of Labor	Kansas Department of Labor	Kansas Department of Revenue	Kansas Department of Wildlife and Tourism
2	Address	8417 Santa Fe Drive	11900 West 87th Street	109 SW 9th St.	8304 Hedge Lane Terrace
3	City Location (market)	Overland Park	Lenexa	Mission	Shawnee
4	Office Function	General Office	General Office	General Office	General Office
5	Lease Space (sq. ft.)				
	Office Sq. Ft.	7,126	6,779	6,000	7,604
	Storage Space Sq. Ft.	0	0	0	0
7	Total Sq. Ft.	7,126	6,779	6,000	7,604
8	Parking Stalls	open lot	open lot	open lot	open lot
9	Energy Audit	No Record	to be determined	No Record	No Record
10	Full Time Equivalency (FTE) employees/workstations	18	18	17	8
11	Lease Begin Date	4/1/2007	8/1/2013	4/1/2009	7/1/2009
12	Lease End Date	3/31/2013	7/31/2018	3/31/2014	6/30/2020
13	Years of Lease	6	10	5	11
14	Space Standards Check (sq. ft. per FTE/workstation)	396	377	353	951
<b>LEASE COSTS</b>					
15	Base Lease Office Cost (annual per sq. ft.)	\$17.50	\$15.50	\$8.50	\$18.52
	Storage Area	\$0.00	\$0.00	\$0.00	\$0.00
17	Additional Services				
<b>AGENCY FUNDED OCCUPANCY COSTS</b>					
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	\$1.26	inc. in lease	\$1.25	\$0.39
22	Gas	\$0.39	inc. in lease	\$0.67	\$0.47
23	Water/Sewer/etc.	\$0.12	inc. in lease	\$0.15	\$0.05
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	not included	\$0.36
26	Pest Control	inc. in lease	inc. in lease	inc. in lease	inc. in lease
27	Grounds Maintenance (inc. snow removal)	inc. in lease	inc. in lease	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)	\$1.77	\$15.50	\$2.07	\$1.27
<b>IMPROVEMENTS</b>					
30	Improvements	\$0.00	\$0.00	\$0.00	\$0.00
31	Subtotal - Improvements	\$19.27	\$0.00	\$10.57	\$19.79
32	Annual Cost per Sq. Ft. (estimated)	\$19.27	\$15.50	\$10.57	\$19.79
33	Annual Cost (estimated)	\$137,318.02	\$105,075		
34	Total Cost of Lease (estimated)	\$823,908	\$1,050,745		

# Lease Comparison Sheet

## LABOR - Wichita

May 9, 2013

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GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
1	State Agency	Kansas Department of Labor	Kansas Department of Labor	Kansas Department of Revenue	State Board of Indigent's Defense Services
2	Address	209 E Williams	266 N Main	1871 West 21st St.	604 N Main
3	City Location (market)	Wichita	Wichita	Wichita	Wichita
4	Office Function	General Office	General Office	General Office	General Office
5	Lease Space (sq. ft.)	Office Sq. Ft. 8,650	8,354	5,400	7,976
		Storage Space Sq. Ft. 0	0	0	0
7		Total Sq. Ft. 8,650	8,354	5,400	7,976
8		Parking Stalls n/a	underground garage and open lot	open lot	41
9	Energy/Audit	No Record	to be determined	No Record	No Record
10	Full Time Equivalency (FTE) employees/workstations	20	20	28	37
11	Lease Begin Date	2/1/2008	7/1/2013	8/1/2009	5/1/2007
12	Lease End Date	1/31/2013	6/30/2023	7/30/2019	4/30/2012
13	Years of Lease	5	10	10	5
14	Space Standards Check (sq. ft. per FTE/workstation)	433	418	193	216
<b>LEASE COSTS</b>					
15	Base Lease Office Cost (annual per sq. ft.)	\$17.39	\$12.50	\$8.00	\$14.75
	Storage Area	\$0.00	\$0.00	\$0.00	\$0.00
17	Additional Services				
<b>AGENCY FUNDED OCCUPANCY COSTS</b>					
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	not included	inc. in lease
26	Pest Control	inc. in lease	inc. in lease	inc. in lease	inc. in lease
27	Grounds Maintenance (inc. snow removal)	inc. in lease	inc. in lease	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	\$12.50	\$0.00	\$0.00
<b>IMPROVEMENTS</b>					
30	Improvements	\$0.00	\$0.00	\$0.00	\$0.00
31	Subtotal - Improvements	\$17.39	\$0.00	\$8.00	\$14.75
32	Annual Cost per Sq. Ft. (estimated)	\$17.39	\$12.50	\$8.00	\$14.75
33	Annual Cost (estimated)	\$150,423.50	\$104,425		
34	Total Cost of Lease (estimated)	\$752,118	\$1,044,250		

**Lease Comparison Sheet**  
**Kansas Department on Aging and Disability Services**

May 9, 2013

A		B	C	D
GENERAL INFORMATION		PROPOSED LEASE	Other State Leases	
1	State Agency	Department on Aging and Disability Services	Kansas Water Office	Office of the State Fire Marshal
2	Address	612 & 614 Kansas Ave.	901 S Kansas Ave.	700 SW Jackson
3	City Location (market)	Topeka	Topeka	Topeka
4	Office Function	Survey certification & credentialing of Nursing Facilities and Health Occupation credentialing of Individuals	Business Office	Office Space
5	Lease Space (sq. ft.)	Office Sq. Ft. 9,039	8,315	7,231
6		Storage Sq. Ft. 0	250	300
7		Total Sq. Ft. 9,039	8,565	7,531
8		Parking Stalls 15	1	30
9	Energy Audit	to be determined	No Record	No Record
10	Full Time Equivalency (FTE) employees/workstations	49	20	30
11	Lease Begin Date	6/1/2013	7/22/1999	9/1/2009
12	Lease End Date	5/61/2018	7/21/1914	8/31/2014
13	Years of Lease	5	15	5
14	Space Standards Check (sq. ft. per FTE/workstation)	185	416	251
<b>LEASE COSTS</b>				
15	Base Lease Office Cost (annual per sq. ft.)	\$8.00	\$11.63	\$10.99
16	Storage (per square foot)	\$0.00	\$0.08	\$0.00
17	Parking	\$0.00	\$0.00	\$0.00
18	<b>Additional Services</b>			
<b>AGENCY FUNDED OCCUPANCY COSTS</b>				
19	Real Estate Taxes	inc. in lease	inc. in lease	inc. in lease
20	Insurance	inc. in lease	inc. in lease	inc. in lease
21	Major Maintenance	inc. in lease	inc. in lease	inc. in lease
<b>Utilities</b>				
22	Electricity	inc. in lease	not included	inc. in lease
23	Insurance	inc. in lease	not included	inc. in lease
24	Water/Sewer/etc.	inc. in lease	not included	inc. in lease
25	Trash Pickup/Removal	inc. in lease	not included	inc. in lease
26	Custodial/Janitorial	\$1.00	not included	not included
27	Pest Control	inc. in lease	not included	inc. in lease
28	Grounds Maintenance (inc. snow removal)	inc. in lease	not included	inc. in lease
29	Parking	inc. in lease	not included	inc. in lease
30	Total Other Bldg Optg Costs (not included in lease)	\$1.00	\$11.71	\$0.00
<b>IMPROVEMENTS</b>				
31	Improvements			
32	Subtotal - Improvements	\$0.00	\$0.00	\$0.00
33	Annual Cost per Sq. Ft. (estimated)	\$9.00	\$11.71	\$10.99
34	Annual Cost (estimated)	\$81,351		
35	Total Cost of Lease (estimated)	\$406,755		

**Lease Comparison Sheet**  
**Kansas Department for Children and Family Services**  
 May 9, 2013

A		B	C
GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE AMENDMENT
1	State Agency	Children and Family Services	Children and Family Services
2	Address	2231 S Elm	2231 S Elm
3	City Location (market)	Ottawa	Ottawa
5	Lease Space (sq. ft.)	12,800	12,800
	Office Sq. Ft.		
6		0	0
	Storage Sq. Ft.		
7		12,800	12,800
	Total Sq. Ft.		
8		65 - 70	65 - 70
	Parking Stalls		
9	Energy Audit	No Record	No Record
10	Full Time Equivalency (FTE) employees/workstations	35	35
11	Lease Begin Date	8/1/1998	8/1/2013
12	Lease End Date	7/31/2013	7/31/2018
13	Years of Lease	15	5
14	Space Standards Check (sq. ft. per FTE/workstation)	366	366
<b>LEASE COSTS</b>			
15	Base Lease Office Cost (annual per sq. ft.) (average)	\$9.59	\$9.59
16	Storage (per square foot)		
17	Parking	\$0.00	\$0.00
18	Additional Services		
<b>AGENCY FUNDED OCCUPANCY COSTS</b>			
19	Real Estate Taxes	\$1.06	\$1.06
20	Insurance	inc. above	inc. above
21	Major Maintenance	in lease w/stop	in lease w/stop
Utilities			
22	Electricity	\$1.27	\$1.27
23	Gas	\$0.19	\$0.19
24	Water/Sewer/etc.	\$0.26	\$0.26
25	Trash Pickup/Removal	\$0.07	\$0.07
26	Custodial/Janitorial	\$0.74	\$0.74
27	Pest Control	\$0.02	\$0.02
28	Grounds Maintenance (inc. snow removal)	n/a	n/a
29	Parking	inc. in lease	inc. in lease
30	Security	\$0.09	\$0.09
31	Total Other Bldg Optg Costs (not included in lease)	\$3.70	\$3.70
<b>IMPROVEMENTS</b>			
32	Improvements	\$1.04	\$0.00
33	Subtotal - Improvements	\$1.04	\$0.00
34	Annual Cost per Sq. Ft. (estimated)	\$14.33	\$13.29
35	Annual Cost (estimated)	\$183,424	\$170,112
36	Total Cost of Lease (estimated)	\$2,751,360	\$850,560



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ENERGY STAR Website Under Maintenance

### ENERGY STAR Security Notice

On April 29, 2013, ENERGY STAR experienced a cyber-attack on our computer systems that resulted in the loss of some data from our servers.

The information accessed from applications such as Portfolio Manager, HOST and MESA may include email addresses, account details for some users, and encrypted passwords -- technically "hashed" in plain text.

We anticipate ENERGY STAR applications that require a login will be unavailable until the end of the week.

Although your ENERGY STAR password would be difficult to decode, we continue to take every step to keep your account secure. For this reason, we will expire your old password and request that you create a new one as soon as possible. A new password will be available to you.

We are sorry this incident occurred, and we are committed to keeping you posted as we also work to ensure the integrity of your data. We will follow up with all account holders with more information and next steps.

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