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Sam Brownback, Governor

Dennis R. Taylor, Secretary Mark J. McGivern, Director

> JCSBC Testimony Wichita State University Rhatigan Student Center August 15, 2012

Good morning, my name is Sarah Shipman. I am representing the Department of Administration, Office of Facilities & Property Management to present the proposed lease for Wichita State University for the Rhatigan Student Center on the WSU campus. The facility is owned and managed by the WUS Union Corporation (a WSU affiliated corporation) and Wichita State University leases the Rhatigan Student Center on an annual basis, though it does not appear to me that the Office of Facilities & Property Management has presented this lease to this committee in prior years.

The proposed lease begins July 1, 2012, for a term of one years. Included in the lease cost is the cost for the Rhatigan Student Center employees to manage reservations for the entire University.

The current Energy Star audit rating is below the nation average. The lease file does not contain any prior year energy audits, perhaps because of some (remaining) confusion as to whether this property is state owned.

The Department of Administration is supportive of this lease.

I am available to answer your questions.

Thank You.

Lease Comparison Sheet Wichita State University

August, 2012

AA	В	С	D	E
	CURRENT LEASE	PROPOSED LEASE	Other State Leases	
GENERAL INFORMATION	CONNENT LEAGE	T KOT GOED ELAGE	Other Glate Leases	
1 State Agency	WSU Student Union	WSU Student Union	Kansas Department of Corrections	Wichita State University
2 Address	1845 Fairmount	1845 Fairmount	212 Market	358 N Main
3 City Location (market)	Wichita	Wichita	Wichita	Wichita
4 Office Function	Student Union Building for WSU	Student Union Building for WSU	Parole and Re-entry Corrections Office	Junction City Workforce Center
5 Lease Space (sq. ft.) Office Sq. Ft.	18,158	18,158	22,594	26,349
6 Storage Sq. Ft.	0	. 0	0	0
7 Total Sq. Ft.	18,158	18,158	22,594	26,349
8 Parking Stalls		n/a	n/a	98
9 Energy Audit	No Record	Better than average	No Record	No Record
10 Full Time Equivalency (FTE) employees/workstations	50	50	74	40
11 Lease Begin Date	7/1/2011	7/1/2012	4/1/2007	6/1/2005
12 Lease End Date	6/30/2012	6/30/2013	3/31/2017	5/31/2015
13 Years of Lease	1	1	10	10
14 Space Standards Check (sq. ft. per FTE/workstation)	363	363	305	659
LEASE COSTS				
15 Base Lease Office Cost (annual per sq. ft.)	\$13.77	\$13.77	\$9.93	\$11.02
16 Storage (per square foot)	\$0.00	\$0.00	\$0.00	\$0.00
17 Parking	\$0.00	\$0.00	\$0.00	\$0.00
18 Additional Services			·	
AGENCY FUNDED OCCUPANCY COSTS				
19 Real Estate Taxes	inc. in lease	inc. in lease	inc. in lease	inc. in lease
20 Insurance	inc. in lease	inc. in lease	inc. in lease	inc. in lease
21 Major Maintenance	inc. in lease	inc. in lease	inc. in lease	inc. in lease
Utilities			,	
22 Electricity	inc. in lease	inc. in lease	\$0.85	1.3
23 Gas	inc. in lease	inc. in lease	\$0.00	0
24 Water/Sewer/etc.	inc. in lease	inc. in lease	\$0.04	0.04
25 Trash Pickup/Removal	inc. in lease	inc. in lease	\$0.16	inc. in lease
26 Custodial/Janitorial	inc. in lease	inc. in lease	\$1.56	0.87
27 Pest Control	inc. in lease	inc. in lease	\$0.03	inc. in lease
28 Grounds Maintenance (inc. snow removal)	inc. in lease	inc. in lease	\$0.20	inc. in lease
29 Parking	inc. in lease	inc. in lease	inc. in lease	inc. in lease
30 Total Other Bldg Optg Costs (not included in lease)	\$0.00	\$0.00	\$2.84	\$2.21
IMPROVEMENTS				
31 Improvements	: 1			
32 Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
33 Annual Cost per Sq. Ft. (estimated)	\$13.77	\$13.77	\$12.77	\$13.23
34 Annual Cost (estimated)	\$250,036	\$250,036		
35 Total Cost of Lease (estimated)	\$250,036	\$250,036		