

Item Title: Acquisition of Building and Property at 2321 Blue Ridge Road, Raleigh, NC

Specific Action Requested:
That the Board of Commissioners:

- 1. Authorizes the County Manager to execute contracts (along with any other supporting documentation) to purchase the property and improvements at 2321 Blue Ridge Road, Raleigh, NC for a purchase price of \$1,800,000, subject to terms and conditions acceptable to the County Attorney; and,**
- 2. Appropriates \$3,800,000 from Behavioral Health Fund Balance to purchase the property and make necessary renovations at 2321 Blue Ridge Road, Raleigh, NC.**

Item Summary:

Purpose: The Board of Commissioners approves all Wake County Real Estate transactions and makes budget appropriations.

Background: In 2025, Wake County established the Social Services Department out of the Health and Human Services Department to better align with the unique needs of Wake County Citizens, and to streamline operations, improve administrative oversight, and enhance the delivery of essential services.

To meet essential program needs and to ensure that families receive necessary support when and where it is needed, a requirement for a facility approximately 10,000 square feet in the vicinity of Rex Hospital on Blue Ridge Road in Raleigh, NC was identified. The acquisition of 2321 Blue Ridge Road meets this requirement.

Strategic Plan: This action supports Community Health and Wellbeing Goal 4: By 2029, three out of four residents asked will indicate low barriers to accessing benefits and assistance programs and resources, such as food and utilities, childcare, employment services, housing, etc.

Fiscal Impact: Funding to support this project is from the Behavioral Health fund balance. Sufficient fund balance is available for this project. Ongoing expenditures will be included as part of the annual budget process.

Additional Information:

The newly formed Social Services Department offers an array of services designed to keep individuals and our community safe and healthy. Much of the department's program is conducted at the Swinburne Building at 220 Swinburne Street, Raleigh, NC, along with operations in other facilities, including regional centers throughout the County. The facility at 2321 Blue Ridge Road provides an opportunity to consolidate a portion of the Child Welfare Services Division staff and other supportive services into one facility in a prime

location near Rex Hospital, along the Blue Ridge Road corridor near Lake Boone Trail in west central Raleigh. In addition, the relocation of Child Welfare to 2321 Blue Ridge Road coincides with major renovations planned for the Swinburne Building and the need for existing operations to relocate during construction beginning in 2026.

2321 Blue Ridge Road in Raleigh, NC, was built in 1983 as a multi-tenant, two-story building. The facility is divided into eight distinct office areas with ample parking and a prime, central Wake County location. The acquisition of this property anticipates a major renovation with improvements to the building envelope (roof and windows), mechanical systems, ADA accessibility, fire protection, site drainage, interior upfits, and a new elevator. Once completed, the building will provide a healthy, safe, and welcoming environment for staff and clients, where they can receive the necessary services. In addition, the site is approximately .50-acres with enough space to improve access along Sunset Ridge Road and potentially convert a portion of the 32 parking spaces into exterior wellness or recreation space. The property location along Blue Ridge Road is provided below.



FD&C has conducted initial due diligence on the property, including an Environmental Assessment, a Geotechnical Study, and a preliminary zoning analysis. An appraisal supports the purchase price of \$1.8 million, and the building's estimated renovation construction costs are approximately \$1.65 million. A preliminary Project Cost Summary is attached to this item. Finally, Social Services Staff have toured the facility and confirmed that it is an ideal location for the delivery of services.

Attachments:

1. Property Flyer
2. Project Cost Summary