

Item Title: Lease Agreement for Space at Weatherbridge Center III, 111 James Jackson Avenue, Suite 201 Cary, NC 27613 for Wake County Human Services' – Women, Infant, and Children's (WIC) Services in Western Wake County

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to execute a 84 month lease for Weatherbridge Center III, 111 James Jackson Avenue, Suite 201 Cary, NC 27613 on behalf of Wake County, subject to terms and conditions acceptable to the County Attorney.

Item Summary:

WIC currently serves consumers in five County locations: HS Sunnybrook, HS Millbrook (Raleigh), Northern Regional Center (Wake Forest), Eastern Regional Center (Zebulon), and Southern Regional Center (Fuquay). To date, no Western WIC site exists to serve clients who reside in or around Cary, Morrisville, Apex, or Holly Springs.

A study was commissioned to:

1. Identify Western WIC population living in the Western Zone but receiving services at an existing site;
2. Develop space program needs and plan for WIC to accommodate staff and the public;
3. Apply lessons learned from the newly renovated WIC space in the HS Sunnybrook building; and
4. Locate a facility in proximity living in the Western Zone.

WIC clients served exceeded 3,600 cases in Western and West Central Regions of Wake County (see attachment 4), with the highest density occurring to the east and west of downtown Cary. This population has transitioned to this density over the past five years. Population density in the West now equals or exceeds WIC populations in the Northern, Eastern and Southern WIC experience. Based on this, Human Services will transition existing personnel from all service centers to the propose Western WIC.

The request for WIC services in the Western Region has been reviewed and is strongly supported by both the Wake County Human Services Board and the Wake County Human Services Western Regional Community Advisory Committee for the last two years.

Weatherbridge Center III is located within five minutes of Dorcas Ministries. Dorcas Ministries successfully provides a compatible but different suite of services for the same population. The consumer's ease of movement to Dorcas Ministries from Wake County WIC is significant to the selection of this property.

The selection team was made up of Wake County staff from Human Services, General Services Administration, Budget, and Facilities Design and Construction. This facility is recommended due to:

1. Good adjacency to Dorcus Mission (a community partner with compatible services);
2. In line with the budget and currently funded in the Human Services budget;
3. Most adequately met the space requirements;
4. Requires little renovation; and
5. Provides future co-location opportunities for HS workgroups currently located in Western Wake County.

Weatherbridge Center III building has 6,482 square feet and has a first year rental rate of \$16.50 per square foot, for an annual cost of \$106,953.00. The effective rental rate – the average rental rate over the term of the lease - is \$18.06 per square foot, for an annual cost of \$117,074.76.

The terms of the proposed lease amendment are as follows:

1. Commencement Date: On or about April, 2017
2. Term: **84** month term
3. Effective Rental Rate: **\$18.06** per square foot (over the term)
4. Full Service Lease, net janitorial
5. Escalation: **3%** annually, starting in year **2**
6. Landlord Concessions: Turnkey renovation
7. Right of First Refusal on additional space.

Attachments:

1. Proposed Rent Analysis
2. Location Map
3. Floor Plan
4. WIC Study