

Durham County Property 309 Crutchfield Street Lease Summary for Alliance Behavioral Health Care

PROPERTY OVERVIEW

The building consists of 26,280 square feet.

The property is located in close proximity to Durham Regional Hospital.

The County renovated the building in 2008 for \$2.8 million to address the operational needs for the clinic. These changes included major sprinkler, plumbing, mechanical and electrical work as well as minor exterior ADA access and utility upgrades. The project provided a secure intake area, multiple evaluation rooms and bedrooms in the client evaluation area. Several other updates to different areas were also included.

Alliance Behavioral Healthcare is conducting additional renovations in 2018-2019 to enhance overall efficiency and functionality of the building for the delivery of services to the community. The total cost for these renovations are approximately \$1.5 million.

PROGRAM / TENANT

The Mental Health Crisis Clinic was operated by Durham County before mental health services were spun off to form Alliance Behavioral Health Care in July 2012.

The clinic provides mental health crisis programs to individuals on a 24/7 basis.

The County retains responsibility for these services, which are provided through an agreement with Alliance. The property is leased to Alliance, who then subleases to the contractor who runs the mental health clinic.

LEASE TERMS / RENT

The Lease of 309 Crutchfield to Alliance was first approved for July 2012 through June 30, 2015, with a 3-year extension through 2018, which was extended for six months through December 31st.

The lease rent was previously calculated based on the actual building operational costs in the preceding year. In 2016, the lease terms were modified to shift most maintenance responsibilities to Alliance Behavioral Health and reducing the annual rental amount to \$1.00. The current annual lease rate remains \$1.00 in the most current lease agreement.

The lease allows the tenant to assign or sublet the property with the County's permission.

COUNTY (LANDLORD) RESPONSIBILITIES:

- Roof annual inspection and necessary repairs and maintenance
- Foundation maintenance and repair as needed
- Parking lot repairs, maintenance, restriping, and snow removal

TENANT RESPONSIBILITIES:

- Exterior walls, including pressure cleaning and painting on an as needed basis
- Floor tile, ceiling tile and carpet replacement as needed
- Electrical and plumbing maintenance

- Electronic security card access system, Intrusion system inspection
- Fire alarm and sprinkler testing, maintenance and monitoring
- Concrete walkways and pavement repairs
- Emergency Generator testing and maintenance
- Trash pick-up, including dumpster rental
- Landscaping weekly maintenance and enhancements
- Fence repairs
- Signage and sign changes required by code
- Interior painting
- Non-structural weather/storm issues including snow removal and ice treatment on sidewalks and walkways, limb clean-up, etc.
- Janitorial services, including floor tile, ceiling tiles and carpet cleaning
- False intrusion or fire alarm fines
- Pest control
- Locks, keys, cards or electronic security services
- Consumables (lamps, ballasts, fuses, gaskets)
- Repairs required due to deliberate destruction or vandalism
- Kitchen appliance maintenance and repair (Note: there is no obligation for the Tenant to use the kitchen for meals at the facility)
- Washer & dryer maintenance and repair
- HVAC service and maintenance
- Electrical Systems
- Backflow device maintenance, repairs and testing

ATTACHMENTS:

309 Crutchfield Lease Agreement