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2021 RES-205

**AUTHORIZING LEASE FOR BADGER ROAD
BEHAVIORAL HEALTH RESOURCE CENTER
DCDHS – ACS DIVISION**

Dane County Department of Human Services (DCDHS) Adult Community Services (ACS) Division has a need to add office space at 818 W. Badger Road, Suite 105 and Suite 106, Madison, WI. Additional office space is needed for the growing needs of the Behavioral Health Unit as well as the anticipated continued growth of the Behavioral Health Resource Center (BHRC). This site is shared by other DCDHS programs, such as Joining Forces for Families, Community Restorative Court, and Immigration Affairs, all of which occupy the second floor of this two-story building. This colocation will allow for shared resources such as technology, telephone, and janitorial services.

After launching the BHRC in November 2020, the number of contacts with the public continues to expand each month. The BHRC is designed to effectively and efficiently connect people with the behavioral health care they need. As a unit within DCDHS, Behavioral Health has continued to take on more initiatives to improve our community’s ability to meet its needs. DCDHS is working with a consultant to develop an implementation plan for the establishment of a Crisis Triage and Restoration Center. The department is also collaborating with the City of Madison to pilot a Crisis Response Team comprised of a Community Paramedic and a Crisis Worker. With additional programming, there is a need to develop what are currently very modest quality assurance activities within the department. The Board authorized additional positions in May 2021.

818 W Badger LLC has agreed to lease approximately 2,250 square feet of office space located at 818 W. Badger Road, Suites 105 and 106, Madison, WI for five (5) years. The two separate leases will both begin on November 18, 2021 and end on November 30, 2026 at a negotiated rental rate \$14.00 per square foot. Suite 105 is approximately 1,300 square feet where the rent is \$1516.67 per month or \$18,200.04 annually with a 3% increase each year thereafter. Suite 106 is approximately 950 square feet where the rent is \$1,108.33 per month or \$13,299.96 annually. The lease amounts are shown in the following schedule:

Begin Date	End Date	Suite 105		Suite 106	
		Annual Rent	Monthly Rent	Annual Rent	Monthly Rent
Nov. 18, 2021	Nov. 30, 2022	\$18,200.04	\$1,516.67	\$13,299.96	\$1,108.33
Dec. 1, 2022	Nov. 30, 2023	\$18,746.04	\$1,562.17	\$13,698.96	\$1,141.58
Dec. 1, 2023	Nov. 30, 2024	\$19,308.42	\$1,609.04	\$14,109.93	\$1,175.83
Dec. 1, 2024	Nov. 30, 2025	\$19,887.67	\$1,658.31	\$14,533.23	\$1,211.10
Dec. 1, 2025	Nov. 30, 2026	\$20,484.30	\$1,707.03	\$14,969.22	\$1,247.44

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The landlord shall be responsible for all utilities including electricity, heat and water; janitorial services are not included.

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40 **NOW, THEREFORE, BE IT RESOLVED** that Dane County enter into Leases with 818 28 W
41 Badger LLC under the terms summarized above; and

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43 **BE IT FURTHER RESOLVED** that the Dane County Executive and County Clerk are hereby
44 authorized to execute the above described Leases on behalf of Dane County.