

Artsplace Relocation Project West Main Street/ Ball & Socket Arts Property



The mission of the Cheshire Performing and Fine Arts (CPFA) Committee is to facilitate, encourage and promote arts activities in the Town of Cheshire and to provide opportunities for residents to participate in all areas of the fine and performing arts and thus build community through the arts.

Ball & Socket Arts is designed to be a local and regional gathering place, fostering discovery engagement and creativity through a broad range of creative arts programming.

Artsplace - A *Very* brief History

- **1987** - The Cheshire Performing Fine Arts Committee (CPFA) was formed with a mission to promote the arts in Cheshire. The committee was originally located at the old firehouse annex building on Maple Avenue and was named "Artsplace."
- **1991** - The CPFA Committee began offering art classes with an enrollment of fifty children. Enrollment steadily increased with teen and adult classes added due to high demand.
- **2001** - With an expanding program financial success, ArtsPlace was formalized as a Town Division under the oversight of the Parks and Recreation Department and was moved to the former VFW building.
- **2013** - Artsplace was moved under the direction of the Cheshire Public Library Department because of the synergy with the two departments. Many successful collaborations have since taken place for the benefit of Town residents
- Enrollment has increased to 250-300 students per week, with adults now the majority age group.
- Classes are taught by a staff of 20+ professional, award winning artists.



Artsplace Current Location

1220 Waterbury Rd.



workspaces

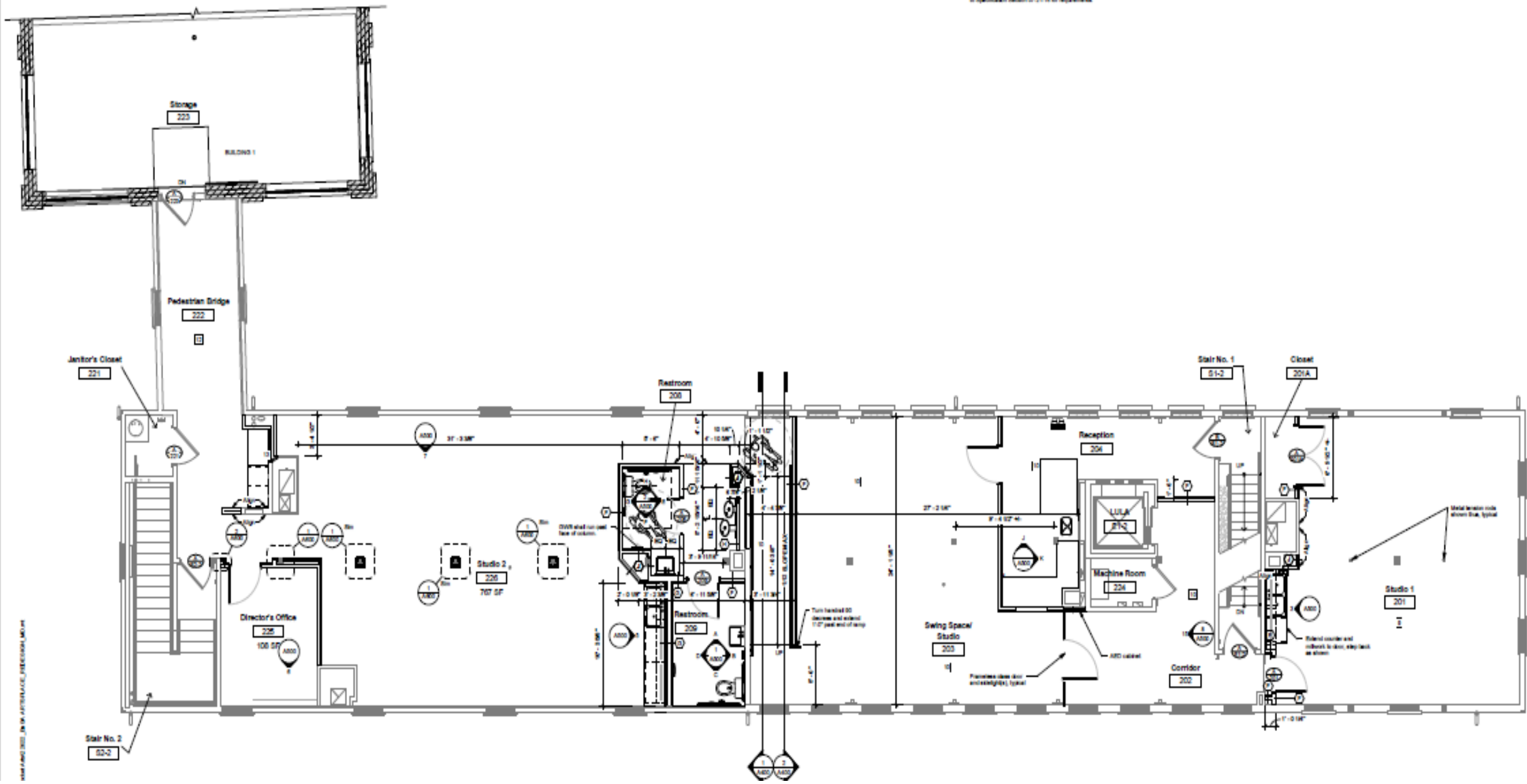




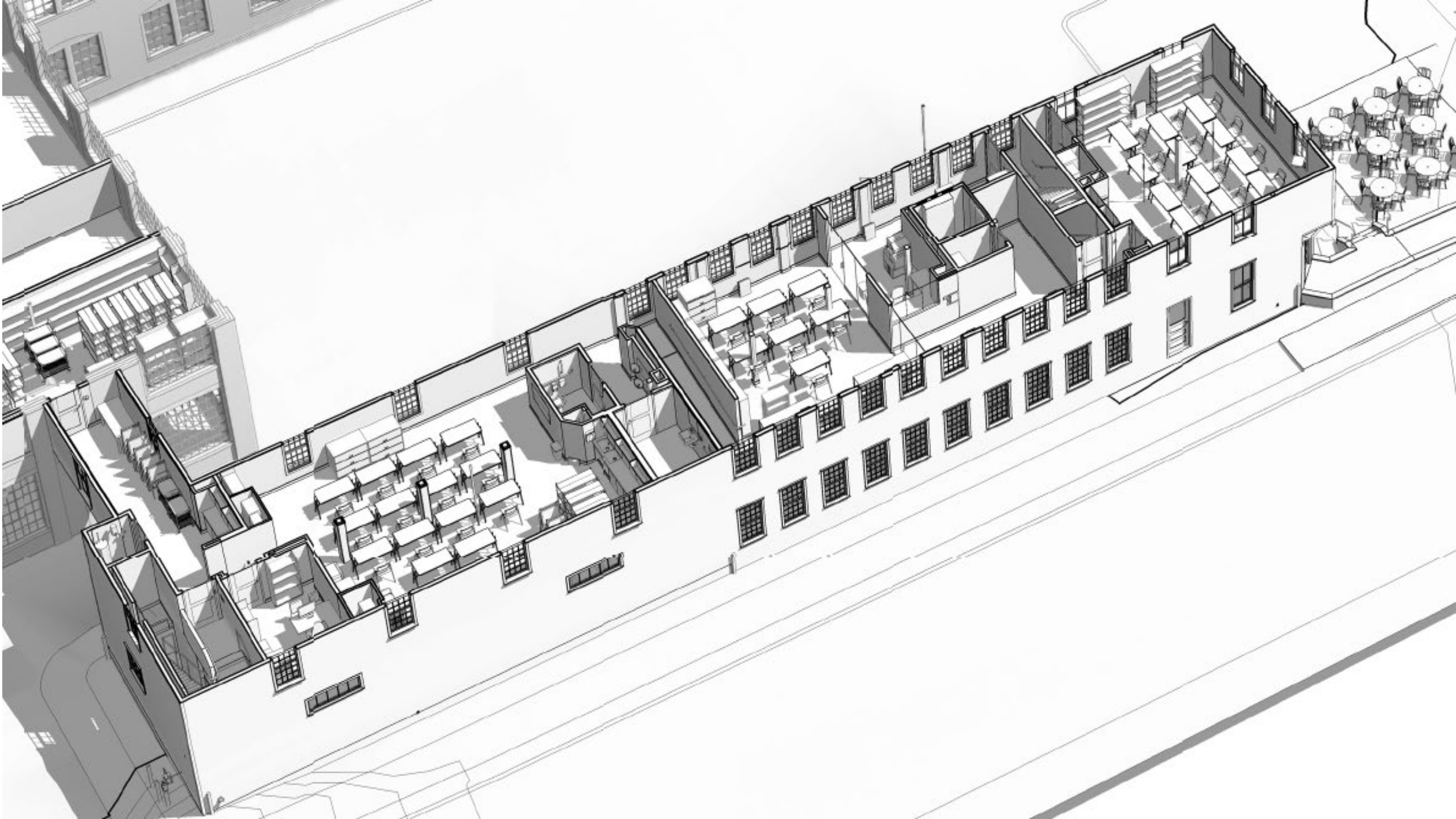




Check sheeting, include notes with detail sections, refer to Specification Section 07 21 16 for requirements.



MANAGED BY ARCHITECTURE, BOSTON, MA



1. Construction Budget

- Fit out budget not to exceed \$357,216 per architectural plans. Proposed utilization of available ARPA grant funding.
- Assumes 180 calendar day construction duration (estimated January move in date)
- 3,420 sqft. of program/office space plus 665 sqft. of storage space (across walkway to Building 1)
- Cost estimates based on non-prevailing wage – fit out costs paid to BaSA

2. Lease: Negotiated Terms

- 20 year term with one 10 year extension
- \$3,700 monthly rent, fixed for years 1-5
- CPI adjustment at year 5 for years 6 - 9, at year 9 for years 10 - 14, and year 14 for years 15 - 20
- Ability to renegotiate terms at year 20 for renewal of additional 10 years
- CAM fees (Common Area Maintenance fees) \$1,000 per month, reconciled in June to actual annual costs and adjusted per mutual agreement for the new fiscal year

