
Title: Lease of Space for Special Education Programming

The Board currently occupies space at 525 Brook Street in Rocky and Rocky Hill High School for their respective pathways and transition programs. With CREC moving into their new school next year the Pathways program needed to find a new space for the program. The transition program is projected to grow so any new space would need to be large enough to accommodate both programs.

Multiple properties have been looked at together by Board members and administration. It was determined that space located at 156 New Britain Avenue, Old Main Village in Rocky Hill would be best suited to occupy both of our programs with approximately a total of 3,000 square feet of space.

The lease is for a period of five years with an option for one additional five year period. It is a modified gross lease, meaning that it includes all operating expenses for the premises, common utility charges, repairs and maintenance (few exceptions), taxes and assessments, trash and snow removal, and landscaping. The annual rental figures include a build out cost of approximately \$57,000 spread over the five year lease and are as follows:

Year 1: \$70,800

Year 2: \$71,952

Year 3: \$73,188

Year 4: \$74,316

Year 5: \$75,540

Optional Five Year Period

Year 1: \$64,200

Year 2: \$65,484

Year 3: \$66,804

Year 4: \$68,136

Year 5: \$69,498