

CLAREMONT

MUSEUM OF ART

July 10, 2015

Mayor Corey Calaycay
207 Harvard Avenue
Claremont, California 91711

Dear Mayor Calaycay and Claremont City Council Members:

The Board of the Claremont Museum of Art (CMA) presents the enclosed proposal to the council for the re-adaptive use of the Claremont Depot as a small museum. This iconic building in the center of the Claremont Village was beautifully restored in 1990. Despite numerous efforts to find viable tenants, the Depot has remained unoccupied, except for a Transit Center. We propose that the Claremont Museum of Art would be an ideal tenant, showcasing the work of Claremont artists, past, present and future; elucidating the role of Claremont in the broader history of American art; and serving as a unique centerpiece for Claremont's growing arts community and increasing status as an art destination.

In May 2015, the CMA Board formed a Claremont Depot Advisory Committee to explore the viability of establishing a permanent location for the museum at the Claremont Depot, after successfully serving the community for six years as a "museum without walls." The committee consists of Sandra Baldonado, president of the CMA Board, William Baker, Marjorie Harth, Randall Lewis, Janet Myhre, Dr. Joe Unis, Mary Weis and Fritz Weis. The committee retained local architect John Bohn, AIA LEED AP, who has experience in museum architecture and is an architectural instructor at SCI-Arc in Los Angeles, to work with them in developing a vision for a possible museum in the Claremont Depot.

Based on the historic architectural drawings of the Depot and more recent drawings from its restoration, and after considerable research on site, John Bohn has developed some initial schematics and estimated costs for the necessary renovation and museum enhancements. John also consulted with the Chief Estimator and Project Manager of MATT Construction, a highly respected Los Angeles construction firm currently working on the Millikan and Andrews Science Buildings at Pomona College. It should be noted that the estimates below do not include the “soft” cost of permits, consultants, architect, required surveys, lawyers, internal accounting, public presentations, and other related expenses typical for projects of this size and type. In addition, existing building and site conditions have not been verified by a structural engineer, and specific program performance criteria are incomplete.

- I. **Basic Building Renovation:** \$1,000,000 - \$1,250,000 for hard construction costs.
Core and shell demolition and construction, mechanical, electrical, plumbing (MEP) and interior finishes.
 - A. Structure: \$300,000 approximately
 - B. Interior: \$300,000 approximately for demolition, new interior finished and MEP
 - C. Exterior Envelope: \$400,000 approximately for refinishing, glazing, insulation and waterproofing.

- II. **Museum Enhancements:** \$500,000 approximately for hard construction costs,
 - A. MEP, security, exterior envelope and interior finish upgrades to basic core and shell for “museum grade.”
 - B. Additional humidity control for highly vulnerable works of art would add approximately \$150,000.

We respectfully request that the mayor and council agree to lease the Depot to the Claremont Museum of Art, for an unspecified number of years, and, in addition, that the City agree to provide the necessary basic building renovation that will make the Depot habitable for any possible tenant. CMA would expect, and agree, to take on the cost of "museum enhancements," which would be funded through a major capital campaign. The CMA Board would initiate that effort as soon as a lease is approved and a commitment made by the city to undertake basic rehab of the facility.

Again, we thank you for the opportunity to present our proposal and look forward to discussing the particulars in more detail.

Sincerely,

A handwritten signature in black ink, reading "Sandra Baldonado". The signature is fluid and cursive, with the first name "Sandra" and last name "Baldonado" clearly legible.

Sandra Baldonado

President, Claremont Museum of Art









