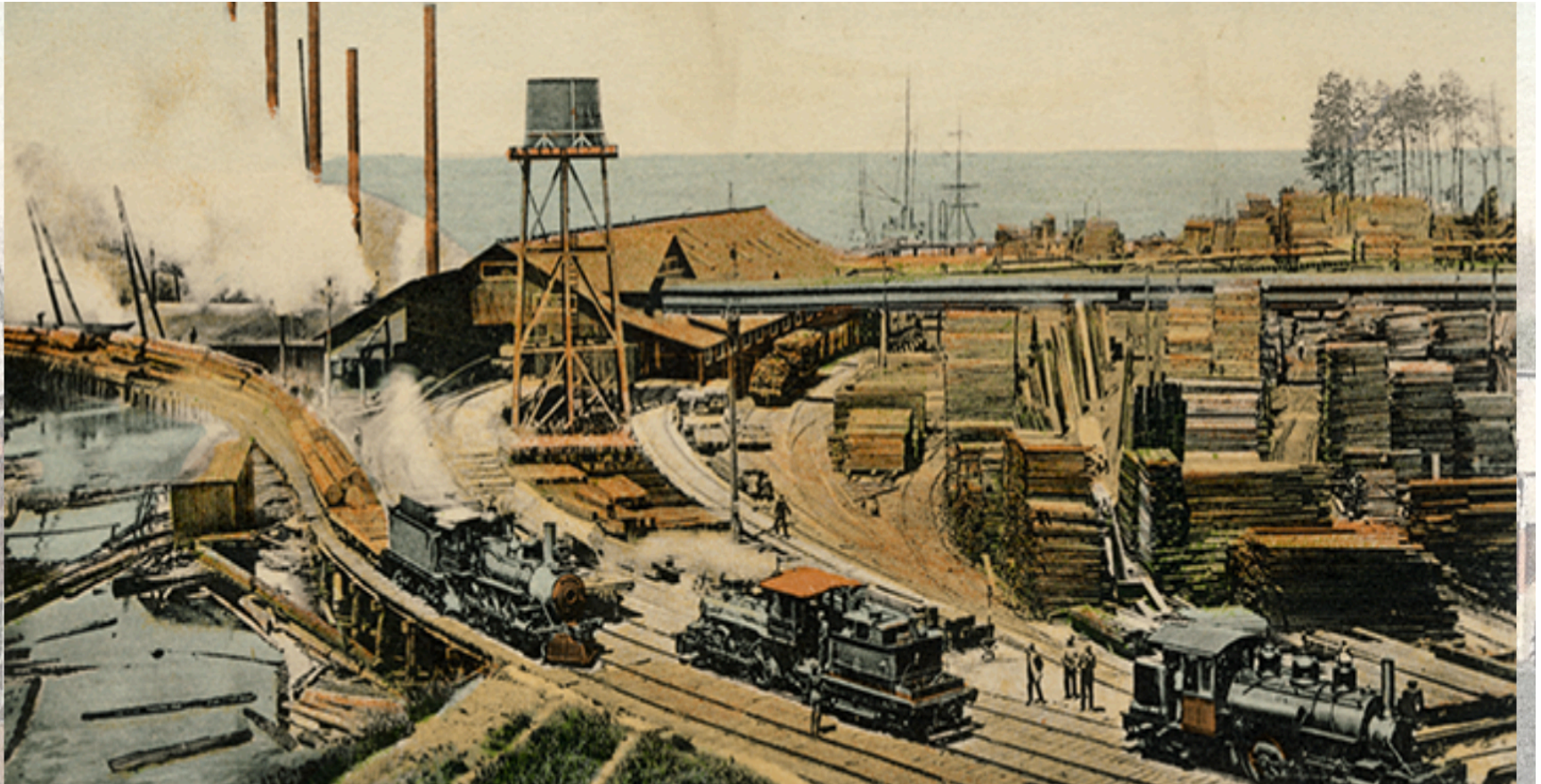


# Union Lumber Company

## 109 years of Fort Bragg History



# Dry Shed # 4



The Last Mill Site Building Standing



A block west of Skunk Train & Guest House,  
Dry Shed #4 is one city block long.



60,000 square feet



Old Growth Redwood Trusses  
provide long lasting structural support



# Local architect Debra Lennox suggested this treatment for The Industrial Arts Center



... with workspaces & Gallery inside.





# Leddy Maytum Stacy Architects

saw the Dry Shed like this



3	
LEDDY MAYTUM STACY ARCHITECTS STREET 2 CA 94920	PERSPECTIVE DRAWINGS
FT BRAGG INDUSTRIAL ARTS CENTER - FT BRAGG CA - SCHEMATIC DESIGN	

# Dry Shed Update June 20 2016

*with Marie Jones*

- Michael Butler Estimate in 2009:
  - Replace plywood on sides and ends of building
  - Foundation
  - Concrete slab
  - Total \$900,000 (18% inflation = \$1,162,000)
    - Concrete slab alone was almost \$500,000)
  - Without slab \$400,000 (18% inflation = \$472,000)
  - CDBG Grant \$ 1,750,000



# Leddy Maytum Pricing

## 1. Construction Phasing:

a) Phase 1A Base Scope: Includes Phase 1A scope area (Grid Line A-F) inside and outside building where indicated on Drawings, and some scope items outside the area designated Phase 1A, as indicated below:

- Improvements to all Phase 1&2 gutter, downspout and runnel systems shall be included in Phase 1A.
- Seismic improvements to entire building (Phase 1 & 2) shall be included in Phase 1A.
- New Mechanical & Electrical Rooms located at northeast corner of Phase 1B, including utility distribution to Phase 1A areas within building as required.
- Interior walls (and overhead load bearing ceilings) where shown on drawings - Phase 1A.
- All exterior swing type exit doors at Gridlines F&J.
- All exterior automated clerestory (high level) windows shown at Phase 1A & 1B.
- All roof skylights and exhaust fans shown at roof locations for Phase 1A & 1B.
- Upgrade of existing sprinkler system at high-bay ceiling area of Phase 1A and 1B, and interior sprinklers at Phase 1A.
- New concrete floor slab, including radiant tubing where designated at Phase 1A & 1B locations.
- 3-hour fire wall at Gridline L.

# Leddy Maytum Shell Cost Estimates

## PHASE 1A COMPONENT SUMMARY

Gross Area: 16,099 SF ---- \$/SF      \$x1,000

1. Foundations	1.94	31
2. Vertical Structure	8.20	132
3. Floor & Roof Structures	19.02	306
4. Exterior Cladding	33.52	540
5. Roofing, Waterproofing & Skylights	12.45	200

<b>Shell (1-5)</b>	<b>75.12</b>	<b>\$1,209</b>
--------------------	--------------	----------------



# CDBG

Community Development Block Grant program provides “over the counter grants” for economic development projects. Typical projects are funded at around \$2 million and the Dry Shed #4 project would be competitive because of the job retention and creation aspects to the project.\*

\*DRY SHED #4: INDUSTRIAL ARTS ON THE MILL SITE FEASIBILITY STUDY, prepared by Marie Jones, Community Development Department



# From DRY SHED #4: INDUSTRIAL ARTS ON THE MILL SITE FEASIBILITY STUDY



- Arts centers have led economic development and revitalization of downtowns and blighted areas in a number of cities. Perhaps the best known art center is the Torpedo Factory in Alexandria, Virginia, which is credited with revitalizing Alexandria's Potomac River waterfront by attracting approximately 700,000 visitors annually to visit 82 artists' studios and six cooperative galleries.
- An Industrial Arts Center could similarly benefit Fort Bragg's economy in a number of ways:
  - As an economic development and visitor attraction, it could bring tourist, revenues and jobs to the community;
  - As a signature project on the Mill Site, it should connect the new development to the Mill Site's history and the Central Business District;
  - By providing secure permanently affordable industrial art studios, it could help artists development their small businesses;
  - As a source of arts education and events for the community, it would enrich our community and culture;
  - It would also help the community achieve many Coastal General Plan and Mill Site reuse goals for the Central Business District.
  - In Fort Bragg, an industrial art center would create/stabilize an estimated 109 full-time equivalent permanent jobs, \$2.6 million in local sales, and \$82,298 in annual local tax revenues.

# Do It Yourself

If we got minimum grants to improve shell...

- Considering the existing building interior is constructed of asphalt, and is sloped slightly (less than 1%) from the north to south.
- We could allow woodworkers and other artists to build their own shop space.  
(This is how the Torpedo factory started)



# Other Uses

- Skunk Train
  - Serve as temporary Round House
  - Fits into future plans to build Railroad Hotel
  - Sees value of “Last Building on Historic Mill Site”
- Fairground
  - Paul Bunyan Days has expressed interest
- Farmers Market
- Indoor Sports Facilities
  - Mendocino Sports Foundation interested