



QUARTERLY NEWSLETTER



November 2023 Edition



OUR MISSION

Historic Fox Theatre Restorations was formed to restore the 1930's Historic Fox Theatre and after restoration, operate as a performing arts center. Some of the plans to update the theater space include extending the lobby, adding restrooms throughout the building, installing an elevator, creating a greenroom and dressing rooms in the basement, a stage extension, theatrical lighting and state-of-the-art sound and film equipment.

Board of Directors

Debbie Campbell, President

Joe Clark, Vice President

Erica Dyson, President Elect

Donna Olson, Secretary

Rebecca Towner, Treasurer

Karen Lawrence

Wendy Mitchell

Todd Rayan

Scott White, Founder

Like & Follow Centralia Fox Theatre on Facebook & Instagram for the latest on construction & restoration.



CONSTRUCTION NOW IN PROGRESS

Historic Fox Theatre Restorations has finalized an agreement with a general contractor from the local south sound region, CONSTRUCT, Inc. The \$500,000 in ARPA funding will be used for primary construction pieces such as weather sealing the building, exterior south wall, egress/ingress points, and other external construction components. The construction team has been hard at work over the last few months and it is starting to show! We are pleased to report updates for the following restoration milestones:

Exterior Work:

- Fire service line to the building is fully installed and connected to the fire sprinkler system
- Domestic water service line to the building is fully installed and ready to connect to the plumbing system within the building.
- Structural widening of the building footing on the south elevation to support the increased weight of the cast in place structural concrete walls that were poured previously is complete.
- Backfill of the foundation is complete and pouring back of the concrete curb and gutter at the water line connections is complete and the sidewalk replacement is also complete.
- The wood windows from the front of the building are in the refurbishing shop.
- Brick veneer masonry is being installed on the south elevation. They are up to approximately 12' above grade and that work will continue over the next several weeks.

Interior Work:

- Fire Alarm system is fully installed with conduit and about 75% of the wiring. We are working on framing out the fire sprinkler riser room so we can install the fire alarm panel and then complete the wiring and complete the system.
- Plumbing waste system in the basement level below the state is complete, and we poured back the concrete floors just yesterday. We can now work on framing the stairs, framing the remainder of the walls.
- Basement level above grade plumbing can now proceed, as well as the fire alarm wiring in that area.
- HVAC work is in progress



WELCOME CONSTRUCT, INC TO OUR RESTORATION TEAM!



Andrew Christensen,
Owner & Construction
Manager of
CONSTRUCT, Inc

We are pleased to welcome Andrew Christensen and his team at CONSTRUCT, Inc to the Historic Fox Theatre restoration project. CONSTRUCT, Inc has over 30 years' experience delivering quality projects in a wide range of sizes for both private and public entities. While the company provides services for new construction, the team specializes in remodel work which accounts for the vast majority of the company's projects. Andrew Christensen, President and Owner, explains, "We pride ourselves in the fact that the more messy and challenging a project is, the better chance we typically have of being successful in bidding it. A project that has a complex scope of work that is difficult to define in a set of drawings is right up our alley."

Andrew started working for CONSTRUCT, Inc. in 2001 in the summer after he graduated from high school, just a few weeks from turning 19. He worked as a laborer for that full year on a variety of different projects including remodels of schools and community college buildings in Thurston and Pierce Counties. He performed his first theatre remodel in 2010 for Curtis High School in University Place. CONSTRUCT, Inc had completed a couple of church remodels prior to that, so they already had a solid understanding of assembly/audience type spaces, sound and lighting systems, and stages. The project also involved retrofitting of the buildings with a fire sprinkler system and bringing a new fire service to the building.

Working on projects such as these has given the CONSTRUCT team a strong base of knowledge and experience to draw on when approaching a project like the Fox Theatre. The team has great working relationships with experts in the various fields of work that are needed for the historic nature of the building, technical expertise in theatre and assembly spaces, as well as a good working knowledge of conceptual costs and budgeting needed in those specific fields. Extensive experience in remodel of old buildings, both historically significant and just simply old buildings, makes CONSTRUCT, Inc uniquely qualified for taking on a project like the Fox Theatre renovation.

Voetberg Family Christmas



Corbet Theatre

600 Centralia College Blvd, Centralia

December 21st and 22nd @ 7pm | December 23rd @ 2pm

Tickets \$10 | Lap Sitters Free

Tickets sold at Fiddler's Coffee and voetbergchristmas.com

WHY I SUPPORT THE FOX



"We have been supporters of the Fox Theater renovation since Scott White sat in our living room and shared his vision. He envisioned the Fox open with acts from far and wide to entertain and inform the public. His vision also included a renewed downtown, with people coming for the shows and stopping into restaurants and shops along the way. We caught his vision and shared in his excitement.

That was 15 years ago and we have been supporters ever since. We view our donations as an investment in the City of Centralia.

We know that 15 years is a long time! Like others in our community, we have at times been discouraged by the slowness of this major project, and we began to wonder if it would ever be finished. BUT WE HAVEN'T GIVEN UP HOPE!

We are encouraged by the efforts of the board of directors in the past year. Although a great amount of work has been accomplished, it has mostly been interior work that can't be seen from the outside, but none the less progress is being made.

We look forward to spending many memorable evenings in the beautiful Fox Theater."

Snoopy and Alta Smith

JOIN US FOR A VOETBERG FAMILY CHRISTMAS

The Fox Board of Directors will be attending all three Voetberg Family concerts in December - please stop by our table and say hello! Not only is this a great opportunity to learn more about the progress of the Historic Fox Theatre Restoration, but this is a wonderful way to support our local talent! Please refer to the poster on the left for dates, times, and ticketing information.

THANK YOU

FOX THEATRE MEMBERS AND DONORS

The Historic Fox Theatre Board of Directors has worked tirelessly over a number of years to make the dream of restoring the 1930's Historic Fox Theatre a reality. We have made significant progress in the last 12 months to ensure we have the primary building systems in place and operating; this will ensure as we head into the winter months that the building is weather tight. The Board has applied for and received \$500,000 dollars in COVID relief funds from Lewis County, is in the process of finalizing a grant agreement in the amount of \$482,000 from the Washington State Historical Society, and has applied for \$500,000 in grant funding from the Murdock Charitable Trust. We are also working on obtaining nearly \$1,000,000 in Historic Tax Credits that could push the restoration even closer to the finish line.

We anticipate applying for a "Certificate of Occupancy" in 2024 and will be using the theatre over the next 18 months for upcoming promotional events. It is critical to our success that we demonstrate our commitment to the Lewis County community, and that we complete this project on time and on budget.

Historic theaters are proven community revitalizers and economic drivers. Not only do they generate an impact for every dollar spent on tickets, but they also catalyze other business development, create jobs, and improve the local quality of life. Restoring a historic theater is no small undertaking. According to the National Trust for Historic Preservation, the average historic theater project costs between \$5 and \$30 million, opens in 5 to 10 years from inception, and requires dozens of consultants. From 2012 through 2022, the Historic Fox Theatre restoration project has accumulated \$3,171,746 in expenditures and has survived delays due to the COVID-19 pandemic.

The project is now in the final stages of restoration and needs our community's continued financial support. When completed, the Historic Fox will operate as a performing arts center; the theatre will be a cultural gem and economic centerpiece for Centralia, Lewis County, and SW Washington.

There are multiple opportunities for you to support the Theatre:

- **Make a one-time donation on our website, mail a check, or set up bill pay through your bank (tax deductible).**
- **Purchase a seat for \$1,000 (tax deductible). You will receive a permanent donation plaque on your seat in the name of your choice.**
- **Become a member! We have membership levels available at \$30 for Seniors, \$40 for Individuals under 62, and \$75 for a family membership.**

Thank you so much for your continued support, especially during this critical time as we work to get the Fox project completed. We could not have made it through this past year without you!

Historic Fox Theatre Restorations
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