

Piedras Blancas Light Station Association
Minutes
Rabobank Conference Room - Cambria, CA
March 27, 2019

Board Members in attendance: David Cooper, Jim Harris, John Brass, Gary O'Neill, Zale Schuster
Board Members absent: Tim Postiff, Harry Thorpe
Others present: Ryan Cooper (BLM), Holly Gant (PBLSA)

David Cooper called the meeting to order at 6:12 pm

Announcements:

Since the February meeting, Harry re-certified the PBLSA bylaws dated 3/9/19. From here on out we will refer to them as the restated bylaws of 2019. Ryan said BLM limits employees' eligibility as board members.

Approval of the Agenda:

Agenda was approved with consensus.

Reports:

1. Secretary Report – *M/S/P Minutes February 27, 2019, approved.*
2. Financial Status and Treasurer's Report - See report.
3. Gift Shop Report- See report.
4. BLM Update- See report. Re: Meet the Scientists day board agrees to pay up to \$500 for food.
5. Fog Signal Building Restoration– No report.
6. Tower Report - See report.
7. Power Line Report – See report.
8. Fresnel Lens Update – Zale will coordinate a one-day cleaning for May with the lens cleaning committee.
9. Capital Campaign - See report. Motion to approve up to \$800 for 3 hour workshop. Holly will coordinate a date ASAP for the workshop.

Old Business:

None

New Business:

None

Discussion Items:

FSB Finish Work- John voiced concerns of \$9,100 increase in SOW. David and Ryan commented that the bid is 10 months old and Dan had originally bid too low based on a more detailed SOW. David said Dan has always done good work and is trustworthy and it would be difficult to find someone comparable. The 27% discount is generous and reasonable. *M/S/P approved to accept revised Wellsona estimate for Phase 4 FSB Finish Work dated 3/20/19 for increase in estimate of \$11,450.*

Strategic Planning/Events- Ryan needs a group to meet about special event parameters (what we'll allow, maximum capacity at an event, etc.).

Meeting adjourned at 7:43 pm.

Minutes recorded by Holly Gant

Appendix 1: Treasurer's Report 3/27/19 – Harry Thorpe

TREASURER'S REPORT for February 2019

1. **OPERATIONS INCOME:** Last Month: \$3,205.50 YTD: \$4,311.50
PROFIT: Last Month: <\$207.07> YTD: <\$169.88>
TOWER RESTORATION FUND BALANCE: \$6,538
BLM SUPPORT EXPENSE: Last Month: None YTD: \$94,025.00
BALANCES: PP Bank: \$10,488.83 ASAP: \$57,074.00

2. INVESTMENT BALANCE – FIDELITY INVESTMENTS

<i>Month</i>	<i>Beg Bal</i>	<i>Market Chg</i>	<i>Div/Int</i>	<i>Deposit</i>	<i>W/D</i>	<i>Ending Bal</i>
Feb 2019	531,655.56	7,010.18	934.77	--	--	539,600.51
Jan 2019	512,382.27	18,368.59	904.70	--	--	531,655.56
Dec 2018	526,251.30	<15,884.76>	2,015.73	--	--	512,382.27

3. OTHER:

- Reviewed January/February transactions – made adjustments.
- Finalized Annual Directors' Report.
- Requested Wellsona to update their proposal for FSB finishing Phase 4.

Harry M. Thorpe, Jr.

Appendix 2: Gift Shop Report 3/27/19 – Holly Gant

NET SALES

*Shaded month indicates lower sales than that same month last year

	Jan	Feb	Mar	Apr	May	Jun
2011	884	1,009	1,354	2,517	1,435	2,216
2012	862	922	1,497	1,812	1,366	2,121
2013	1,848	1,270	1,931	2,849	2,208	3,407
2014	1,853	3,263	3,072	2,447	2,186	2,697
2015	2,873	2,278	2,512	2,604	2,783	3,628
2016	1,798	2,609	2,830	1,988	2,142	2,586
2017	2,196	1,461	2,678	3,909	2,864	3,350
2018	3,077	3,094	3,104	3,316	3,133	3,707
2019	1,015	1,605				

	Jul	Aug	Sep	Oct	Nov	Dec
2011	3,481	2,973	1,733	1,445	1,158	1,837
2012	3,718	3,725	1,951	2,653	1,207	1,344
2013	4,351	4,121	2,314	2,048	1,872	1,965
2014	3,838	4,283	3,045	2,528	1,412	1,635
2015	4,862	4,356	2,609	3,216	2,258	2,157
2016	4,861	3,410	2,716	2,647	1,930	2,103
2017	4,666	3,701	2,218	3,022	2,793	3,491
2018	6,225	4,157	3,383	2,552	1,597	1,730
2019						

	TOTAL	Jan - Jun
2011	\$ 22,042	\$ 9,415
2012	\$ 23,178	\$ 8,580
2013	\$ 30,184	\$13,513
2014	\$ 32,259	\$15,518
2015	\$ 36,136	\$16,678
2016	\$ 31,620	\$13,953
2017	\$ 36,349	\$16,458
2018	\$39,075	\$19,431
2019		

*government shutdown effected Dec 2018 and Jan 2019

Appendix 3: BLM Update 3/27/19 - Ryan Cooper

Past Events

Projects

Fog Signal Bldg. (FSB):

Dan Murphy and I talked last week. We are in agreement on everything except the lighting. I was going to look for an interior designer or someone who has expertise in lighting a space like this.

Re-roof the Coast Guard Units:

Repairs are going to be done on Thursday, but we are still looking for a contractor to replace the entire roof.

Lens:

Art and I met with State Parks. They want to help out, but were not convinced it would really work at the Castle Visitor Center. Art and I will get together and figure out the next steps.

Power line underground:

We had a productive meeting with BLM and State Parks staff. Everyone seemed to be very positive about the project, but there are many hoops to jump through; getting an official easement, Coastal Commission permits, Archeological surveys, and permission from Caltrans just for starters. If PG&E is serious about their one-year timeline we will probably not make it.

Special Event:

April 28 Meet the Scientists
October 5 Harmony Cellars Event
Last Wednesday of June/July/August Hike in tours

Educational Outreach:

March 29 Winifred Pifer (re-schedule Weather)
March 27 Vineyard Elem. (re-schedule Shutdown)
April 3, 5 Vineyard Elem. (re-schedule Shutdown)
April 26 Baywood Elementary

Tour Numbers

Month	2014	2015	2016	2017	2018	2019
October	637	605	516	500	506	441
November	622	503	474	357	523	433
December	404	464	426	273	829	240
January	661	731	623	266	608	0
February	573	570	572	284	780	318
March	696	754	560	502	662	394*
April	663	616	581	666	684	
May	432	629	352	572	362	
June	658	916	521	787	732	
July	1178	990	850	1125	1169	
August	985	809	693	836	1001	
September	601	481	442	437	591	
Total	8110	8068	6610	6605	8447	

*partial month

Appendix 4: Tower Update 3/27/19 – Jim Harris

A meeting was held at Shoreline Engineering on Wednesday March 20, 2019 to discuss the plans for the tower project over the next few months. As reported last time, Bruce is finishing up another project and then expects to devote his attention to the tower. The design for the stabilization of the tower now has three components which are somewhat separable (this assumption requires more study): refurbishment of the tower openings (windows and door), stabilization of the tower, and replacement of the top three levels. The stabilization of the tower now consists of construction of stabilizing columns within the brick and mortar (similar to a covered pilaster) using a threaded rod for the stabilizing agent, and an additional refinement consisting of the addition of at least two girdles around the tower. The next major milestone in the tower restoration design work is the preparation of a preliminary design document by Bruce that will be used for a review of the design approach (the equivalent of the concept of the charrette discussed after the visit in November 2018 with Architectural Resources Group (ARG)). A tentative schedule is to start the preparation of the design document in April, and concurrently work with ARG to determine a date for the preliminary design review event to be held in the next few months. The intent is to work with ARG to organize the design review at a venue in San Luis Obispo, with the light station being the initial choice for the location. The event may require some resources from the PBLSA in order to support the involvement of ARG. With the support of the PBLSA board for preparation of this design review, an estimate for the expected cost can be obtained and made available to the board at its next meeting in April.

Appendix 5: Power Lines Report 3/27/19 – Jim Harris

To briefly review the status of the project, PG&E mailed an electric agreement to Ryan Cooper dated 2/15/19 for their cost estimate of \$117,731.31 to place the electrical supply to the site underground, and subsequently MGE Underground mailed their proposal cost of \$136,078.00 to perform the horizontal drilling and complementary work to connect the electrical supply from the east side of highway 1 to the existing electrical distribution panel. PG&E requires a response within 90 days and requires full payment before they start construction. MGE Underground has a proposal response of 30 days, and they will bill monthly for work accomplished with payment due within 30 days of invoice. In discussions with Chris Burtness of MGE Underground, I am led to believe that they will keep their bid open as long as PG&E consider the project open.

Ryan Cooper held a conference call on Monday, March 25, 2019, with representatives of BLM and of California State Parks to determine the list of permits and documents that are a prerequisite to initiating construction. As a participant in that conference call, it appeared to me that there are three major items that need to be addressed: establishment of an easement from California State Parks for the power line/access road to BLM, archeological and biological surveys at the site of the project, and combined environmental impact assessment (NEPA and CEQA) document preparation. There is no expectation that these major items will be completed before the next six months, and, in fact, could take years to completely address. In addition, because of the use of contract effort, there may be additional costs involved to address these issues. The representatives were going to review their requirements and get back to Ryan with their thoughts on the next steps and any costs involved. Nevertheless, all parties appeared to be supportive of the project.

From the PBLSA perspective it is clear that we will have time to continue seeking funding for the work. A grant proposal for \$253K was submitted on 2/28/19 to the Robert J. Schumann Foundation, with notification expected in August. A letter of intent was submitted to the Lazar Foundation, and while the project was deemed worthy, it was considered outside the scope of interest for this year's consideration. Other proposals are being prepared, including to the Miossi Foundation and Patagonia.

Brian French continues his sustainability study for supplying the light station with electrical power with a microgrid controller with battery storage using inputs of solar, motor generator, and grid power with output of electrical power to the light station. For future reference, the estimated cost of a microgrid system which is independent of the grid is over \$400K with about half that cost due to batteries – if battery technology cost decreases significantly in the next few years, then this system will be cost competitive with the undergrounding the power lines project. We will continue to consider the microgrid controller system as an option.

Appendix 6: Capital Campaign: Grants Report 3/27/19 – Jim Harris/Holly Gant

A proposal for a grant of \$253K to cover the costs of PG&E and MGE Underground for undergrounding the power lines project was submitted on February 28, 2019, to the Robert J. Schumann Foundation; notification of the results of this proposal is not expected until August. A letter of intent was submitted to the Lazar Foundation to support the cost of undergrounding the power lines this past month, and we received a reply that while our project was worthy, the goals of the Lazar Foundation for funding for this year could not support our request. Grant proposals are being prepared for the Miossi Foundation and Patagonia for the power lines undergrounding project, with others being considered.

Directly after the photo-op with Len Smolburd of the Community Foundation of San Luis Obispo publicizing their grant of \$2500 to the PBLSA for initiating a capital campaign to raise funds for the restoration of the Piedras Blancas Light Station, Holly Gant, Harry Thorpe, and Jim Harris briefly met to plan the next steps; David Cooper was not able to attend the meeting but he is a member of the committee (other board members are invited to join also). We outlined some steps to initiate the planning for the capital campaign and assigned tasks. We are looking to other non-profits who have had successful fund raising campaigns for directions to follow. The committee is getting commitments from experts in funding campaigns to review our capital campaign planning document. The committee also is developing a list of potential donors to initiate the campaign.

The Capital Campaigns 101 planning with SPOKES consultant Michael Simkins costs will be:

Deliverable: 3-hour workshop, "Capital Campaigns 101"

Fee: \$675 (Includes preparation, travel time, and delivery of the workshop)

Incidentals: In addition, there will be reimbursement for mileage to and from workshop site (estimated at \$34) and for any supplies and duplication costs for materials consumed at the workshop (if not provided by the client).

The following are dates in April currently open on Michael's calendar, 9 AM to 5 PM except as noted:

17 (morning)

18 (afternoon)

20, 22, 23, 24, 25, 26.

Appendix 7: FSB Finish Work – David Cooper

FOG SIGNAL BUILDING PHASE 4 COST BREAK DOWN SUBMITTED BY WELLSONA IRON AND ENGINEERING

QUOTED:

1. REPOINT EXTERIOR OF WEST FACING WALL, AS NEEDED TO FILL AREAS OF LOST MORTAR, THE EXISTING MORTAR WILL NOT BE REMOVED, A SPONG TROWEL WILL BE USED TO APPLY MORTAR TO THE LOW AREAS AS NEEDED.
PRESSURE WASH THE EXTERIOR OF THE BUILDING AND APPLY 1 COAT OF PS105 SILANE WATER REPELANT SEALANT, (SILICON BASED SEALANT), THIS MATERIAL WILL NOT YELLOW OR CHANGE THE APPEARANCE OF THE BUILDING.

COST FOR ITEM 1 IS \$9100

BREAK DOWN:

BASE WAGE RATE SET BY DEPARTMENT OF INDUSTRIAL RELATIONS,
SAN LUIS OBISPO COUNTY 2019

<https://www.dir.ca.gov/Public-Works/Prevailing-Wage.html>

BRICKLAYER, REPOINT \$55/HR

INDUSTRIAL PAINTER \$45/HR

STATE DISABILITY, WORKMANS COMP: 35% INCREASE IN BASE RATE

55X 1.35= 74

45X 1.35= 65

AVERAGING THESE GIVES: \$ 69.50/HR. SINCE BOTH TRADES ARE SPLIT 50/50

PER DIEM \$125/DAY, PIEDRAS BLANCA IS A REMOTE LOCATION

PROJECT WILL TAKE 6 DAYS X 2 MEN= 12 MAN DAYS

\$125 X 12= \$1500

1 DAY MOB/DEMOB

1 DAY PRES. WASH

2 DAY REPOINT

1 DAY MASK AS NEEDED

1 DAY APPLY SEALANT

LABOR: 12 DAYS X 69.50 X 8HRS= \$6672

LIFT RENTAL (1 WEEK) \$1100

DELIVERY AND PICK UP ON LIFT \$1000

SEALER, MORTAR MIX, CONSUMABLES \$1200

RENTAL ON MORTAR MIXER \$477

PROJECT COST ONLY: \$11949

PROJECT MARKUP AT 20%, (1.2 X 11949= SELL PRICE OF : **\$14338**)

I DIDN'T ADD IN THE COST OF A SITE SUPRINTENDANT OR ANY CONTINGENCY

COST BREAK DOWN:

BASE WAGE RATE SET BY DEPARTMENT OF INDUSTRIAL RELATIONS,
SAN LUIS OBISPO COUNTY 2019

MASON FINISHER \$45/HR
STATE DISABILITY, WORKMANS COMP: 35% INCREASE IN BASE RATE
45X 1.35= 65

PER DIEM \$125/DAY, PIEDRAS BLANCA IS A REMOTE LOCATION
PROJECT WILL TAKE 6 DAYS X 2 MEN= 14MAN DAYS

\$125 X 12=	\$1500
1 DAY MOB/DEMOB	
2 CHIP, CUT DEMO CONCRETE	
2 DAY GRIND AS NEEDED	
2 DAY FORM AND FILL (CRACKS)	
2 DAY CLEAN PREP FOR FLOOR PAINTING	
2 DAY APPLY FLOOR COATING	
1 DAY PICKUP	
LABOR: 12 DAYS X 65. X 8HRS=	\$6245
CONCRETE, FILLER, SPECIALTY COMPOUNDS	\$1200
100% SOLIDS EPOXY FLOOR COATING	\$800
RENTAL ON CONCRETE GRINDER	
2 DAYS	\$440
DELIVERY AND RETURN	\$1000
RENTAL ON AIRCOMPRESSOR 1 WEEK	\$477
FUEL FOR COMPRESSOR \$50	\$50
RENTAL ON JACK HAMMER	\$185
HOSES	\$100
DISPOSAL ON CONCRETE	\$200

PROJECT COST ONLY: \$12197

PROJECT MARKUP AT AT 20%, (1.2 X 12197= SELL PRICE OF : **\$14636**)

I DIDN'T ADD IN THE COST OF A SITE SUPRINTENDANT