

Piedras Blancas Light Station Association
Minutes
Rabobank - Cambria, CA
March 28, 2018

Board Members in attendance: David Cooper (Chair), Tim Postiff (Vice Chair), Jim Harris, John Brass, Gary O'Neill, Zale Schuster

Board Members absent: Harry Thorpe (Treasurer)

Others present: Ryan Cooper (BLM), Holly Gant (PBLSA), Linda Kristenson, Tom Kennedy

Tim Postiff called the meeting to order at 6:05 pm

Announcements: None.

Approval of the Agenda: Agenda was approved with consensus.

Reports:

1. Secretary Report- *M/S/P Secretary's Report Minutes of January 24, 2018, approved.*
2. Financial Status and Treasurer's Report - See report. Harry asked the board how they want to handle investment income and donations for the tower in the future. He excluded them in the treasurer's report for now so they don't skew the profit from the operations figures.
3. Gift Shop Report- See report.
4. BLM Update- See report. Harry requested to raise the Fidelity funding amount from 68K to 80K to cover the increased costs of FSB. PBLSA committed to fund phase 1, but Phases 2 and 3 were supposed to be funded via the co-op agreement. Ryan stated it may be harder to fund it in the required timeframe through the co-op agreement due to a new lengthier BLM approval process, but that he expects no problem with the funding itself. Anything over 50K may have to have a more extensive approval by the state office; over 100K may have to be reviewed by the DC office. That could be as long as a 3-month review if going through DC office. Harry explained that in the past a form (SF424,424A) was required to approve transfer of funds to cover projects. The approved money sits in an account until it's requested for a specific project (via an SF270). We will need about 145K to advance payments of phase 2 and 3 to Dan until we can be reimbursed by BLM. Ryan hopes to clarify all this as soon as possible. *M/S/P Board approved to use investment account for \$80,000 as a payment to complete phase 1. M/S/P Board approved potential use of association money of \$141,000 for phases 2 and 3 pending BLM reimbursement.*
5. Fog Signal Building Restoration- See report and notes under BLM report.
6. Tower Update- See report.
7. Power Lines Report- See report.
8. Lens Report- Jim Woodward will tentatively be here in the second half of March for a lecture and an evaluation of the PBLS lens and the Point San Luis lens. Zale and Ryan met with members of the Lions Club regarding plans for the lens and planning for Jim's visit.

Old Business:

1. FSB Engine- FSB engine update: Gary still communicating with the owner of the engine. Harry suggested making a life-size photo of the engine for display in the FSB.

New Business:

1. Formation of capital campaign. John Brass got an estimate from a consulting agency that would organize a capital campaign for \$50,000. For now, Jim and Holly will focus their efforts on FSB completion and updating the Hind Foundation on our progress.

Discussion Items:

None

Board meeting adjourned at 7:42 pm

Appendix 1: Treasurer's Report 3/28/18 – Harry Thorpe

TREASURER'S REPORT for February 2018

1. OPERATIONS INCOME: Last Month: \$4,535.50 YTD: \$8,515.50
PROFIT: Last Month: <\$869.66>* YTD: <\$807.40>**

TOWER RESTORATION FUND BALANCE: \$1,500

BLM SUPPORT EXPENSE: Last Month: \$938.54 YTD: \$938.54
BALANCES: H. O. Bank: \$8,010.53 ASAP: \$37,844.00

*Software: \$902, Payroll: \$1,543.32

**FSB Restoration: \$2,800 excluded

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 2018	627,024.18	<14,334.62>	940.57	--	--	613,730.13
Jan 2018	620,434.09	5,573.79	916.30	--	--	627,024.18
Dec 2017	629,899.06	3,686.53	1,848.50	--	<15,000>	620,434.09

3. OTHER:

- Reviewed Jan/Feb transactions – made adjustments.
- Set up agreement with ACE for intern support.
- Set up new account for Tower Restoration funds.
- Executed new signature card for Pacific Premier Bank.
- Redefined accounting for BLM giveaways.
- Submitted SF 270 for ongoing maintenance/visitor services.
- Continued monitoring of FSB progress – see status report.

Harry M. Thorpe, Jr.

Appendix 2: Gift Shop Report 3/28/18– Holly Gant

NET SALES

	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				

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

	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						

	TOTAL	Jan - June
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		

✓ Saturday, February 17th Birthday net sales = \$1,405
(compared to \$150-\$350 the other Saturdays this month)

Appendix 3: BLM Update 3/28/18 – Ryan Cooper

Past Events

Projects

Communication Tower:

Move deadline is March 2018. There may a short delay due to CHP having issues contracting a crane to remove the lid. It may be mid-April before we go live.

Fog Signal Bldg. (FSB):

Everyone is up to date on the progress of the FSB. Dan is working hard and doing great work.

Special Event:

April 4th	Jim Woodward Presentation
April 10 th	Mikes last tour
April 14th	Sunset / Whale Watch Tour
April 29 th	Meet the Scientists Day
Hike in Tours	June 27, July 25, August 29 (Last Wednesday of the month)
August 25 th	Discovery Fair
September 1	Pinedorado
September 22	Pacific Coast Wine Trail Event

Educational Outreach:

Baywood	April 6 th
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Coop Agreement

There have been many changes on the BLM side of the agreement. We have submitted the paperwork for the new modification for the FSB. They say 1-3 months for processing. All modifications have to go back to Washington for the Secretary of the interior to approve.

Whale Team

They have arrived and have settled into unit D. The Drone team will arrive in April.

Tour Numbers

Month	2014	2015	2016	2017	2018
October	637	605	516	500	506
November	622	503	474	357	481
December	404	464	426	273	829
January	661	731	623	266	396
February	573	570	572	284	591
March	696	754	560	502	179*
April	663	616	581	666	
May	432	629	352	572	
June	658	916	521	787	
July	1178	990	850	1125	
August	985	809	693	836	
September	601	481	442	437	
Total	8110	8068	6610	6605	

*Partial month

PRELIMINARY PROPOSAL FOR THE STRUCTURAL STABILIZATION
OF THE FOG SIGNAL BUILDING AS DESIGNED
BY SHORELINE ENGINEERING
SUBMITTED BY:
WELLSONA IRON AND ENGINEERING
5905 MONTEREY ROAD, PASO ROBLES, CA
REVISED 08/07/2017 TO COMPLY WITH REVISED PLANS/SPECS
REVISED 3/26/2018 REMOVE GUTTERS AND ADD PIPE REMOVAL AND INCLUSION OF
ADDITIONAL WORK PROPOSAL DATED 2/05/2018 FOR THE REPAIR OF THE RUST JACKING
BELOW EACH TRUSS

PHASE 1: BRICK AND MORTAR REPAIR

\$ 69,000

DEDUCTIVE ALTERNATE FOR STICHING: (-\$10,000)

ADDITIVE FOR REMOVAL/REPAIR OF (7) PIPES IN WALLS: (+\$2200)

ADDITIVE FOR THE ADDITIONAL WORK TO REPAIR THE RUST JACKING
BELOW TRUSSES AT (8) LOCATIONS: (+21,400).

INCLUDED: SHORING OF TRUSSES, SCAFFOLDING, SELECTIVE REMOVAL OF ROOF, ALL
CONSTRUCTION AS NEEDED TO COMPLETE THE REPAIR OF BRICK WORK PER
DRAWINGS**. MATCHING OF THE NEW BRICKS (interior above doorway arch) IS TO BE
APPROVED PRIOR TO AWARD OF CONTRACT AND BEGINNING OF CONSTRUCTION.

PHASE 1 SUMMARY:

\$69,000.00-(STICHING\$10,000.00)+(PIPES\$2200.00)+(RUSTJACK\$21400.00)=\$82600.00

SCHEDULE: 2 MO OF ONSITE CONSTRUCTION WILL BE REQUIRED.

THIS PRICE IS BASED ON THE ASSUMPTION THAT THE EXISTING BRICK, AND COATING IS
NON HAZARDOUSE. IF IT IS DETERMINED THAT THE BRICK IS COATED WITH A
HAZARDOUSE MATERIAL IE: LEAD PAINT. OUR PRICE FOR THIS WORK IS TO BE
WITHDRAWN.

PHASE 2: ROOF REPLACEMENT AND GUTTERS

\$98,385-(ELIMINATE COPPER GUTTERS/DOWNSPOUTS \$4673.00)= \$93712.00

SCHEDULE: 3 MO OF ONSITE CONSTRUCTION WILL BE REQUIRED

PRELIMINARY PROPOSAL FOR THE STRUCTURAL STABILIZATION
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SUBMITTED BY:
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Appendix 5: Tower Report 3/28/18 – Jim Harris

Bruce Elster continues his rehabilitation after his unfortunate accident; he continues to obtain medical care once a week at the Fresno burn center. His prognosis is good, and in fact, he plans to visit the FSB on Tuesday 3/27/18. He did meet with Professor Cole McDaniel, and the exciting news is that a new paper on their work on the tower and the next steps in the restoration process has been accepted at a conference in Greece this Summer (more information on this to follow). I shared with Bruce my estimates for the remaining restoration costs for the tower, and while he will not make his estimates until the end of this phase of the tower study is complete, he indicated that my estimates probably are in the “ballpark”. (It is noted that the Pigeon Point Lighthouse website states that their restoration cost estimate for the tower is \$11M). Bruce is optimistic that he will be able to clear his desk of the work that has built up during his period of recovery and return his attention to the tower study.

Appendix 6: Power Lines Report 3/28/18- Jim Harris

Continuing our saga on developing plans to put our utilities underground, we have an application for service (#114248969) for meter number KZG10070729130310 or 1007072913 (no word on which one is correct) filed with PG&E, and Bob Burke is our PG&E contact person. Bob was somewhat encouraging in an email that we might qualify for a Rule 20B for the project (cost shared by all parties to be negotiated). As stated before, I believe that we could get a grant to cover any of the PBLSA cost of the project funding. The project now needs the commitment of the PBLSA for the funding, initially the engineering deposit of up to \$10K, and finally the negotiated final payment, assuming a Rule 20B project for PG&E. Therefore, to proceed with the project at this time, I recommend that the PBLSA board authorize the commitment of up to \$10K to submit a deposit to PG&E to initiate their engineering design work with the understanding that PBLSA may have to provide something on the order of \$250K within a year or so to cover construction costs assuming the project is a worst case Rule 20C. In addition, the project will require some BLM resource commitment such as timely interaction with other parties, e.g., State Parks, SLO County, state archeologists, etc. Otherwise, without the commitment of the PBLSA or BLM at this time, this project should be put on hold until the PBLSA funding and BLM support can be committed.

Appendix 7: Capital Campaign – Jim Harris

Capital Campaign: Funding Estimates (Jim Harris)

As "chair of the capital campaign committee", i propose that we initially discuss the planning for the capital campaign as a committee of the whole, i.e., at this coming PBLSA board meeting. To that end, below is a document that can be used as a starting point for that discussion. In addition, Linda Kristenson, a colleague from Cal Poly, is attending, and she may be of some help in that discussion. There also is a proposal that John Brass has solicited (emailed to PBLSA board members in February 2018) - it details services that can be obtained for about \$17.5k plus travel expenses to initiate, but not implement, a capital campaign. The suggestion is that the board members discuss the following document and the proposal solicited by John Brass, and provide guidance on the next steps.

PBLSA capital campaign for restoration of Piedras Blancas Light Station jgh 3/21/18

The purpose of this document is to provide the PBLSA a structure for the discussion of a capital campaign for the restoration of the Piedras Blancas Light Station. The starting point, and the primary reference used, is the Piedras Blancas Light Station Restoration & Management Priorities 2009-2013 published by the BLM in 2008. This structure uses three categories: light station buildings, tower, and undergrounding utilities to guide the discussion. Obtaining sustainable water is a fourth consideration for the restoration of the light station, but since there is not yet a plan for which to base a construction cost, it is to be determined. The cost estimate for each of the three categories is my own. The cost estimates for the restoration of the light station buildings is obtained by using the BLM report and doubling its cost estimate. The tower estimate is partitioned into the engineering design work with cost based upon current expenditures, and into the construction work with an estimate based upon knowledge of the current design approach and the experience of the construction work for the restoration of the fog signal building. The undergrounding estimate is based upon current informal discussions with PG&E and information for trenching obtained from the web. The following summarizes the cost estimate for the capital campaign (understanding that the sustainable water is to be determined and not included in this consideration):

Light Station Buildings

Unit	est size(SqFt)	const cost(\$/SqFt)	total cost
Replica Triplex	3,750	400	\$1,550,000
Replica Cottage	1,530	400	\$612,000
Replica Barn	1,100	300	\$320,000
Demo Duplexes	14,300	3.50	\$50,000
TOTAL			\$2,532,000

Tower

Engineering Design	\$200,000
Stabilization Construction (\$2M estimate; doubled for risk)	\$4,000,000
Replica Top Construction (previous \$320K estimate and risk)	\$1,000,000
TOTAL	\$5,200,000

Underground Utilities

PG&E (assumes Rule 20C)	\$250,000
Trenching/pad	\$100,000
TOTAL	\$350,000

GRANT TOTAL **\$8,082,000**

A general rule of thumb for large fundraising projects is not to announce publicly a capital campaign until half the goal has been pledged. An additional consideration is the deterioration rate of the tower, which should place it as first priority after completion of FSB. This means that most of the tower funding will be raised during the "silent campaign" through philanthropy and grant awards.

Appendix 8: Capital Campaign: Grants Report – Jim Harris and Holly Gant

We have been working with the Instrumentl web software package to review opportunities for getting grant awards for the support of the costs for restoring the light station. As part of a review of priorities for support, we are recommending to the PBLSA board first the remaining funding for the Fog Signal Building restoration, followed by the funds to support the undergrounding of the power lines (see its summary report). The document below provides background on the initial support by the Hind Foundation for the restoration of the Fog Signal Building, and a specific recommendation to seek an additional grant from them.

Summary: Piedras Blancas Light Station Fog Signal Building Hind Foundation Grant

Jgh 3/11/18

Sources: Hind Foundation Website, conversations with Deanna Richards and Jack Morehead

A \$125K grant from the Hind Foundation was awarded to BLM/Jim Boucher in 2008 to support the restoration of the Fog Signal Building; the funds are in a BLM account. Abel Martinez, chair of the PBLSA at the time, also was involved in the acquisition of the grant, and the grant acquisition included a personal visit by Greg Hind and his daughter Kirsten to the Fog Signal Building before Greg Hind's untimely death in 2012. The Hind Foundation website reports the progress of the restoration is partially complete. Jim Boucher worked with the Yosemite National Park's Yosemite Historic Preservation Group to have their organization restore the FSB windows and door. The Yosemite Historic Preservation Group in July 2013 submitted a proposal to restore the FSB for \$123,000. After that date it was determined that the foundation of the FSB was deficient and needed to be reinforced. Shoreline Engineering performed engineering design work that led to the stabilization of the foundation of the building in 2014; Dan Murphy and his Paso Robles company Wellsona Iron and Engineering performed the construction work. Currently, following a documented four phase plan of engineering design work by Shoreline Engineering to complete the restoration of the FSB, Dan Murphy/Wellsona is completing phase one of the first three phases of construction work; the fourth phase is the painting of the brickwork of the FSB, and could be done with volunteer work (phase 4 is not part of consideration expressed in this document). It is expected that the first phase construction will be finished in April 2018, and that phases two and three will follow with completion expected before the end of 2018. That is, by the end of 2018 the FSB will be restored.

The following table summarizes the tasks and costs for the restoration of the FSB:

Year	Task	Performer	Cost	Source of Funds
2008-10	Removal of lead based paint	?	?	?
2010-13	Restoration of FSB windows and door	Yosemite National Park	?	(?) HF-BLM account
? 2013-14	Foundation Engineering	Shoreline	?	?
2014	Construction of new foundation	Wellsona	?	?
? 2016-18	Seismic Engineering	Shoreline	? \$8,000	?
2018	Seismic phase 1 construction	Wellsona	\$95,000	PBLSA
2018	Seismic phase 2 construction	Wellsona	\$41,000	CO-OP
2018	Seismic phase 3 construction	Wellsona	\$102,000	CO-OP

Estimate of remaining funds needed to complete the restoration of the FSB

Harry Thorpe, PBLSA Secretary/Treasurer, reports that between 2012-2017, approximately \$50K was spent on the FSB restoration by the BLM; if these funds were all from the BLM/Hind grant account, then there would be about \$75K of the original \$125K Hind Foundation grant remaining. From the table above, if this assumption of the source of the funding is correct and the remaining construction and engineering work enumerated in the table is correct (only funds for work in 2018 to cover phases 1, 2, and 3) then to cover the remaining costs for the first three phases (\$238K), the additional funds to be raised to complete the restoration of the FSB is about \$165K.

Recommendation:

Solicit an additional grant from the Hind Foundation for \$165K to complete the restoration of the Fog Signal Building, and publicly recognize the Hind Foundation for its restoration of the historic Fog Signal Building at Piedras Blancas Light Station.