



**Ken Hinshaw**

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**From:** "Lacey Bubnash" <l.bubnash@argsf.com>  
**Date:** Monday, July 18, 2016 11:50 AM  
**To:** "Ken Hinshaw" <kenl@redshift.com>  
**Cc:** "Rick Stears" <ricksteres@hotmail.com>; "Dennis Tarmina" <dennistarmina@gmail.com>; "Steve Honegger" <dampasteve@gmail.com>; "David Wessel" <david@argsf.com>  
**Subject:** RE: Point Pinos Lighthouse Proposal

So there's a little bit of unknown at this point – if the findings are straightforward, then this report will get you very close to construction for the excavation work. But if the engineering needs are complicated, this report will outline your options and the issues, but some additional detailing may be needed for a permit.

Also depending on the level of upgrade, this study won't include all the information needed for construction of architectural improvements. It is very focused on the excavation needs, but doesn't include design for other improvements to the space. For example, the study will identify everything you need to bring the space up to current code – accessibility issues, lighting and electrical, signage, etc (and it will also mention where the CA Historic Building Code can help you with those issues), but it won't detail out all of those items.

For example, I anticipate disabled access will be an issue for the space (basically any construction at the building will trigger the need for accessibility upgrades). Providing access for people in wheelchairs might make sense via a ramp, or maybe via lift or elevator. Or maybe the best option is to use the Historic Building Code and make a case for how we can provide equivalent facilitation. The report will explore those options and provide costs for the best solutions, but will not provide full construction details. Does this make sense?

**Lacey Bubnash**  
Senior Associate

**ARCHITECTURAL RESOURCES GROUP**  
415.421.1680 x247

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**From:** Ken Hinshaw [mailto:kenl@redshift.com]  
**Sent:** Monday, July 18, 2016 11:31 AM  
**To:** Lacey Bubnash <l.bubnash@argsf.com>  
**Cc:** Rick Stears <ricksteres@hotmail.com>; Dennis Tarmina <dennistarmina@gmail.com>; Steve Honegger <dampasteve@gmail.com>  
**Subject:** Re: Point Pinos Lighthouse Proposal

Lacey: yes, it is more than I had anticipated, but it does look like a lot of work. If we go ahead with this would the report be all we need to proceed to the permitting and eventual construction stages? Can you anticipate any additional costs? I believe we have an architect who will guide it through the planning process.

Ken

**From:** [Lacey Bubnash](#)  
**Sent:** Monday, July 18, 2016 10:52 AM  
**To:** [Ken Hinshaw](#)  
**Cc:** [David Wessel](#)

7/18/2016



Architectural  
Resources Group

Pier 9, The Embarcadero, Suite 107  
San Francisco, California 94111

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July 15, 2016

Ken Hinshaw  
Preservation Coordinator  
Point Pinos Lighthouse  
via email

Dear Ken:

Architectural Resources Group (ARG) is pleased to provide our proposal for a feasibility study and concept design for the Point Pinos Lighthouse. The study will investigate the existing foundation and basement conditions and develop a concept design for creating a weathertight, habitable basement space.

#### **Project Scope**

We will start the project with a kick-off meeting with City staff, the Heritage Society of Pacific Grove, and any other relevant stakeholders to discuss project goals, review scope and schedule, and discuss existing historic documentation. The kick-off meeting will be combined with a site visit to investigate existing conditions and take measurements of the space. A structural engineer and a geotechnical engineer will participate in the site visit to investigate the existing foundation and soil conditions. Full access to the basement and permission to take test borings and dig small test excavations at the interior and exterior will be required for this investigation.

Based on the existing conditions and applicable building codes, a concept design will be developed for creating a code-compliant basement space. This concept design will include structural sketches, geotechnical requirements, and proposed waterproofing and interior improvements. All recommendations will be in compliance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties*, and the California Historic Building Code will be incorporated if necessary. A cost estimator will use the concept design to develop a budget estimate for construction. These documents will be compiled into a draft report for distribution to all stakeholders. After receipt of draft comments, the document will be finalized. All reports will be delivered in electronic format only; no hard copies will be provided.

#### **Staff and Schedule**

Research and building assessment will be conducted by a qualified historical architect, structural engineer, and geotechnical engineer. The cost estimator has extensive experience with early-design-phase estimating, including directly for a general contractor. All ARG staff members meet *the Secretary of the Interior's Professional Qualifications*. The team is available to start this project beginning in August 2016:

**Ken Hinshaw**

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**From:** "Lacey Bubnash" <l.bubnash@argsf.com>  
**Date:** Friday, June 24, 2016 5:09 PM  
**To:** <kenl@redshift.com>  
**Cc:** "David Wessel" <david@argsf.com>  
**Subject:** Pt. Pinos Lighthouse

Hi Ken,

David and I have been going over the documents you sent, and have the following questions/observations:

- The shallow wall footings likely indicate that additional structural strengthening will be required to excavate the space. A structural engineer will need to consult on this issue.
- The soil condition and composition will also likely play a factor. Has any geotechnical analysis been performed at the building in the past? These reports are often relevant for many years.
- You should definitely coordinate your landscaping plans with any work at the basement – we can make recommendations about landscaping locations and drainage to improve the moisture situation inside.

We feel the best way to approach this project is with a feasibility study and concept design. Rather than proceeding directly to construction documents, a feasibility study will allow us to explore design options, project costs, and impacts to historic character for a relatively low fee. This approach also allows you to get approval for a preferred alternative from stakeholders and local preservation planning authorities before funding a full design and construction project.

The feasibility study and concept design team would include ARG, a structural engineer, and possibility a geotechnical engineer (depending on existing information). Are you interested in a proposal from ARG for this study?

Please let me know if you have any questions. David is out part of next week, but I will be available.

Best,  
Lacey

**Lacey Bubnash**  
Senior Associate

**ARCHITECTURAL RESOURCES GROUP**

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6/24/2016

**CONDITIONS SURVEY INTERIOR-SPECIFIC RECOMMENDATIONS**



FIGURE #38: BASEMENT EXHIBIT AREA.

The same quality of exhibits, interpretation, and cleanliness extends to the basement area as well. There are no deficiencies to note in the public access areas. Lighting though not historically appropriate is recessed within the floor joist and provides a high level of lighting without impacting the historic experience to the visitor.

Thursday 6/23  
Ken,  
FYI  
D.

## **Ken Hinshaw**

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**From:** "Lacey Bubnash" <l.bubnash@argsf.com>  
**Date:** Monday, June 27, 2016 8:57 AM  
**To:** "Ken Hinshaw" <kenl@redshift.com>  
**Subject:** RE: Pt. Pinos Lighthouse

Great, I will work on pulling a proposal together this week. I think the structural engineer I have in mind is on vacation this week, so you can expect the proposal mid-to-late next week.

Please let me know if you come across any existing geotechnical information, otherwise I will include that scope of work in the proposal as well.

Thanks,  
Lacey

**Lacey Bubnash**  
Senior Associate

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**From:** Ken Hinshaw [mailto:kenl@redshift.com]  
**Sent:** Friday, June 24, 2016 8:05 PM  
**To:** Lacey Bubnash <l.bubnash@argsf.com>  
**Subject:** Re: Pt. Pinos Lighthouse

Lacey: Yes, we are very interested.  
Ken

**From:** [Lacey Bubnash](#)  
**Sent:** Friday, June 24, 2016 5:09 PM  
**To:** [kenl@redshift.com](mailto:kenl@redshift.com)  
**Cc:** [David Wessel](#)  
**Subject:** Pt. Pinos Lighthouse

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- You should definitely coordinate your landscaping plans with any work at the basement – we can make recommendations about landscaping locations and drainage to improve the moisture situation inside.

We feel the best way to approach this project is with a feasibility study and concept design. Rather than proceeding directly to construction documents, a feasibility study will allow us to explore design options, project

6/27/2016

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