



Report February 2019

GENERAL MATTERS & MARKETING

The lighthouse is now closed for the off-season and projects maintenance projects are being scheduled to be completed before May 1st. I am fielding about 12 calls and emails weekly for visitor questions, tour groups, weddings, concerns and lost and found. I am planning to attend the Michigan Lighthouse Festival in August and will be participating in two park promotional events: the May Centennial Summer Fun Open House event and Petoskey Stone Festival event in June.

Advertising – we will be purchasing a full-page ad in the Michigan Lighthouse Guide/Map for the 2020 season since it is the 150th Anniversary for the lighthouse and we will host the MI Lighthouse Festival in August of 2020. Vendors' Ginger Ale will have an image of the lighthouse on the can in 2020 for our anniversary too.

MAINTENANCE & REPAIRS - Improvements for the 150th Anniversary in 2020

Tower Lantern Deck Floor Replacement and repairs to the steps and landing
Kleehammer Construction LLC is working on the tower floor repairs and should be completed by the end of March.

Stairs Replacement

I have 2 quotes from local finishing carpenters to replace the badly worn stairs and railing.

Gray Stairs Maintenance

I am painting the gray stairs from the 2nd floor to the tower and I plan to have commercial aluminum stair-nose treads installed for maintaining the high traffic to the tower.

Fire Safety

The Peninsula Township Fire Chief did a site visit and made a list of changes to be made to the lighthouse in regards to attaching the fire extinguishers to the points of exit. And there is a list of other changes with signage and a new CO2 detector etc. We are in agreement that the flooring in the dining room needs replacement and lights for the steps for safety for the keepers.

Park Toilets

We will have the 4 portable toilets from Security Sanitation for the season starting in mid-April.

Park Lawn & Snow Removal

I have a quote from a local landscaping company to regrade and reseed the most visible lawn inside the lighthouse fencing and improve the sprinkler system. I emailed KLM to clarify their contract for the snow removal on the walk ways.

GIFT SHOP & MUSEUM

I am working on more museum boards/displays to add to the second floor for secure displays. This will be paid with the 2017 donation from our OH visitor-Fraifogi.

I am meeting with suppliers for merchandise orders for the 2019 season. Shipments of merchandise for the gift shop will be coming in after April 1st. I will have volunteers helping me with counting and organizing storage for the clothing, books and other items. I have some supplies for the gift shop: new chairs for counter and racks for the grid walls.

KEEPER PROGRAM

There are only a couple weeks in November available on the 2019 keeper calendar and nearly everyone is prepaid.

LIGHTHOUSE PROJECTS for 2019-2020 Budget

We will be having our 150th anniversary September 10, 2020. I would love to have these projects completed for the anniversary.

MAINTENANCE & REPAIRS

Tower Floor Repairs – FIRST PRIORITY

I need to schedule repairs to the tower floor and landing floor this winter while the lighthouse is closed. Since we had a few years of water entering the tower of the lighthouse, there is extensive damage to the deck landing floor and the ceiling underneath. I have a good detailed quote from a very experienced, licensed, local builder – Will Kleehammer, who is eager to do this work for us. He has worked on the tower many years ago, just did painting at that time. Cost estimate is \$2720.00 I would like to get this scheduled for repair ASAP so that we can be assured no delays in May.

New Historic stairs and railing to the second floor

I have a quote for ~ \$10,000 to replace the stairs to the second floor with oak finish stairs and a high-traffic runner and install a new oak railing with a mahogany finish like the one that was there originally in the 1930s and historically. The current steps and trim are poorly painted white with many coats of paint, they hold a lot of dirt and the stairs have a carpet runner that is loose and requires me to secure it nearly every week. The current railing is a white painted 2x4 (not a real railing) and really needs replacement. It is not historic or sanitary and this is unfortunately the first view visitors have when going upstairs.

Option of moving the Gift Shop to the current north facing keeper office

To improve the visitor traffic flow into the lighthouse, I have an idea that would greatly help. I would like to get a quote from a licensed contractor on taking down the front hallway wall (not load-bearing) and opening up the keeper office to convert it into the gift shop and then make the current gift shop room a museum room/keeper office. This set up will greatly improve the traffic flow in the lighthouse first floor and folks will not be able to choose to not pay the fee to go up the stairs. The keepers will have a better view of the visitor traffic entering the house and better control the volume of visitors inside. I would like to consider this change within the next year or two before the 150th anniversary. Cost ~ \$20,000

Replacement Beds - Furniture

A keeper recently showed me the wear and poor quality of our current mattresses at the lighthouse. I think the cost of new replacement mattresses needs to be added to the 2019 budget before we start the next season. Cost ~ \$700.

Lighthouse Heating Vent Maintenance

I would like to have Stanley Steemer come out to the lighthouse and do a cleaning of the heat vents. We have some odors in the basement and since we no longer have mice in the house but did for many years, the heating duct work and furnace should be cleaned out. Cost ~ \$500-600.

Maintenance

*Gift Shop
Custom*

Historic Brick Well House

I am planning to order a sign for the well house and I'm working on getting volunteers to paint the well house, when the weather allows for painting. Cost ~ \$200.

Museum Videotel Device

First floor needs video player like we have on 2nd floor that will automatically repeat and not use a DVD disc player but rather play the video off a computer chip. Cost is ~ \$370.

SHPO Rear Exterior Project and Keeper Kitchen Update

As suggested in the Historic Structure Report by SHPO, the add-on rear section of the lighthouse still needs repairs and changes to make it look as it did in 1910. The outside siding needs to be board-n-batten and the two windows need to be replaced to match the historic photos. The dining room west window will be replaced with a fake door where the historic concrete step is located. When we do this project I would like to get the dining room and kitchen flooring replaced (currently it is carpet with mold) and update the entire kitchen with new cabinets, sink and counters. The current kitchen has black mold under the carpet near the refrigerator, sink has plumbing issues and all the kitchen drawers and cabinets have mouse damage, are inefficient and several decades old. I think the cost for all this work will be ~ \$60,000.

Capital Outlay

Lighthouse Lawn/Grounds

I have a quote from a local landscaping company to get the west side lawn leveled and seeded. I have spoken with other knowledgeable individuals about this and the cost will likely be ~ \$4500-\$6500. This is something we can discuss for the 2019 or 2020 budget. The sprinkler system needs updating too for this project.

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Historic Boat House/Shed

I would like to do a fundraising activity for the materials cost for building a historic boathouse to match the one in our historic photos from 1910. Materials cost will be ~ \$1,100-\$2000. I have a licensed contractor who volunteered labor for this small project. The building itself can then be utilized by volunteers and the local community, which would be a very unique feature to our historic lighthouse. I also think this can be an excellent way to get more young volunteers interested in helping at our lighthouse.

Steps

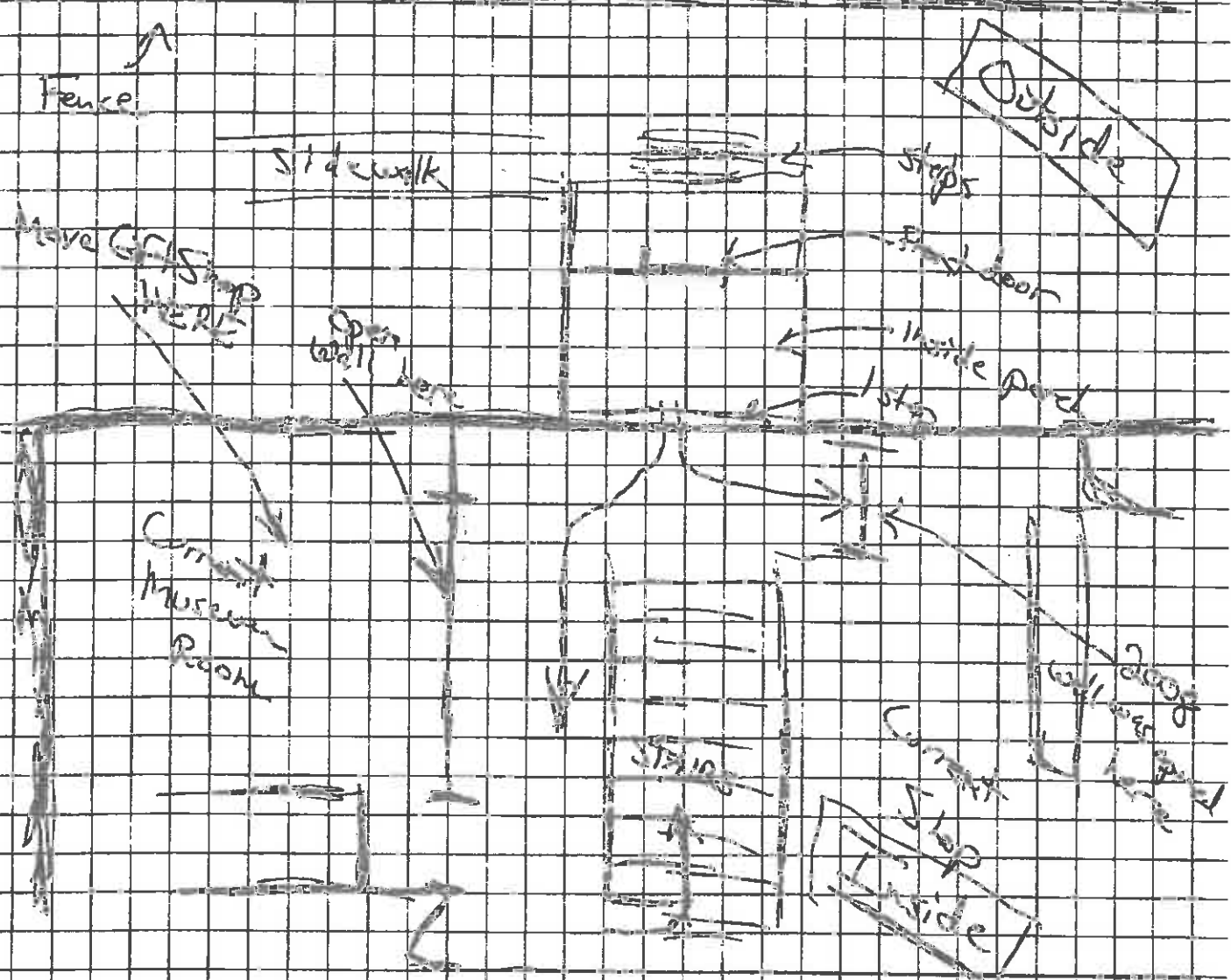
New Laptop Computer

I have on-going problems with the township laptop computer that I use. It is about 7 years old and is slow and has no backup system in place. A new computer will be ~ \$500.

Repairs & Maint
or
Capital Outlay

MD LIGHTHOUSE

Proposal to Move Gift Shop Inside Location



Cost? ~\$20,000