



**Central California Joint Cable/Fisheries Liaison Committee  
Commercial Fishing Industry Improvement Fund  
Revised Application – 7.26.19**

**A. Project Information:**

**Title:** Port San Luis – Commercial Fishing Ice Facility

**Project Location:** Port San Luis, Avila Beach, San Luis Obispo County, CA 93424

**Grant Amount Requested:** \$44,035.

**Projected Project State Date:** August/September 2019

**Projected Project End Date:** September/October 2019

**Project Description:** Grant funds will be used to provide a new Ice Facility for Port San Luis Commercial Fishermen. The new facility will use much of the existing equipment in a new location, which will provide increased efficiency and reliability of ice.

**B. Applicant Information:**

1. **Name/Organization:** Port San Luis Harbor District
2. **Address/City/State/Zip:** P.O. Box 249, Avila Beach, CA 93424
3. **Type of Entity:** Harbor District
4. **Primary Contact:** Andrea Lueker, Harbor Manager
5. **Phone/E Mail:** 805.595.5414, [andreal@portsanluis.com](mailto:andreal@portsanluis.com)

**C. Project Definition:**

1. **Overall Cost of Project:** \$44,035; see detail below.

2. **Duration of Project:** 3 months.

3. **Number of Staff Used in Various Stages:** Chris Munson, Facilities Manager, and Andrea Lueker, Harbor Manager will work with the Port San Luis Commercial Fisherman's Association and the current individual who has an operating agreement for the provision of ice to ensure the facility is capable of providing product in a timely and efficient manner.

4. **Skills and Experience of Project Organizers & Staff:** Harbor Manager Lueker has 3 years of experience as Harbor Manager in Port San Luis, 27 years with the City of Morro Bay, with the last 7 years of those as City Manager.

Chris Munson has worked for the Facilities Department of Port San Luis Harbor District for over 6 years, the last year as the District's Facilities Manager.

Port San Luis Harbor District has a formal operating agreement, initiated in 2008, with Michael Cohen to operate the existing Ice Facility. He has extensive experience in both commercial fishing and operations of the Ice Facility.

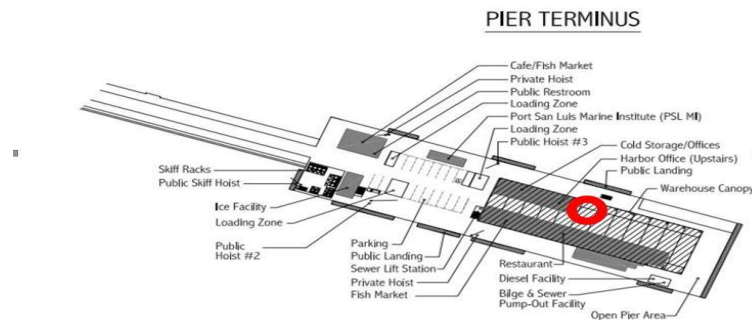
**5. Measurable Deliverables:** A new Ice Facility will be the deliverable, which in turn will provide increased efficiency and reliability of ice to the Commercial Fishermen.

**6. Describe the Overall Project/Financial Benefits:** Grant funds will be used to provide a new Ice Facility for Commercial Fishermen. The new facility will use much of the existing equipment in a new location which will provide increased efficiency and reliability of ice.

The existing Ice Facility is currently located on the east side of the Harford Pier terminus in a building that was formerly used for cold storage. While this building is sufficient for the ice operations currently, the Harford Pier is undergoing some repair/renovation work that will require the existing building that houses the ice machines to be repurposed as a Fish Market. After several meetings and discussions with representatives from the commercial fishing industry, Port San Luis Board of Commissioners, the current operator of the Ice Facility and District staff, the following is a synopsis of the new Ice Facility.

The CCJCFCLC asked this item be reviewed by the users to ensure the District was providing a facility/equipment that would be usable. The District has met with representatives of the Commercial Fishing industry as well as the operator of the ice facility in regard to the revised project description below and all parties agree. In addition, the Harbor District Commissioners reviewed this item at their July 23, 2019 meeting and approved the revised concept, 5-0.

One repurposed or new 8 x 20 insulated storage container/sea train will be located at the end of the existing cold storage/harbor office building on the east side of Harford Pier. The container will have an opening on each end for enhanced access (one set of cargo doors, one roll-up door). The existing flake ice machine (which was recently refurbished by a CCJCFCLC grant) will be located alongside a new flake ice machine, to be purchased with these grant funds, on top of the storage container, and enclosed with a fabricated box consisting of a steel frame with insulated side panels using a common chute to fill the ice totes below/inside the storage container. In addition, there will be room for the third ice machine (not a preferred ice machine due to the type of ice it produces) to be used in situations that require more ice production or if one of the flake ice machines is offline for repair, etc.). With the ice machines located on top of the container, there will be room for storage of ice totes in the container. Forklift access will be possible in the container. One end of the containing will have a ramp to allow the forklift to enter inside and the other end will allow the forklift to “reach in”, but not drive in. The Harbor District will enter into an operating agreement for the Ice Facility, likely similar to the exiting agreement where the operator pays for electricity and water and then receives the revenue from ice sales. The Ice Facility will eventually move from the east side of the pier to the west side of the pier and be relocated (which is possible due to the mobile nature of the storage containers) when the east side renovation begins. Below is a diagram depicting the Harford Pier and approximate location of the Ice Facility (red circle).



Finally, as indicated in the latest Economic Impact Report on Port San Luis Commercial Fishing, the ex-vessel value continues to climb as the fishing industry as a whole is performing better. As a result, there is a need to have infrastructure at Port San Luis that can accommodate the uptick in the industry, which includes a viable ice production facility.

**D. Project Plan**

**Tentative Schedule**

- August 2019                      Funds Awarded
- Aug/Sept 2019                Electrical/plumbing work & confirmation of a storage container
- Sept/Oct 2019                Installation

Note: the schedule may be slightly affected by the renovation/remodel of the pier and move of the Fish Market.

**E. Financial Schedule**

The District estimates total project cost at this time as \$44,035.

<b>Estimated Costs for Ice Facility</b>	
1. New Flake Ice Machine	\$19,000
2. One (20 x 8) non-working refrigerated container, cargo door one end	\$ 9,800
a. remove refrigeration machine	\$ 750
b. add a roll up door on the “other” end	\$ 1,185
3. Electrical/plumbing equipment, top bracket fabrication and installation	\$ 5,000
4. Purchase of addition ice totes (4)	\$ 4,000
6. Other modifications (if needed)	\$ 1,800
7. Contingency (if needed)	\$ 2,500
<b>Total Grant Request:</b>	<b>\$44,035</b>
<p>Note: Port San Luis will retain the older, non-flake ice machine as an emergency replacement should one of the flake machines need to be repaired. Port San Luis will also be responsible for the cost of “beautification” of the ice facility to meet the Harford Pier Design Guidelines.</p>	

Attachments: Quote + Pictures – Container Alliance