



Columbus Historic Landmarks & Preservation Commission
Rest Haven Special Sub Committee Meeting Agenda
Special Meeting Tuesday March 14, 2023 - 4:00 p.m.
City Hall Council Chambers
105 Dickason
Columbus, WI

1. Call meeting to order: Meeting called to order at 4:05pm
2. Roll call: Present Carolyn Fredericks, Libby Gilbertson, Jamie Nichols, Ruth Hermanson & Amy Jo Meyers
3. Notice of an Open & Posted Meeting: yes
4. Citizen comments on agenda items: None
5. Approve agenda: Motion by Fredericks, Second Gilbertson
6. Approve Minutes from past meetings: Tables to the next meeting, Meyers did not have the time to type
7. Old Business
 - a. Review scope drawing highlighted areas and bathroom finish ideas from Architect: Arts & Craft style, use existing hand dryers if possible, restore the hopper windows, they do not need to be functioning but should look aesthetically pleasing, lower the ceiling for greater R value w/ the insulation, \$10,000 allowance should be more than enough for someone to provide what the group wants.
 - b. Review ADA entrance with Push Button Access for ADA layout updates:
 - c. HVAC review & take action on Bid Alternate: Talked about possible scenarios of how this could be laid out, system designs, products and accessories, site conditions, descriptions, mini-splits which helps with heating the baseboards and they can heat multiple rooms at once, Discussed the options of gas versus electric.
 - d. Questions for Roger Smith the Architect. What are our options to keep moving things along
 - e. Donation update: Continue to keep the donor briefed on the project

From Roger items to discuss in length for the Bidding, process:

1. What goes for bid vs what goes for permit. Ruth and I discussed this when we talked- we can move forward with no issues for conditioning (Heating /cooling) the Toilet rooms, Kitchenette and storage. Will conditioning the Assembly Space happen as a separate future permit approval process to avoid front-end delays in permitting, and delaying Construction start date?
2. HVAC will be included as part of bid package (...in permit? per above) let us talk about how HVAC is presented to be bid as an alternate. System to propose- electric mini split?
3. Discuss insulation system to be used at existing roof cavities: .

4. Discuss /verify door hardware for entry doors: Arts & Craft style look but with the capability for ADA. We looked at different options and discussed if a key pad would work with this type of handle, try to find something conventional. Can we put a push button on the front door, pin pad on the side door and have the hardware match the time era / period.

5. Electrical items to verify:

-Nescos on separate circuit – yes please, our thought is that with rentals, most people bring nescos or crock-pots and those draw a lot of power.

-200 Amp service – suggest going this route

-Location of exterior outlet – yes, we believe there should be outlets on two sides of the building

-Chandelier – trying to locate to place inside the RH \$1,000 allowance, two fans at \$500 each

Three way switch in assembly room – this would be a nice addition

6. Toilet Rooms:

-New hand dryers – if we can use the existing ones that would be nice

-Restore function of hopper windows - yes

-Lower ceiling for greater insulation - yes

-discuss/clarify/ verify sinks – keep the arts & crafts look, open and historic

Floor tile to be \$15 per

7. Misc:

-plaster ceilings in breezeways: no need to replace the ceilings in the breezeway unless we run across something that we are not aware of

-long mirror – need one with a beveled edge to replace the current one

-location of kitchen sink: talked about a drinking fountain and then having to move the sink to allow this to happen. Kitchen tile to be \$15 sf, \$200 light in the kitchen

-interior and exterior woodwork: paint the boarded up windows and doors to make them look pleasing, touch up interior, clean existing fireplace and masonry , clean all surfaces

-sound control in assembly room w/ gyp ceiling. Group is to look at period style rooms to absorb the acoustics of the room. Roger is not to draw up plans, the group will do their homework.

8. Allowances:

-Tile \$15/sf

-Fans (2) \$500 each

-Faucets (4)

-Light Fixtures (6) OH (2) Vanity (1) Exterior

9. Storm Windows: no metal windows, prefer them all to be wood. Can we do wood inside and metal outside? Can we look for Marvin windows to provide a quote.

10. Bid Documents- review list of all documents. See attachments here for list and specific documents to review at this meeting. Roger to send the bid documents to Ruth and the committee from our

discussions today. Goal is to complete the project by spring 2024 to at least allow us the opportunity to draw in some contractors who are looking for fall / winter work

8. New Business

- a. Review to present any updates to CHLPC Regular meeting
- b. Change Order for Roger Smith Design Coalition Architect review & take action
- c. Contact Local Trades for associated work
- d. Bid Documents Review & Bid Alternate and take action on Time line schedule, went over the windows, insulation, hardware for the doors, allowances, etc.
- e. Permits needed for work Discussion and take action on: Permits to be on the back- end, contractors are to pay for them

9. Next Special Meeting Date: TBD

10. Adjourn: Motion by Fredericks, Second by Nichols to adjourn at 8:10pm