



Community Preservation Committee
55 Main Street
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Westford Community Preservation Funding Application

Fiscal Year 2020 Project Submission Form

Basic Project Information:

Submission Date: January 8, 2020

Project Name: Pageant Field Wall Restoration _____

CPA funds requested: \$18,412.50 _____

Applicant:

Name Westford Conservation Trust _____

Address PO Box 255 Westford, MA 01886 _____

Phone 978 944-1942 _____

Email rgemma@westfordconservationtrust.org

Sponsoring board/committee(s): Conservation Commission, Historical Commission,
Westford Historical Society

Additional responsible parties – i.e. Property owner, consultant (if applicable):
Westford Conservation Trust (Owner)

Project manager/contact person: Ron Gemma

Purpose: (please select all that apply)

- Open Space
- Affordable Housing
- Historic Preservation
- Recreation

Project location/address: 13 Hildreth Street

Assessor information: (map/block/lot id) as applicable: Parcel ID 21-91

Ownership/care and custody information:

Westford Conservation Trust (Owner), Sudbury Valley Trustees (Conservation Restriction)

Deed restrictions required:

- Conservation
- Housing
- Historic Preservation

Budget: Pageant Field stone and wall restoration

The 840 foot long Pageant Field Stone wall restoration project began in 2017 with a CPC grant of \$35,000. Presently there is \$11,587.50 remaining of the 2017 CPC Grant.

The project is approximately sixty percent complete. The contractor’s recent 2020 estimate of \$30,000.00 to complete this project leaves a shortfall of \$18,412.50 in funding. This shortfall is due to the cost of the additional stone required to insure the long term permanency of the wall for generations to come.

The original estimate provided by the contractor was to restore the wall to its original configuration using original stones. The estimate was created during the middle of the winter when the ground was covered with snow. The contractor was not able to see the storm water drains from Hildreth Street that drain under the base of the wall in multiple locations. The storm water resulted in multiple hydrostatic bulges and collapsing of the wall.

To compensate for the above conditions the contractor was required to tear down entire sections of the collapsed wall, install new foundations and provide bulwarks for long term stability.

We are therefore submitting this funding application to complete this project for the amount of \$18,412.50. This amount requested is approximately the cost of the additional stone required (\$19,000.00).

The restoration of the Pageant Field Wall will have a total cost of \$53,412.50 when completed this year.

Pageant Field stone wall restoration completion year 2020
Labor: \$11,000.00, Material: \$ Stone \$19,000.00 Total \$30,000.00

Pageant Field stone and wall restoration

Complete budget (see Attachment D)

Percent of total budget requested from Community Preservation funds: 100%

Other funding sources (committed): The Westford Conservation Trust has dispersed funds (\$3,000.00) for completing a six space parking area at the lower gate and an accessible path with appropriate signage from the parking area to the Pageant Field loop trail.

The Trust will commit funds for the completion of other planned improvements to the Pageant Field and the surrounding area. These will include: upgrading the path which circles the field to be more level and accessible, clearing the brush from the back of the field up to the existing stone wall/drainage ditch, upgrading the connection from the field to other trails on the property, continue the invasive plant control by appropriate seasonal mowing and planting appropriate native plants in the fields wildflower/pollinator garden.

Anticipated annual income/expenses:

Annual expenses: \$800 for field mowing and post project minor wall maintenance paid for by the trust

Recurring expenses (i.e. Maintenance): See Annual Expenses above

Taxpayer impact: None

Timeline:

Proposed Start Date: (Original Start Date Spring 2017) this year commencing from March 2020

Proposed Completion Date: December 2020 _____

Endorsement by applicable boards/commissions/community groups:

- Affordable Housing Committee and/or Housing Authority
- Cemetery Commission
- Conservation Commission
- Historic Commission
- Parks and Recreation Commission
- Planning Board
- Water Commission
- Other

Project Description and Goals:

This application assures the continuation and completion of the original project application submitted in 2017.

Due to the hydrostatic stresses on the original pageant field wall the contractor was required to reinforce sections of the restored wall. This resulted in an increase in time and cost of the project.

Please describe project. In proposal, please include how this project impacts Westford's citizens and addresses Westford's current and/or future needs? How does this project preserve Westford's character and meet its preservation goals? Why should this project be funded this year? (Use as many additional pages as necessary)

This Project approved in 2017 by the Community Preservation Committee funded in the amount of \$35,000.00 has restored approximately sixty percent of the stone wall on the historic Pageant Field. The original wall construction did not anticipate the stresses of traffic, water drainage and snow plowing. The restoration of the wall has required additional reinforcement due to the hydrostatic bulging and collapsing of the wall into the field in numerous areas. See Attachment E: Restored Wall Section

The expenditures to restore the wall to the present point total \$23,412.50 leaving \$11,587.50 remaining.

Please reference the enclosed 2017 CPC application for funding for additional details to the historic significance of this project.

List of Attachments: (including but not limited to photos, plans, maps, quotes, costs, estimates, letters of endorsement)

- Attachment A - 13 Hildreth Street Plot Plan
- Attachment B - Aerial photo of Pageant Field 2016
- Attachment C - Contractors Wall Status Report December 2019
- Attachment D - Contractor 2020 Estimate to Finish Project
- Attachment E - Restored Wall Section January 8, 2020
- Attachment F – 2017 CPC Funding Application (Enclosed)

This project has been endorsed by both the Conservation Commission, Historical Commission and Westford Historical Society.

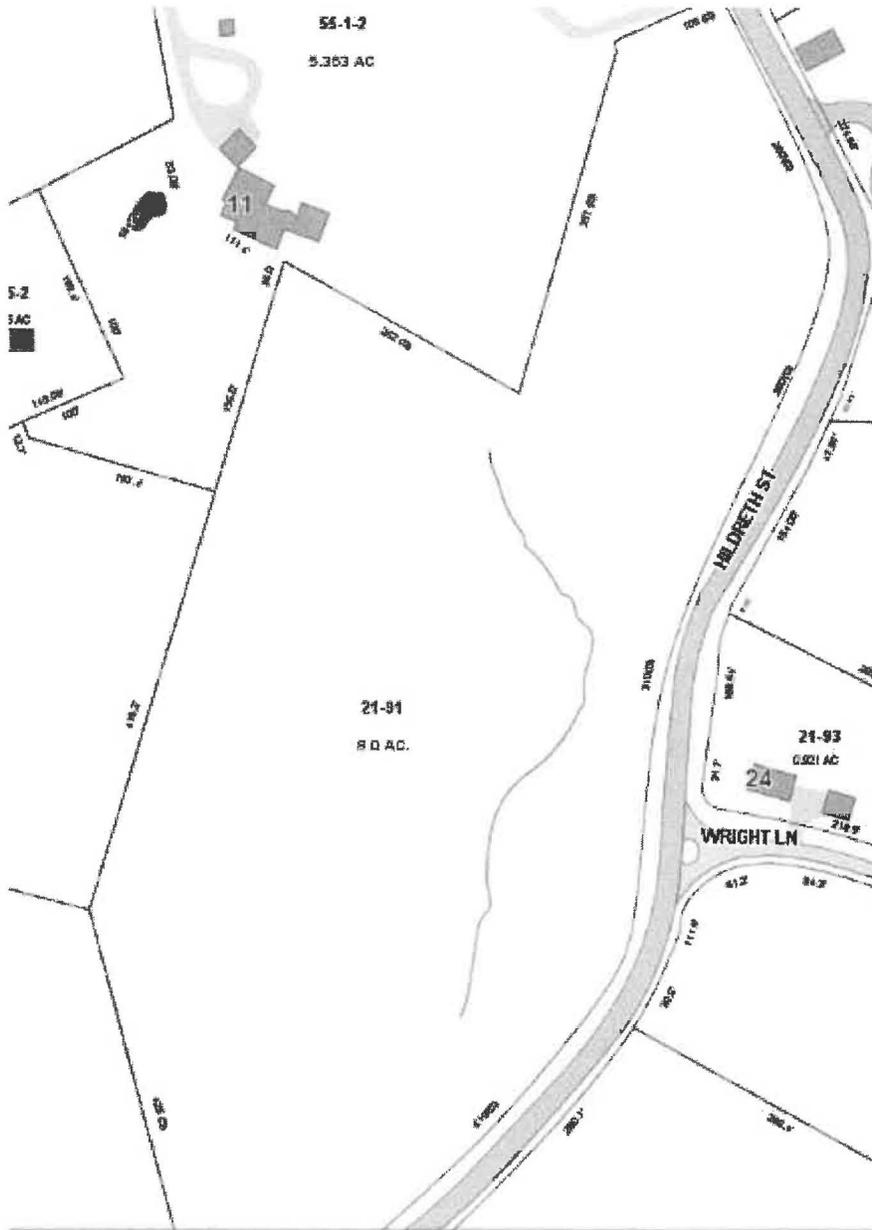
Applicant Signatures/Date

 1/9/2020
Ron Gemma
President

Westford Conservation Trust

 1/9/2020

David Ebitson
Vice President
Westford Conservation Trust



Attachment A. 13 Hildreth Street Plot Plan



Attachment B. Aerial Photos of Prospect Hill and Pageant Field

Contractors Wall Status Report December 2019

This is an update of the Pageant Field Wall Restoration. These sections are measured down from upper green wrought iron gate entrance.

First Section 115' from the gate to the beginning of buttress installation where the street begins to curve.

The face front and back of this part of the wall is now set level. The center cavity between these faces have to be capped. Filling the top with stone minimizes collection and infiltration of debris.

Second Section 60' Beginning of the turn radius up to the telephone pole.

Here a buttress has now been installed to prevent the bulging wall from tipping over. The front and back of this section are also set level and now ready to be capped

Third Section 60' Collapsed

This section is in the process of being rebuilt from scratch from the ground up including a matching buttress. The buttress is now complete and about a third of the front face here is installed. Rainwater runoff from the hill above Hildreth Street flows as a sheet across the asphalt and filters through the wall here so the work has been slowed here due to mud.

Fourth Section-100' Transition to a country wall

Wall gradually transitions from the 8' tall collapsed section to a lower double-sided country wall. The lower height of country walls makes them easier to build and the more stone you have to choose from the less time they take to build. This section still needs a lot of man-sized stone.

Fifth Section 300' The county wall continues downhill to the lower gate.

The main process to restore this section is to integrate the front and back as one structure. As it stands now this wall is loosely stacked and in places it is only 1 stone wide. This section also needs a lot of man-sized stone.

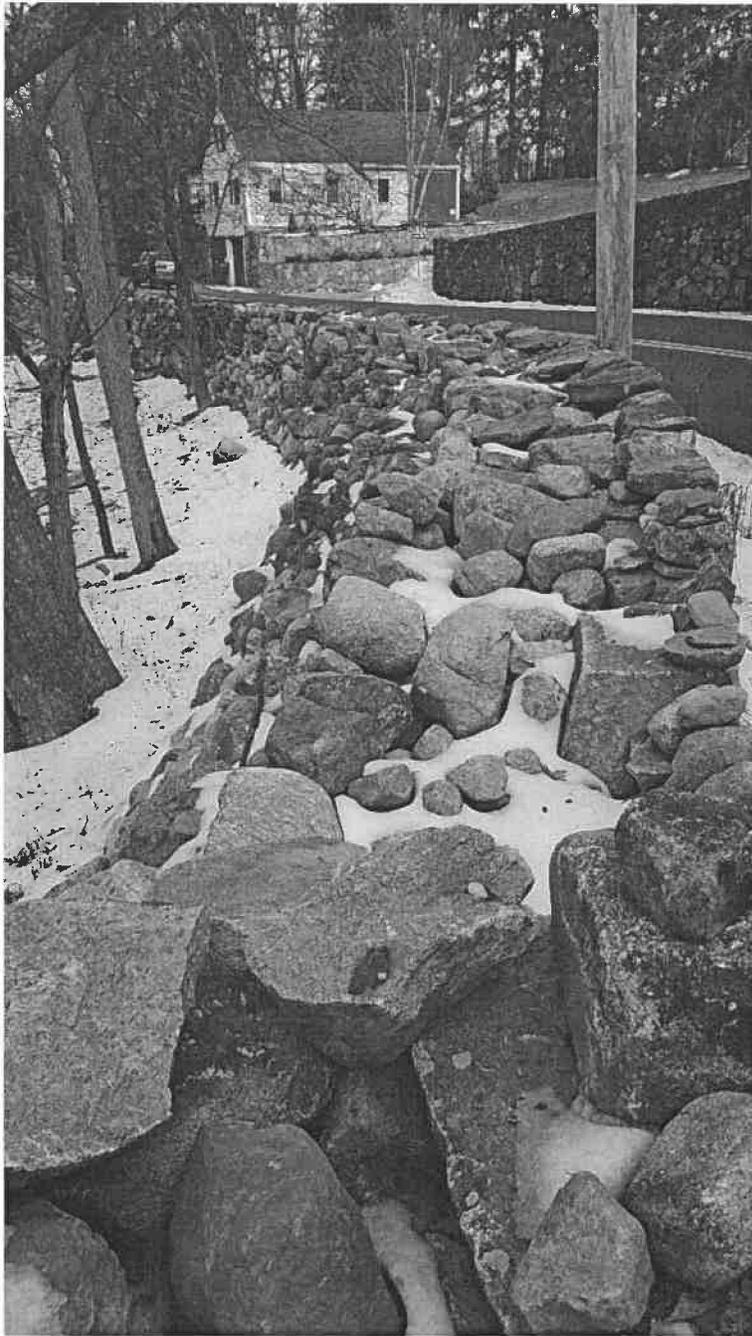
Construction Notes

I have not rebuilt any sections of the wall that seem structurally sound. In these areas I have been placing reinforcing shims in the gaps.

Attachment C: Contractors Wall Status Report December 2019

Contractors Estimate FY2020		
Section	Project	Stone Required
First Section 115' Restore	Fill and cap top of wall	15-ton smaller grapefruit size
Second Section 60' Bulging Buttress	Fill and cap top of wall	10 ton
Third Section 60' Collapsed Curve Rebuild	Set and shim front and back of wall on top of buttress	25 ton
Fourth Section 100' transition to dry set country wall	Finish front and back faces and cap top of wall	20 ton
Fifth Section 200' Woodland wall down to lower gate	Realign street side face of wall, reinforce back of wall and cap of wall	60 ton
Stone required		130 ton
Stone on site		30 ton
Balance Stone Needed		100 ton
Estimated Labor Cost		
Section	Project	Labor Required
First Section 115' Restore	Fill and cap top of wall	32 hours
Second Section 60' Bulging Buttress	Fill and cap top of wall	16 hours
Third Section 60' Collapsed Curve Rebuild	Set and shim front and back of wall on top of buttress	52 hours
Fourth Section 100' Dry set country wall	Finish front and back faces and cap top of wall	40 hours
Fifth Section 200' Woodland wall down to lower gate	Realign street side face of wall, reinforce back of wall and cap of wall	80 hours
	Total Labor	220 hours
Estimate Cost Stone Supply		
Item	Unit Cost	Total
Wall Stone Donated 100 ton	Delivery @\$200.00 per 5-ton Load	\$4,000.00
Wall Stone Allowance 100 ton	@\$150.00 ton	\$15,000.00
220 hours Labor and Machine	@\$50.00	\$11,000.00
Total to Complete 2020	Contractors 2020 Estimate	\$30,000.00
Funding Summary		
2017 CPC Funding	2017 Funding approved	\$35,000.00
2017 CPC Funding Remaining	2017 Funding remaining	\$11,587.50
2020 Estimate to Complete	2020 Estimate to complete	\$30,000.00
2020 Funding Shortfall	2020 Funding shortfall	\$18,412.50
	2020 CPC Funding request	\$18,412.50
	Total Cost of Project	\$53,412.50
	2020 Funding request as a percent of total project cost	34.5%

Attachment: D Contractors Year 2020 Quote



Attachment E: Restored Wall Section