

<p style="text-align: center;">TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE Project Submission Form – FY18 Summary Form</p>

Submission Date: *September 12, 2017*

Project Name: *Cattle Pass Repair Project*

Project Address: *Along the abandoned Central Mass Rail Road line, on the Eversource ROW and the future DCR Wayside Trail – located just east of Gun Club Lane and just west of Concord Road*

Brief Project Description:

Among the historical assets along the Central Mass Rail Trail – Wayside in Weston are two concrete-topped cattle passes that date from 1920/21. These cattle passes are a testament to the town's agricultural history, as they allowed a connection between two portions of farms cut by the rail road right of way.

Eversource and their engineers, VHB, have found that they are structurally sound and can be reused to support the new access road they will build. As soon as it's feasible, DCR plans to turn this gravel access road into a rail trail by providing an asphalt surface on top. However, neither Eversource nor DCR will pay to repair the undersides of these passes as they are not integral to the roadway. For the town to retain the passes as part of its history, and as accessible open space, it will need to pay to repair the undersides.

The work is limited to concrete removal, concrete patching, steel cleaning, and steel coating. The patching is anticipated to be shallow in nature. The cost estimates that we received for repair of these two cattle passes come from Structures North, an engineering firm with a strong expertise in masonry repair work.

Estimates for the Weston cattle passes amount to \$25,493.00 for the one located at Gun Club Lane + \$37,043.00 for the one by Concord Road.

When completed the rehabilitated cattle passes will be accessible to the public for historical study and interpretation, as well as open space.

Contact Person: *Phyllis Halpern*

Contact Title: *Co-chair, Weston Historical Commission*

Contact Phone #: *339-222-1810*

Contact Email Address: *halfix@gmail.com*

Contact Mailing Address: *40 Loring Rd, Weston*

Sponsoring Organization (e.g., Conservation Commission): *Weston Historical Commission*

Eligibility - Only activities designated in "Yes" boxes, below, are eligible uses of CPA Funds. Please mark the box, or boxes, that apply:

	Open Space	Historic Resources	Recreational Land	Community Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes, if acquired or created with CPA funds	Yes	Yes	Yes, if acquired or created with CPA funds

Projected Cost:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2017 (prior yr.)			
2018		Not to exceed \$62,535	
2019			
2020			
Total:			

**TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY18
Application**

Please address the following questions/categories using additional sheets as necessary.

- Goals/Community Need:** What are the goals of the proposed project? Who will benefit and why? Does the project address needs identified in existing Town plans? *The project will allow the two concrete topped cattle passes to remain accessible to the public as historical artifacts. They will be available for historical interpretation, study and exploration. They will also be available as open space assets.*
- Project Timeline:** Describe project milestones and when they will be completed. *The repair work can be done any time before the rail trail opens to the public.*
- Community Support:** Describe the nature and level of support for and/or opposition to this project. In particular, describe which Town Boards/Committees/Departments or community organizations you have consulted/collaborated with. *This project has support from the Rail Trail Advisory Committee and the Weston Agricultural Commission. We also plan to meet with the Weston Recreation Commission about potential support.*
- Budget:** Provide a line item budget and an explanation of how the budget was prepared. Include back up documentation including any proposals for services, professional cost estimates, etc. For community housing development projects, provide a phased sources and uses of funds.

Budget, Cattle Pass Repairs

	Station 142+20 (at Jericho Trailhead)	Station 165+50 (West of Concord Rd)	Both
Parge Removal	110 sf	60 sf	
at \$25/sf	\$2750	\$1500	\$4250
Metal Clean/Protect	110 sf	60 sf	
at \$45/sf	\$4950	\$2700	\$7650
Crack Repair	10 feet	80 feet	
at \$150/foot	\$1500	\$12000	\$13500
Spall Repair	5 sf	5 sf	
at \$250/sf	\$1250	\$1250	\$2500
Access/Mobilization	\$5000	\$5000	\$10000
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Subtotal	\$15450	\$22450	\$37900
GC OH&P (20% of Subtotal)	\$3090	\$4490	\$7580
Contingency (25% of Subtotal+GC OH&P)	\$4635	\$6735	\$11370
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Total	\$23175	\$33675	\$56850
AE Design services (6% of Total)	\$1391	\$2021	\$3412
AE Construction Admin (4% of Total)	\$927	\$1347	\$2274
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Grand Total	\$25493	\$37043	\$62535

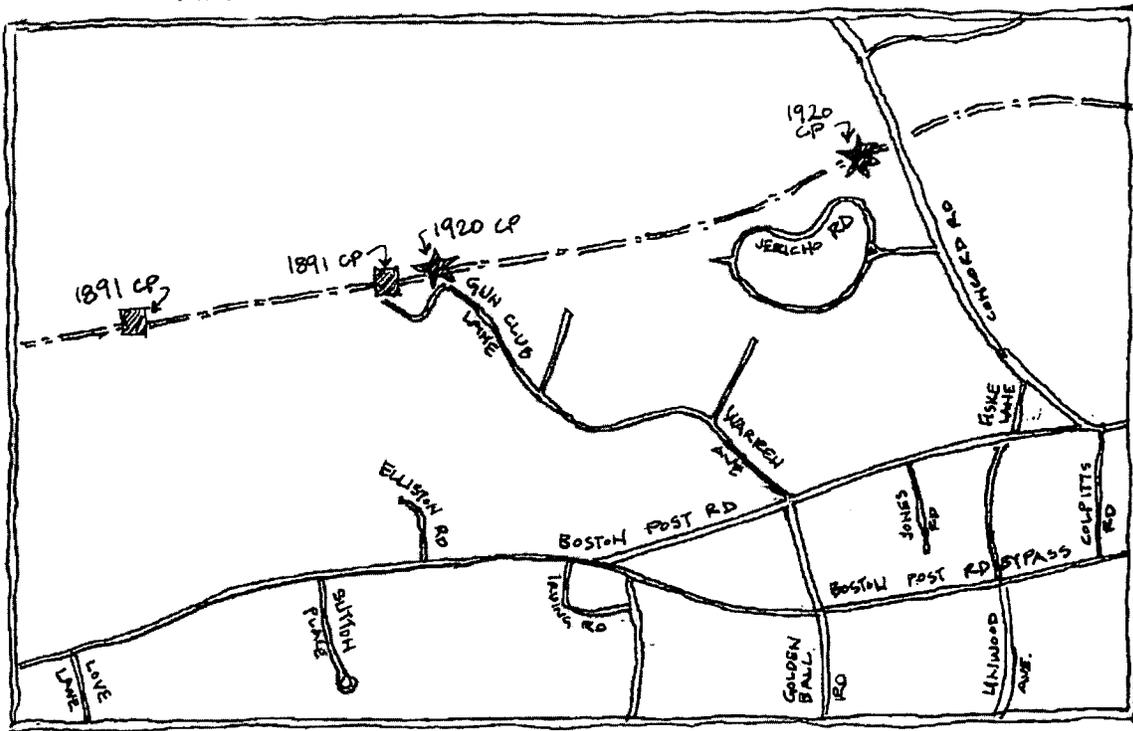
5. **Other Funding Sources:** In addition to CPA Funds, what other funding sources are available, committed, or under consideration? Include commitment letters, and describe any other attempts to secure public or private funding for this project. *We do not have private funding available.*
6. **Implementation:** Identify the person/persons responsible for project implementation and describe his/her/their relevant experience. *Town staff.*
7. **Comparable Projects:** List and describe any comparable projects.
8. **Operations/Maintenance:** If the project is revenue generating, provide a 5 year operating budget. If the project will not generate revenue but ongoing maintenance will be required, provide a 5 year budget with funding sources identified. (CPA funds cannot be used for maintenance). Identify the person(s)/entity responsible for operations/maintenance.
9. **Multiple Projects:** Sponsors with multiple proposals should prioritize them.
10. **Provide Supporting Documentation as Applicable:**
 - a. **Evidence of Site Control (e.g., purchase and sale agreement);**
 - b. **Feasibility Studies;**
 - c. **Letters of Support;** *See forthcoming letters of support for Cattle Pass preservation from Weston's Rail Trail Advisory Committee and Weston's Agricultural Commission.*
 - d. **Maps;** *See attached map. The two Cattle Passes needing immediate repair are marked by stars. The two 1891 Cattle Passes not needing immediate repair are marked by squares.*
 - e. **Statistics; and**
 - f. **Other Relevant Information.**

See VHB Engineers Eversource ROW Access Road Cattle Passes Evaluation dated 5/11/2017.

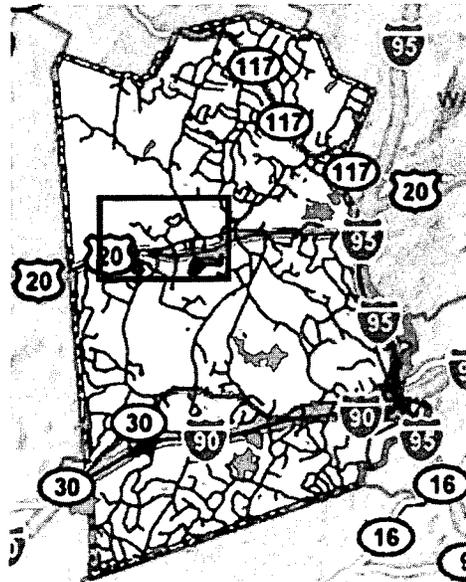
See Structures North estimate of repair costs dated 7/12/2017. Note that there is an arithmetic error in this estimate, for Jericho Trailhead Cattle Pass. The Subtotal shown there is \$14,200 rather than the sum of the component figures which is \$15,450. Other figures dependent on that subtotal are incorrect there. The figures in the budget, item 4 above, are correct. Also note that the Structures North estimate includes one Cattle Pass located in Wayland. Estimates for work on that Cattle Pass are not included in this application.

See photos.

MAP OF CATTLE PASSES IN WESTON



WESTON ΛΟΧΥΣ ΜΑΠ



CATTLE PASS REPAIRS COST ESTIMATE:

AT STATION 71+00:

73 sf Parge Removal @ \$25/ sf =	\$1,825
110 sf Metal Clean and Protect @ \$45/ sf =	\$4,950
30 lf Crack Repair @ \$150/ lf =	\$4,500
5 sf Spall Repair @ \$250/ sf =	\$1,250
<u>Access/ Mobilization =</u>	<u>\$5,000</u>
Subtotal=	\$17,525
20% GC OH&P	\$3,505
<u>25% Contingency</u>	<u>\$5,257</u>
Total for Cattle Pass 71+00 =	\$26,287

- in Wayland

AT STATION 142+20:

@ Gun Club Rd. Trail hd



110 sf Parge Removal @ \$25/ sf =	\$2,750
110 sf Metal Clean and Protect @ \$45/ sf =	\$4,950
10 lf Crack Repair @ \$150/ lf =	\$1,500
5 sf Spall Repair @ \$250/ sf =	\$1,250
<u>Access/ Mobilization =</u>	<u>\$5,000</u>
Subtotal=	\$14,200
20% GC OH&P	\$2,840
<u>25% Contingency</u>	<u>\$4,260</u>
Total for Cattle Pass 71+00 = 142+20	\$21,300

- in Weston

@ Concord Rd,

AT STATION 165+50:

60 sf Parge Removal @ \$25/ sf =	\$1,500
60 sf Metal Clean and Protect @ \$45/ sf =	\$2,700
80 lf Crack Repair @ \$150/ lf =	\$12,000
5 sf Spall Repair @ \$250/ sf =	\$1,250
<u>Access/ Mobilization =</u>	<u>\$5,000</u>
Subtotal=	\$22,450
20% GC OH&P	\$4,490
<u>25% Contingency</u>	<u>\$6,735</u>
Total for Cattle Pass 71+00 = 165+50	\$33,675

- in Weston

Total of All Cattle Passes=	\$81,262
AE Design Services @6% =	\$4,875
<u>AE Construction Admin Services @4% =</u>	<u>\$3,250</u>
GRAND TOTAL=	\$89,387

Total for Weston

+ 21,300.00	
33,675.00	
<u>54,975.00</u>	
3,298.50	- AE Design Services
2,199.00	- Admin Services @ 4%
<u>\$ 60,472.50</u>	



Phyllis Halpern
Co-Chair, Weston Historical Commission

September 13, 2017

Dear Phyllis,

The Agricultural Commission is pleased that the four cattle passes in Weston along the Mass Central right-of-way will not be destroyed during construction of the new rail trail. We applaud members of the Historical Commission for their foresight in advocating for their preservation. These four structures will be useful in demonstrating the town's heritage as a farming community to Weston residents using the new rail trail. They are a reminder of the importance of farming in the early days of the town, and its continuation, though at a reduced level, today.

We have been told that two of the cattle passes, those made about 1920 of reinforced concrete, will require minor repairs to insure their future integrity. Two members of our Commission, accompanied by you and Paul Penfield, a member of the Weston Rail Trail Advisory Committee, have inspected these and concur with this assessment. We understand that the Historical Commission will request funds to carry out these repairs from the Community Preservation Committee. This letter expresses our support for this action.

Both of these cattle passes are deserving of preservation. The one near Concord Road is more accessible, and is generally dry. Families on the trail will find it enjoyable, and children, while playing in or near it, will learn of its past and thereby absorb a little town history. Part of the historical presentation will explain that the farm involved was owned by descendants of one of Weston's early, most highly respected residents, Isaac Fiske, whose law office was restored using CPA funds a decade ago.

The cattle pass near the Jericho Forest trailhead, on Gun Club Lane, is not as accessible, and its owner, George Emerson, was a colorful character of poor repute. This cattle pass is seldom dry, and families will not want to explore it. However, it has the advantage of being physically close to the two other cattle passes, built in 1891, before the advent of reinforced concrete. The historical presentation of this object will include a comparison of the two styles, and also a description of the owner, as different from Isaac Fiske in terms of town respect as can be imagined.

Both of these cattle passes are worthy of preservation and, together with the two other, earlier cattle passes (for which no CPA funding is being requested) contribute toward our assigned mandate of advocating and educating the public on farming issues.

On behalf of; The Weston Agricultural Commission
Alex Anza, Chair

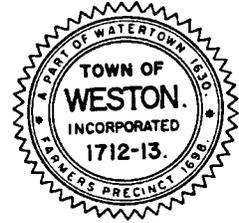


TOWN OF WESTON

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WESTON RAIL TRAIL ADVISORY COMMITTEE



Date: September 25, 2017

To: Weston Historical Commission
Copy: Weston Community Preservation Committee
From: Weston Rail Trail Advisory Committee
Subject: Support for Cattle Pass Repairs

At its August 9, 2017 meeting the Weston Rail Trail Advisory Committee voted unanimously to support the application for Community Preservation funds to repair two historic cattle passes so that they can be preserved during the upcoming construction of the rail trail.

The cattle passes in question are almost a hundred years old, and were constructed of reinforced concrete. They should not be confused with two other, earlier cattle passes that date from 1891 and are made of large iron stringers sitting on granite block foundations. The two designs differ because reinforced concrete was not in routine use in 1891 but was by 1920.

Eversource plans to run their new access roads over the tops of the two concrete cattle passes. They have determined that the existing structures are strong enough to support their large maintenance vehicles. However, each of the structures requires minor repairs to assure that the structures do not degrade in the future. The repairs consist of limited concrete removal, crack repair, spall repair, and cleaning and protection of exposed metal (especially the rails that were used in place of normal reinforcing rods).

Preservation of these cattle passes will enable the Historical Commission to display them with suitable signage and explanations. The structures have relevance to farming history, town history, and even engineering history in that the development of reinforced concrete about 1903 resulted in two styles of cattle pass close to each other on our trail.

The presentation and interpretation of these structures will make the trail more interesting to its users, and thereby enhance their experience. It will also express some aspects of the town character, namely its historical agriculture activity and the fact that is is, today, a right-to-farm community.

Please be sure that the Community Preservation Committee is aware that this request from the Historical Commission is not related to or part of any request from RTAC this fall.

A handwritten signature in black ink that reads "Jack Sands". The signature is written in a cursive style with a large, sweeping initial "J".

Jack Sands
Chair, Rail Trail Advisory Committee