



Community Preservation Committee

55 Main Street
Westford, Massachusetts 01886

Contact: Jesse Beyer

TEL (978) 399-2905 FAX (978) 399-2556

jbeyer@westfordma.gov

Westford Community Preservation Funding Application

Fiscal Year 2022 Project Submission Form

Basic Project Information:

Submission Date: January 14, 2022

Project Name: Parkerville Schoolhouse Roof Restoration/Replacement

CPA funds requested: \$50,000.00

Applicant:

Name: Paul Fox Jr – Director of Facilities

Address: 55 Main St. Westford, MA 01886

Phone: 978-692-5560

Email: pfox@westfordma.gov

Sponsoring board/committee(s):

Historic Commission

Additional responsible parties – i.e. Property owner, consultant (if applicable) N/A

Project manager/contact person:

Paul Fox Jr.

Director of Facilities Town and Public Schools

23 Depot St. Westford, MA 01886

978-399-2435

pfox@westfordma.gov

Purpose: (please select all that apply)

- Open Space
- Affordable Housing
- X Historic Preservation**
- Recreation

Project location/address:

Assessor information: (map/block/lot id) as applicable:

Parcel ID : 012 0101 0000

Ownership/care and custody information:

Town of Westford

- Heidi - h.hatke@verizon.net
- John Wilder - xmas3frm@aol.com

Deed restrictions required:

- Conservation
- Housing
- Historic Preservation

Budget:

Project Budget - **\$50,000.00**

Factor of four times (4X) quote for asphalt shingles change order request to cedar or slate roofing. Updated quotes to follow.

December 10, 2022 – Provided by JJS Universal Construction Company:

Based on the measurements you provided, project should come in around +/- \$11,000.00 (dependent on shingle choice) and take a day or so to complete. There would be a slight increase in price if the existing counter flashing on the chimneys needs to be replaced (roughly \$1,000.00 per chimney). If you have any further questions let me know.

December 14, 2022 – CPC Meeting

Director of Facilities Propose budget to preplace and preserve building based on above estimate. CPC directed Director of Facilities to expand Scope of Work materials to include replacement of historically accurate roofing system.

January 14, 2022 – Submission Estimate

Currently, number companies including JJS Universal Construction Company have declined to submit pricing for project due to capacity and services offered relating to slate and/or cedar roofing systems.

Alternative companies including the leveraging of State User Guide Contract Trades Person 004 – Roofing have been utilized in an effort to obtain quotes/bids for this project. It is anticipated that revised quotes will be in hand before February 1, 2022.

Percent of total budget requested from Community Preservation funds:

The Town of Westford is seeking 100% of the total project cost.

Other funding sources (committed/applied/planned):

N/A

Anticipated annual income/expenses:

\$100.00/year should be budgeted for upkeep and maintenance by the Public Building Department 199 budget.

Taxpayer impact:

Pending funding, this project is not anticipated to have an impact of Westford taxpayers.

Timeline:

Proposed Start Date: July 1, 2022

Proposed Completion Date: September 1, 2022

Endorsement by applicable boards/commissions/community groups:

- Affordable Housing Committee and/or Housing Authority
- Cemetery Commission
- Conservation Commission
- X **Historic Commission**
 - David Gutbrod – Historic Commission Chair
- Parks and Recreation Commission
- Planning Board
- Water Commission
- X **Other - Westford Public Schools**
 - Dr. Christopher Chew – Superintendent of Westford Public Schools

Project Description and Goals:

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)

Background Information

The Friends of the Parkerville Schoolhouse formed in 1989 with the vision of preserving this 1880 one-room schoolhouse as both a meeting place for townspeople and a living history classroom for local children. The Town of Westford accepted their proposal, provided that costs of renovation and maintenance would not be borne by the town.

Since then, the Friends have relied on the generosity of volunteers and donors, as well as fundraising efforts, to maintain and improve the building. Since 1989, basic improvements have included indoor plumbing, a new roof, septic system and upgraded heating.

Recent accomplishments include a granite front step for easier access, ramp repair and complete exterior painting. A granite bench inscribed Alumni Garden graces the schoolyard entrance and features favorite flowers taken from the yards or the memories of the alumni. For conservation purposes, a retaining wall and extensive drainage system were installed at the site of the Friends' Garden in the south corner of the schoolyard. In addition, a new flag for the outside of the schoolhouse was purchased. The Westford Garden Club made a gift of a dwarf weeping cherry tree, which was placed in the keystone of the school's original well cover.

To re-create the atmosphere of an early schoolroom, the Friends have furnished the school with circa 1920s desks and memorabilia. Tape-recorded interviews were done with former students; their stories are a source of wonderful details for the Living History program. Archival scrapbooks featuring original class photos, report cards, penmanship papers and art work, along with a record of all the schoolmarms, have been completed. Also, documentation of the restoration is included.

Each year, the Friends conduct a town-wide mailing in October to solicit donations as well as volunteers for the on-going work of preserving the school. Although the town owns and insures the building, all projects at the schoolhouse are done at no cost to the town.

The Friends prepare the school each year for the Living History program "Old School Days." Twenty-five second or third-grade classes in period dress, as well as a home-schooled class, visit the classroom in a typical year. Friends of the Parkerville Schoolhouse serve as docent teachers for these special visits.

Proposed Project

Considering the age of the last roof replacement, to include the effects of New England weather, the roofing at Parkerville Schoolhouse is beginning to show signs of wear-and-tear and without the appropriate attention will become a safety and hazard concern. This safety concern with the additional priority of persevering the integrity of an historic building must be mitigated to continue allowing the Westford Public School students, Town residents and other communities the opportunity to use this building.

In an effort to preserve and restore the original intention and historical accuracy of the building, this project is recommending that the existing asphalt shingle system be replaced with either a cedar or slate roof system. Restoring the finished materials to an accurate material will greatly benefit the intention of this building as well as proving the historical recognition that this building deserves.

In summary, the Town of Westford and the citizens have number benefactors that will result in a successful restoration and preservation project. This project will fundamentally support the integrity of the building by preserving the building structure and contents. Ultimately, this will allow the Town of Westford and the public school system including students an opportunity to experience firsthand how education conducted and was supported in the past.

The project is designed to restore the roofing dimensional asphalt shingles and underlying membrane at Parkerville School House located at 110 Carlisle Road., Westford, MA 01886. The asphalt roofing system will be replaced with either a cedar or slate roofing system. The exact system is continuing to be discussed in an effort to consider historical accuracy and future maintenance/upkeep if the first component cannot be determined.

The roof size is accurate estimate at 2,010 sq. ft. with a roofing elevation or 12'-25' +/- . The chimney to include some components of the siding will also be examined in an effort to restore the original architecture of the building if possible. Specifically, the exhaust and intake system in the attic will be further examined for their necessity.

Other Potential Opportunities - N/A

If this application is submitted outside of the usual funding cycle, please explain why.

This project was submitted during the usual funding cycle.

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

- Attachment A – Budget Estimate - JJS Universal Construction Company

Applicant Signatures/Date


Paul Fox Jr.

January 14, 2022

Date

For Community Preservation Committee Use Only

Date received:

Copies distributed on:

Is sufficient data/detail provided?

Is timeliness an issue?

Is additional information required?

Project interview date:

Public hearing date:

Committee vote:

Yes

No

Abstain

Date

Recommendation from Committee:

Recommended for Town Meeting consideration:

Spring

Fall

Special

Year

ATTACHMENT - A

Paul Fox

From: Wojciech Sudyka <jjswojciech@yahoo.com>
Sent: Tuesday, January 11, 2022 12:02 PM
To: Paul Fox
Subject: Re: Quote needed

External!

Unfortunately we do not at this time.

Thank you,
-JJS

On Monday, January 10, 2022, 02:05:11 PM EST, Paul Fox <pfox@westfordma.gov> wrote:

Hello,

First, thank you for your time and attention to this email.

I have a favor to request, does your company do historical roof renovations too, i.e. cedar or slate roofs?

Could you revise your proposal for one of these if possible?

Respectfully,

Paul Fox Jr.

Director of Facilities

Town of Westford and Public Schools

23 Depot St, Westford, MA 01886

978-399-2435

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From: Wojciech Sudyka <jjswojciech@yahoo.com>
Sent: Friday, December 10, 2021 10:16 AM
To: Paul Fox <pfox@westfordma.gov>
Subject: Re: Quote needed

External !

Based on the measurements you provided, project should come in around +/- \$11,000.00 (dependent on shingle choice) and take a day or so to complete. There would be a slight increase in price if the existing counter flashing on the chimneys needs to be replaced (roughly \$1,000.00 per chimney). If you have any further questions let me know.

Thank you,

-JJS

On Thursday, December 9, 2021, 02:40:14 PM EST, Wojciech Sudyka <jjswojciech@yahoo.com> wrote:

No problem. We'll send out an estimate within the next day or two.

Thank you,

-JJS

On Thursday, December 9, 2021, 01:45:35 PM EST, Paul Fox <pfox@westfordma.gov> wrote:

Hello,

Your company recently submitted (and won) a bid for roofing project in Town. I have a similar scope project that I am looking for a quote on that I can use for capital planning purposes. Would your company be interested in providing a brief quote for reference on this project for budgetary purposes?

The project is to replace the roofing dimensional asphalt shingles and underlying membrane at Parkerville School House located at 110 Carlisle Road., Westford, MA 01886. The roof size is listed as 2,010 sq. ft. the roof elevation is 12' -25' +/-.

Thank you for any attention and support to this request.

Respectfully,

Paul Fox Jr.

Director of Facilities

Town of Westford and Public Schools

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