

VEASEY MEMORIAL PARK  
201 WASHINGTON STREET  
GROVELAND, MA 01834  
978 521 9345  
WWW.VEASEYPARK.ORG



# 2020 Community Preservation Proposal

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Design Plans for Rehabilitation of an Historic  
Building

Groveland Conservation Commission

12/13/2019





Conservation Commission

Town of  
**Groveland**

Groveland, Massachusetts  
Town Hall  
183 Main Street  
Groveland, MA 01834

December 13, 2019

Community Preservation Committee  
Town of Groveland  
183 Main Street  
Groveland, MA 01834

Ladies and gentlemen:

Enclosed are copies of an application requesting Community Preservation funding for design plans for rehabilitation of an historical building at Veasey Memorial Park, 201 Washington Street.

The application includes a request for \$ 59,600.00 of CPA funding under the historic preservation category. Included in this proposal is an estimate from a licensed contracting firm to complete the work.

We hope that you will give the application careful consideration. We would be happy to provide you with any further information you may need and to meet with you to discuss the proposal.

Sincerely,

Michael Dempsey

Veasey Management Committee  
Groveland Conservation Commission



# VEASEY MEMORIAL PARK

201 WASHINGTON STREET  
GROVELAND, MA 01834  
978 521 9345  
WWW.VEASEYPARK.ORG



## Applicant Information:

Name of Applicant: Veasey Memorial Park  
Contact Name: Michael Dempsey  
Mailing Address: 201 Washington Street  
City: Groveland  
State: MA  
Zip Code: 01834  
Daytime Phone: 978 521 9345  
Email Address: mdempsey444@comcast.net

## Location of Project

Name of Project: Design Plans for Rehabilitation of an Historic Building at  
Veasey Park  
Address of Project: 201 Washington Street Groveland, MA 01834

## CPA Category: (Include all that apply):

- Open space
- Historic preservation
- Recreation
- Community housing

## Project Cost:

CPA Funding Requested: \$ 59,600.  
Total Cost of Proposed Project: \$ 59,600.

## Description:

The proposed project would provide design work, complete architectural plans and contractor specifications and estimates to rehabilitate Lucile's Cottage, an historic building at Veasey Park. The goal is to have a complete and comprehensive design plan in order to apply for grants to perform the rehabilitation. The plans will enable an accurate estimate of costs for all work to restore the historic building. The building currently has limited use for storage. With a new design and rehabilitation, the building can be used by the park for event rentals, non-profit office and meeting space and can generate income to support the park. The building needs plumbing, heating and air conditioning,

electrical, handicap accessibility along with the design of the space and restoration of the historic character.

## PROJECT NARRATIVE

### Goals

The goal of the project is to fully define a scope of work for rehabilitation of this historic building. Professional architects and engineers will evaluate the building, discuss possible uses, review the history of the building and assess the placement of the structure at the park and its surrounding environment. In this Design Phase a complete set of plans based on the evaluation will be produced along with required scopes of work for all aspects of the rehabilitation project. With these plans in place the Commission will be able to act to obtain funding for the rehabilitation. The scopes will be used for bidding the Rehabilitation Phase of the work to make sure the town can complete the project at the best possible price and with the best outcome.

### Background & Overview

The people of Groveland will directly benefit by the preservation of this historical landmark by safeguarding one of the very few public historic structures left in town. Arthur D. Veasey, most notable previous owner, acquired and operated the Groveland Woolen Mills at the turn of the century. In 1909, Arthur purchased the property now known as Veasey Memorial Park and built a seasonal residence for himself and his large family. In 1930 the structure known as Lucile's Cottage was built on the property for one of his twin daughters and her husband. The structure was originally a "kit" cottage sold by Sears Roebuck or equivalent vendor. These structures today are very rare but exhibit an interesting period of building and residential development in our country. The structure was later altered with at least two small additions. In the 1950's the entire property was purchased the Roman Catholic Church. An order of Nuns operated a home for adult woman with special needs as well as a day camp for the surrounding community. The structure was used for a dormitory for the adult women living on the property. With the funding, the park's historical heritage remains secure and will enable us to restore and rehabilitate this notable and interesting piece of Groveland history.

Area residents, community groups, and businesses currently utilize the park's buildings for classes, space rental, fundraisers, public events as well as office space. Veasey houses the Town's offices of the Conservation Commission, Recreation Commission, VFW, and the Friends of Veasey Park. Veasey also hosts events through the year; including the annual Winter Festival, a Flea Market

fundraiser, multiple art exhibits and open houses. In addition to private usage, Veasey provides space for area groups such as the scouts, mom's groups, kids crafting workshops and many more. With funding for the rehabilitation of this additional structure at the park, we will be able to offer more space for community group usage, private and town events and non-for-profit organization office space. Opening up the cottage for use and offering it more economically to groups and individuals will give them the opportunity to discover the history of Groveland and in turn educate residents of the town's impact on textile manufacturing. With the recent rebirth of interest in the Merrimack Valleys' role in industrial development, the Veasey buildings will be in position to make the community more aware of its rich past.

### Community Need

When purchased nearly twenty-four years ago by the town using state Self-Help grant funds as a part of an Open Space initiative, the management plan for the park stated, "the access to Nun's Hill by our Townspeople will add to pure awareness of environmental issues, increase our incentive to include open space in our Town's future growth management priorities and improve the quality of life in our Town"("Nuns' Hill Management Plan- The Green Book") Today, the Commission has worked hard to meet the needs of the community by providing low cost (and in some cases no cost) meeting space in its main building. With parts of the main building dating back to 1909, and Lucile's Cottage dating back to 1930, the job of sustaining the 47-acre parcel of conservation land and its historic buildings is no small endeavor. Under the guidance of the Conservation Commission and its Veasey Management Committee, local volunteers work diligently to ensure this well-used space remains vibrant, honored, and well-kept. Every dollar earned on rentals is invested back into the buildings and grounds. Because of age and lack of funds, the Lucile's Cottage structure is at risk for significant and irreversible damage. The aging windows, doors and infrastructure represent challenges on a daily basis of security, safety and extra costs to support current and future use of the historic building. If the building is damaged beyond repair, the historical integrity cannot be replaced.

This project is of an urgent nature. Because there are no funds to support such a project, the situation will continue to worsen with the risk that this historic building will not exist for future generations; along with it a large portion of Groveland's rich past will also disappear.

Veasey Memorial Park has been declared a site of historical value by the Town of Groveland's Historical Commission. These funds would assist to preserve and protect the town-owned historical asset and create additional opportunities for public use and access.

Community Support

We have received letters of support from organizations including a letter from the Historical Society. Copies of letters are attached to the back of the proposal.

Project Management:

The Veasey Management Committee oversees the daily operations of Veasey Memorial Park. The Management Committee is appointed and overseen by the Town of Groveland's Conservation Commission. This project will be managed by Veasey's Facility and Grounds Manager, Doug Soper, along with Michael Dempsey, chair of the Commission. On all projects large and small at the park, Mr. Soper manages the materials, labor and integrity of the day-today operation of the park and all improvement projects.

Project Success:

Success of the project is gauged by the ability to raise funds with the design to be able to move on the Rehabilitation Phase of the project. Completion will mean an overall higher standard and more efficient form of delivery of all services and events at the park.

Budget

The total budget for the project is \$ 59,600.00. This budget was derived from an estimate received from a local contracting and architectural firm. Some parts of the work outlined in the estimate will be funded during the actual rehabilitation and construction phase of the project. We have included only the costs required to produce a set of plans and scopes for the work to be done in the second phase. These CPA funds will solely be spent on direct cost from the accepted budget.

VEASEY MEMORIAL PARK

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Service	Description	Cost
Architectural Services	Construction Documents - Includes site visits to document existing conditions and (2) design meetings with client	\$ 8,000.
Landscape Architect	Design and construction documents	\$ 12,000.
Structural Engineer	Initial field visit, IBC/IEBC code evaluation, construction documents and (2) site visits during construction	\$ 3,000.
Mechanical, Electrical and Plumbing	Engineering of new mechanical, electrical and plumbing	\$ 29,600.
Civil Engineer	Project management planning	\$ 7,000.
<b>Total</b>		<b>\$59,600.</b>

Other Funding

Veasey Memorial Park, working in conjunction with the Friends of Veasey Park, conduct fundraisers throughout the year in an attempt to offset large capital expenditures. The Friends have agreed to assist our effort to raise funds to complete the actual rehabilitation work once this design phase has been completed.

Timeline & Standards

If the proposed project is approved by the CPC and the Town, project implementation would begin as soon as funding is available. Project completion will be deemed a success upon timely and safe conclusion of all work resulting in a fully comprehensive design plan for the rehabilitation of Lucile's Cottage.

As previously stated, Veasey Memorial Park is ultimately overseen by the Town of Groveland's Conservation Commission and has been town-owned since 1996. A deed may be made available upon request.

If approved the design work would be put out for bid to any and all certified architectural firms to obtain the best and lowest cost for this phase of the work.



www.AvatarConstructionInc.com  
 Salem, NH Office: 603. 513. 2878  
 Waltham, MA Office: 617. 714. 5773

**COMPANY REPRESENTATIVE:**

Josh Bonenfant - 603.769.1833  
[Josh@avatarconstructioninc.com](mailto:Josh@avatarconstructioninc.com)  
 Nazar Vincent - 781.488.8509  
[Nazar@avatarconstructioninc.com](mailto:Nazar@avatarconstructioninc.com)

**CLIENT:**

Mike Dempsey  
 201 Washington St, Groveland, MA  
 978.265.5756  
[mdempsey444@comcast.net](mailto:mdempsey444@comcast.net)

**Exhibit A**

Scope of Work:	
Complete Renovation of Veasey Memorial Park Conservation Building	
	AMOUNT
<b>Architectural:</b>	
Construction Documents - Includes site visits to document existing conditions and (2) design meetings with client	\$ 8,000.00
Construction Administration - Assumes (6) months construction schedule with one visit per month	\$ 4,000.00
<b>Additional Architect Services:</b>	
Historic review and report - \$3,200.00	Option
CSI - format architectural specifications - \$6,400.00	Option
Drafting of historic details and conditions - Hourly	Option
<b>Landscape Architecture:</b>	
Design and construction documents	\$ 12,000.00
<b>Engineering:</b>	
<b>Structural</b>	
Initial field visit, IBC/IEBC code evaluation, construction documents and (2) site visits during construction	\$ 9,600.00
<b>Mechanical, Electrical and Plumbing</b>	
Engineering of new mechanical, electrical and plumbing	\$ 29,600.00
<b>Additional MEP Services:</b>	
Fire protection engineering - Hourly	Option
Security system - Hourly	Option
Sound system - Hourly	Option
<b>Civil:</b>	
Scope needs to be further defined to obtain the correct cost for this item - Allowance of \$25,000.00 is carried for this estimate	\$ 25,000.00
<b>Duration:</b>	
Full set of plans to be completed within 120 business days from date of Notice to Proceed	
Unforeseen conditions, added work and changes by owner will be additional time added to the total proposed duration of the estimated time to complete	
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$ 88,200.00</b>



*Josh Bonenfant - Field Estimator*  
 PREPARED BY  


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*Nazar Vincent - Operations Manager*  
 REVIEWED BY  


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 ACCEPTED BY  


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**12/11/19**  
 DATE  
**12/11/19**  
 DATE  
 DATE

*Jozokos Architecture Incorporated*

Design Concepts Pro Contractors  
517 Ames Hill Drive  
Tewksbury, MA 01876

Re:Renovation and Analysis

Lucile Cottage Attn Mike Dempsey

201 Washington Street Grove land, Mass

Design Concepts is pleased to submit the following contract for Architectural Design services for renovations, located at the above address.

This letter, which will serve as our Proposal, and, when signed by you on the Agreement Acceptance line below and returned to the Architect, shall also represent the Agreement between the Parties. The Parties to this Design Concepts Pro Contractors hereinafter , for the architectural services stipulated below.

**Project description:**

Renovation and Addition to Single Family home.

**Scope of Services to be provided for your project:**

- Measure & Layout existing conditions.
- Conduct a Building Code Analysis of the proposed project.
- Discuss the project with the local officials as required.
- Prepare Schematic Design Documents consisting of drawings illustrating the scale and relationship of project components.
- Based upon approved Design Development Documents we shall prepare Construction Documents consisting of drawings setting forth in detail the requirements for the construction of the project.
- Four (4) sets of Architectural & Structural Construction Documents shall be provided for bidding and permits. Additional sets shall be provided upon request at the expense of the Owner.

**Additional Services that are part of the proposal:**

- Mechanical, plumbing, electrical, fire protection, & civil engineering services Landscaping
- Interior Design documents.
- Cost of reproductions or other media, (other than specified).
- Tangible mock-ups, models, renderings, computer walk-through, or any other visual design effects.
- Cost of Consultants,(i.e., site, civil, electrical, mechanical, etc.).
- Revisions to construction documents which are inconsistent with approvals or instructions previously given by Owner.
- Any other services not customarily furnished in accordance with generally accepted architectural practice.
- Appearance before any Board or Committee.

**Construction Administration:**

It is understood and agreed that the Architect's services under this Agreement does include project observation or review of the Contractor's performance or any other construction phase services. The Owner assumes all responsibility for interpretation of the Contract Documents and for construction observation and supervision and waives any claims against the Architect that may be in any way connected thereto.

In addition, the Owner agrees, to the fullest extent permitted by law, to indemnify and hold the Architect harmless for any loss, claim or cost, including attorneys' fees and costs of defense, arising or resulting from the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to the Contract Documents by anyone other than the Architect to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct of the Architect.

If the Owner requests in writing that the Architect provide any specific construction phase services and if the Architect agrees in writing to provide such services, then the Architect shall be compensated for such Additional Services.

**Owners Responsibilities:**

The Owner shall provide full information about the objectives, schedule, constraints, and existing conditions of the project, and shall establish a budget with reasonable contingencies that meets the project requirements. The Owner shall furnish surveying services as may be required, upon request by the Architect.

**Use of Architect's Documents:**

The Documents prepared by the Architect are instruments of service for use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall not reuse or permit the reuse of the Architect's documents except by mutual agreement in writing.

**Termination, Suspension or Abandonment:**

In the event of termination, suspension or abandonment of the project, the Architect shall be equitably compensated for services performed. Failure of the Owner to make payments to the Architect in accordance with this Agreement shall be considered

substantial nonperformance and is sufficient cause for the Architect to either suspend or terminate services. Either the Architect or the Owner may terminate this Agreement after giving no less than seven day's written notice if the other party substantially fails to perform in accordance with the terms of this Agreement.

**Hazardous Materials:**

The Architect and Architect's consultants, if any, shall have no responsibility for the identification, discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials in any form at the project site.

**Miscellaneous Provisions:**

This Agreement shall be governed by the law of the location of the project.

The Owner and Architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to this Agreement. Neither party to this Agreement shall assign the contract as a whole without written consent of the other.

**The fee for the above Scope of Services is as follows:**

The Architect's fee shall be **Fifty Nine thousand Dollars(\$59,000.00)**.

Reasonable out-of-pocket expenses incurred by the Architect, including project related travel, is included in the fee above. Compensation for any Additional Architectural Services will be performed at the rates of; **Intern Architect- \$150.00/hour & Architect- \$275.00/hour Architect**, including public hearings and additional field reports. No Additional Services shall be performed without written consent from the Owner.

An initial payment of **Twenty Thousand Five hundred(\$29,500.00)** is due upon the acceptance of this agreement. This initial payment shall be applied to the final payment. Subsequent payments shall be made monthly in proportioned to the services rendered and expenses incurred. Any final amounts will be due upon the completion of the construction documents. If through no fault of the Architect the services covered by this Agreement have not been completed within Six months of the date hereof, compensation of the Architect's services beyond that time shall be appropriately adjusted. Payments are due and payable upon receipt of the Architect's invoice. Amounts unpaid thirty days after invoice date shall bear interest from the date payment is due at a rate of 1.5 per cent per month, or in the absence thereof, at the legal rate prevailing at the principle place of business of the Architect. Please, make all checks payable to Design Concepts Pro Cotractors

We look forward to working with you on this project and if you have any questions regarding this contract please call.

Very truly yours,



Pasquale Spadorcia.

Accepted: \_\_\_\_\_  
Mr. Pasquale Spadorcia Date



# The Groveland Historical Society

P.O. Box 178  
Groveland, MA 01834

December 14, 2019

Groveland Community Preservation Committee  
183 Main St.  
Groveland, MA 01834

To Whom It May Concern:

The history of what is now known as Veasey Park dates back to its use by Native Americans. Access to the natural water resource of Johnson's Pond in this area was later a major asset for The Groveland Mills. Arthur D. Veasey became the owner of The Groveland Mills in South Groveland in 1903. Mr. Veasey built his summer "bungalow" in 1909 on the land we now call Veasey Park.

The Groveland Mills thrived during the mid-1800's to the early 1900's and are an important part of Groveland's history. The Groveland Historical Society wants to see the history of this era stay alive. The Town of Groveland needs to support the endeavors of the Groveland Conservation Commission and the Veasey Park Management Committee as they strive to maintain and preserve the historic buildings and grounds at Veasey Park.

The Groveland Historical Society totally supports The Groveland Conservation Commission in its request for CPA funds under Historic Preservation. These funds will provide architectural design plans for the repair and preservation of Lucile's Cottage at Veasey Park. This building is prefabricated and was built in the early 1930's when prefabricated structures were in their infancy. We hope you will study their application and give it your full support. The plans produced under this proposal will assist in increasing the use and access to the Park while preserving its historic nature and recreational appeal.

Veasey Park is a 47.5-acre conservation treasure which we need to keep for future generations. Community Preservation Act funds will help make this happen. Thank you for your consideration and continued anticipated support.

Sincerely yours,

Vice President  
Groveland Historical Society

FRIENDS OF VEASEY PARK, INC  
P.O Box 177  
Groveland, MA 01834

December 13, 2019

Groveland Community Preservation Committee  
183 Main St.  
Groveland, MA 01834

Dear Committee Members,

Veasey Memorial Park is a true treasure for our community here in Groveland. The Friends of Veasey Park has worked hard for many years to publicize and promote Veasey Park. Along with the Groveland Conservation Commission both organizations have labored to sustain the park and make sure that it is protected and preserved for future generations of Groveland residents to enjoy. Since its purchase by the town in 1996 Veasey Park and its facilities have steadily improved. The park includes a first-class event facility available for rent by the public, various community organizational meeting spaces and town offices. The 47.5 acres of fields and woodlands along scenic Johnsons Pond offers trails, picnic areas, sledding and boating for the public to enjoy. Voters in 1996 were very wise to approve the purchase of this property and keep its use open to the public.

We hope voters in the spring of 2020 will have the opportunity to approve further improvements to Veasey Park. Historic Lucile's Cottage has slowly been deteriorating due to age and limited funds to do major repairs. We feel the town must preserve this historic structure before it is beyond repair. CPA Historic Preservation funds are the key to restoring Lucile's Cottage. This project fits all the requirements under historic restoration. By funding the design phase, the Commission and the Friends of Veasey will be able to pursue additional funding to address the rehabilitation and restoration of one of the first prefabricated buildings in Groveland.

We urge the committee and the community to support the request made by the Conservation Commission for CPA Historic Funds for the restoration of Lucile's Cottage. The Friends of Veasey Park fully support this project and will continue to offer our encouragement and support as we strive to restore this historic building.

Yours truly,

  
President

Friends of Veasey Park, Inc.

Lucile's Cottage in 1930



Lucile Veasey Pingree



Lucile's Cottage Today



