



# MASTER PLAN NARRATIVE for ST. XAVIER NATURE PRESERVE



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## INTRODUCTION



The St. Xavier parcel no. 61-19-00-0-222 (247 acres) is a mixture of opens fields, woodlands and wetlands that includes the campus of the former St. Xavier Academy and Convent which ceased operations after a 1972 fire. The stream Monastery Run (Chapter 93 designation: WWF) and its tributaries cross the property. Approximately 70 acres of St. Xavier's former farm fields are enrolled as CP-2 areas in the USDA Conservation Reserve Enhancement Program (CREP) and about 12 acres as CP-22 areas. St. Xavier features a rehabilitated 3,500 square foot Civil War-era dwelling known as "Bellbrook", a gazebo in good condition, a freestanding solar array installed in 2023 and a farm stand area selling local fruits and vegetables along Route 30. Places of particular interest include the "Grove" of large specimen trees along St. Xavier Road (the former campus area), the "Grotto" with a statue of St. Theresa and the former St. Xavier entrance drive that extended to Route 30 that is now blocked.

### **The Grove/Blessed Mother Statue**

The Brandt parcel no. 61-19-00-0-014 (102 acres) is open farm fields except for the riparian corridors of Monastery Run and its tributaries. Brandt holds a 20' x 45' metal pole building with an earthen floor and a 10' x 12' concrete block outbuilding in poor condition. Brandt is currently farmed, however DCNR requires that farming operations end within 2 years of WLT's acquisition.



### **St. Xavier Academy and Convent**



**Aerial View- St. Xavier Academy and Convent**

### **BACKGROUND**

WLT acquired St. Xavier from the Sisters of Mercy in August 2022 and plans to complete the acquisition of Brandt property from the Brandt family in 2024/25. The Sisters of Mercy conveyed St. Xavier to WLT for ½ of the appraised value and made a significant donation to WLT that will serve as an endowment for the ongoing maintenance of the property.

Bellbrook sustained extensive interior water damage prior to acquisition. WLT completed rehabilitation of Bellbrook including replacement of all mechanicals, kitchen and bathrooms in September 2023.

St. Xavier has been acquired with the assistance of PA Department of Conservation and Natural Resources (DCNR) grant funding and will be conserved in perpetuity subject to the requirements and constraints imposed by DCNR's land acquisition grant contract. Brandt will likewise be acquired with the assistance of DCNR grant funding for conservation in perpetuity subject to the requirements and constraints imposed by DCNR's land acquisition grant contract.



## HISTORICAL CONDITIONS



**Aerial Map of St. Xavier Property Circa 1930**



**Aerial Map of St. Xavier Academy and Convent Circa 1930**

### MASTER PLAN VISION:

It is envisioned that St. Xavier's Grove and former campus area will be improved with accessible paved walking trails and interpretive displays about the site; that a cohesive network of farm roads and trails will provide visitor access throughout desired areas of St. Xavier and Brandt; that Bellbrook will serve as a base of operations and programming for the nature preserve (and may also have other complementary low-impact uses); and that the farm stand area will be improved to safely increase capacity for vendors and customers.

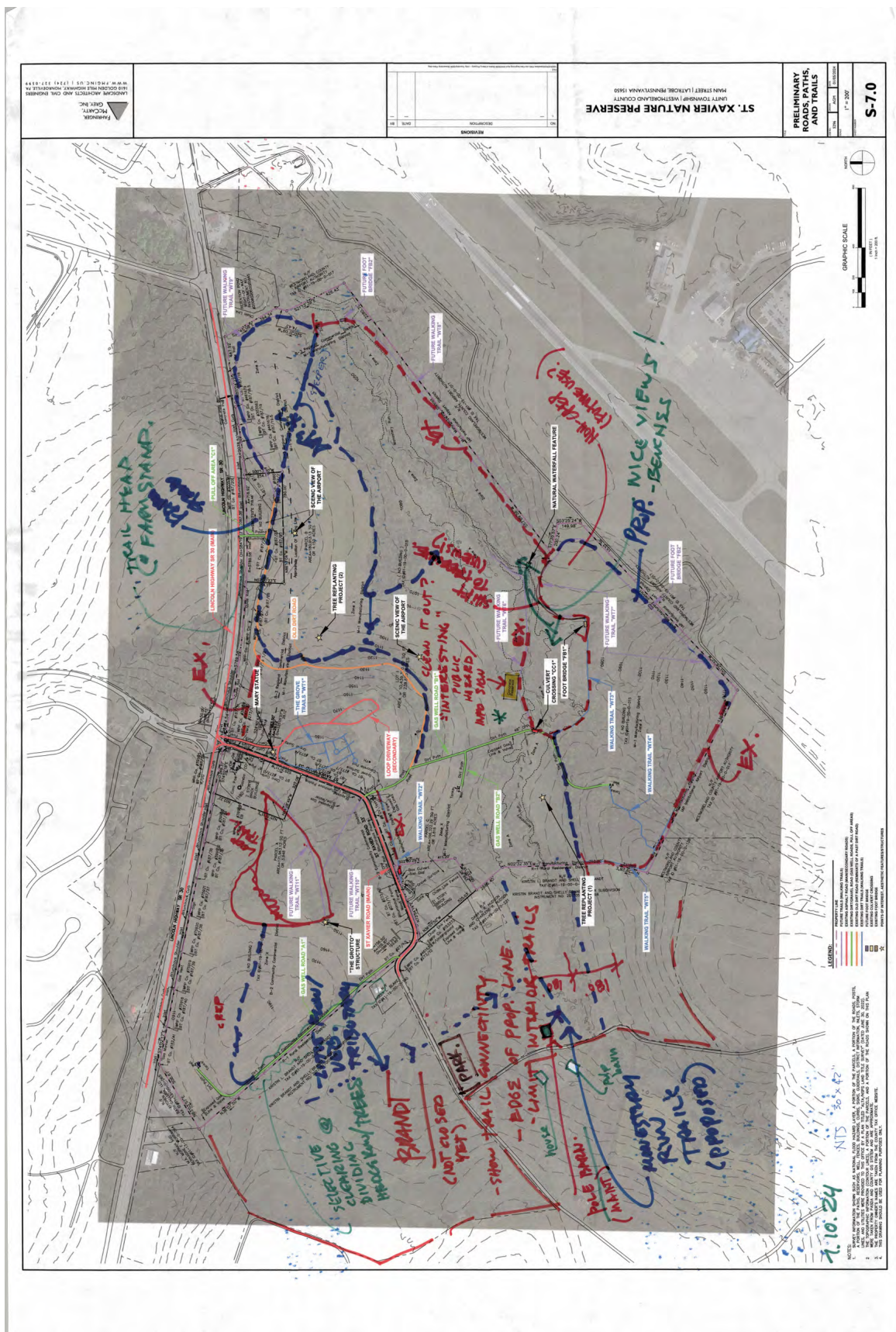
### PROJECT SCHEDULE / SCOPE OF WORK:

1. Kickoff Meeting/Site Visit with Steering Committee 4/29/24 @ 9:00 AM.
2. Prepare Base Map from Owner-Supplied Data.
3. Prepare Site Analysis of Existing Site Conditions.
4. Prepare Preliminary Master Plan.
5. Design Charette with Steering Committee for Design Input 7/10/24 @ 9:00 AM.
6. Presentation with Board for Design Input 7/19/24 @ 9:00 AM.
7. Design Charette with Public for Design Input 8/7/24 @ 1:30 PM and 6:30 PM.
8. Meeting with Steering Committee on 8/9/24 @ 9:00 AM to Review Draft Master Plan and Opinion of Probable Construction Costs.
9. Prepare Draft Master Plan and Opinion of Probable Construction Costs.
10. Display Draft Master Plan at Open House on 9/7/24 @11:00AM.
11. Meeting with Steering Committee on 9/13/24 @ 9:00 AM to Review Draft Master Plan and Opinion of Probable Construction Costs.
12. Presentation with Board on 9/20/24 to Review Draft Master Plan and Opinion of Probable Construction Costs.
13. Meeting with Public on 10/2/24 @3:00 PM and 6:00 PM to Review Draft Master Plan and Opinion of Probable Construction Costs.
14. Prepare Final Master Plan and Opinion of Probable Construction Costs.
15. Meeting with Steering Committee on 11/5/24 to Present Final Master Plan and Opinion of Probable Construction Costs.
16. Meeting with Board on 11/15/24 to Present Final Master Plan and Opinion of Probable Construction Costs.



### SITE ANALYSIS PLANS:

- The Steering Committee and the Landscape Architects met on-site and toured the St. Xavier property.
- The following (3) Drawings document the Site Analysis of Existing Site Conditions and the discussions with the Steering Committee:







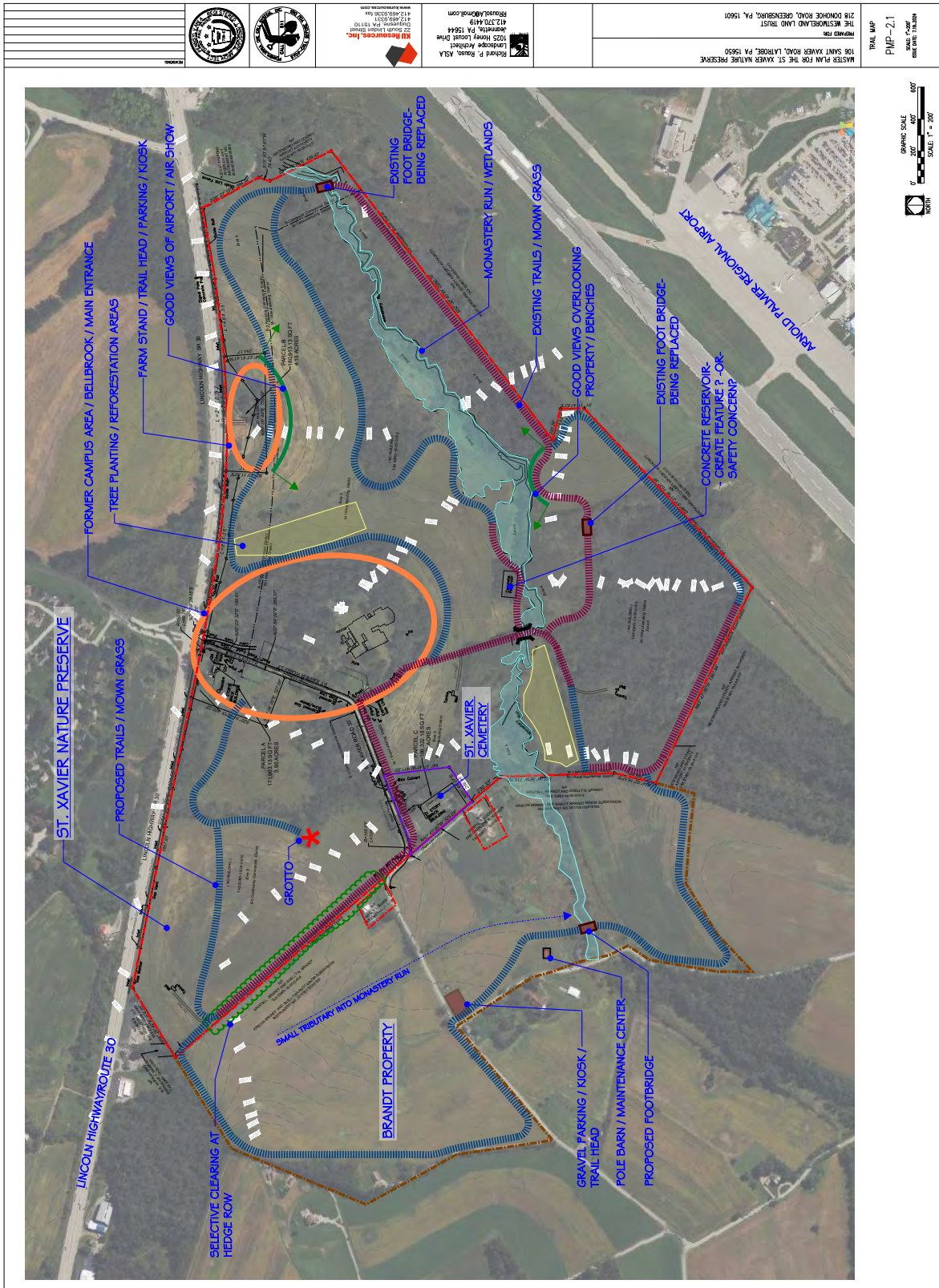






### PRELIMINARY MASTER PLANS:

- The Preliminary Master Plans were presented to the Steering Committee for review and comment on 7/10/24.
- The Preliminary Master Plans were presented to the Board for review and comment on 7/19/24.
- The Preliminary Master Plans were presented to the Public for review and comment on 8/7/24 at 1:30 PM and 6:30 PM.
- The following (3) Drawings are the Preliminary Master Plans:



Preliminary Master Plan - Overall Site





Preliminary Master Plan – Former Campus Area





### PUBLIC PARTICIPATION – Preliminary Master Plans:

- The announcements for public meetings were forwarded to local newspapers via a press release.
- The two August 8<sup>th</sup> public meetings to review the Preliminary Master Plans were an ‘Open House’ type format. The designers, along with Steering Committee Members and WLT Staff were in attendance and were available to answer questions. The ‘Open House’ format was extremely effective in gauging public opinion. Area residents and St. Xavier Alumni were able to meet one-on-one with the designers in a relaxed casual atmosphere and offered their thoughts and opinions, without feeling intimidated in a formal public meeting. The ‘Open House’ format also allows participants to attend the meetings at their discretion rather than attending at a defined time.
- A 5-question survey was issued to solicit responses from the ‘Open House’ attendees. Over 25 responses were documented.

### SURVEY RESPONSES – Preliminary Master Plans:

#### **St. Xavier Nature Preserve Preliminary Master Plan Review Questions Summary:**

##### **A. What are St. Xavier Nature Preserve’s best attributes?**

Connecting people with nature, the calmness, nature, natural habitat, native plants, Nature!, lots of space, access to Rt. 30, Location! Easily accessible (good and bad), Old growth trees, History & impression of the place.

##### **B. What are some new amenities that should be included in St. Xavier Nature Preserve’s improvements? (Please prioritize)**

1. Storyboard Walk, Children’s Garden, Themed Gardens (butterfly?) A natural area providing walking trails and quiet contemplative spaces, Trailhead signage (‘you are here’), Pond or fountain near the Grove, Restrooms, Restrooms, Restrooms, Renovate the Grotto...put benches to sit and meditate, Keep open space, Meditative Labrynth. Maze at former school footprint, Children’s activity garden/area.
2. Tame farm animals, Monarch Garden, Picnic Area w/o grills, Markers w/old photos of building locations, Picnic tables and benches along the trails, Meditation garden, Welcome sign/hours posted, Host 2026/250 celebration (bell?), Bring back the statues!, Foster native flora and fauna.
3. Squirrel & Bird feeders, Bat House, Walking Paths, More bat and bird boxes.
4. Nature Walks, Composting Restrooms, QR code signs w/historical building photos, Appropriate style of benches throughout.



5. Hiking Trails with tutorial signage, Educational Center, Children's play areas, Historical markers showing what used to be in the spot you are standing.
6. Well-stocked with an assortment of wildlife, Fire Ring for group outings and spiritual talks, ADA compliant walks.

**C. If you were to visit St. Xavier Nature Preserve in five years, what would you like to see?**

A public nature preserve, A place for all ages, Walking trails, Life & Nature, A serene place to visit with butterflies and flowers, Something to attract birds and butterflies, Fulfillment of the Master Plan, People using the Reserve!, Sculpture/large art, Walking trails including walk to Cemetery, Music venue at Bellbrook (chamber concerts).

**D. What concerns do you have about the St. Xavier Nature Preserve?**

Over-run with people, A respectful nod should be given to the religious heritage of the grounds, Safety where walking/lighting, security cameras, No hunting....create wildlife refuge! My daughter and I would picnic near the statue, Finding funding sources, Safety, Vandalism, Littering, How do you share/publicize the space?, Leave empty spaces!....don't plant wildflowers everywhere....take care of the existing trees....too many piles of brush and dead branches!, Keep clear where former buildings are located, prevent dumping!, Nature should be the primary spiritual/preserved feel....humans share the space.

**E. Do you have any additional thoughts or comments?**

Lake with paddleboats, This is a fantastic project...Thank You!, Eagle Scout projects?, Connect St. Xavier trails to Winnie Palmer Nature Reserve, Restore religious themed statues, Add (reserved) picnic groves, organic farmers market, Utilize Bellbrook more, Create a wonderful oasis to slow down amid increased development, How do you make this a stop for people going to Steeler Camp/St. Vincent/Seton Hill?, Post ID/directory signage ASAP, Farmstand parking should not be visible from Rt. 30 to protect rural character, A nature Reserve with art would boost the economy and be a Laurel Highlands attraction!, Have open houses 1x or 2x/yr., Include native plants and trees....include pollinator-focused garden spaces and plantings for seasonal succession.

### Steering Committee Comments - Preliminary Master Plans:

- More Pavilions.
- Eliminate the individual tent spaces on the farmstand drawing, and instead just designate those two rows as farm stand areas.
- Can remove replacement of (1) footbridge thanks to Brandon & the hunter volunteers.
- Option of stabilized turf for all parking lots (crushed stone for ADA spots).
- Option of crushed stone for ADA Walks to Pavilion & Restroom.
- Eliminate orchard
- Add option for crushed stone walkway through Grove
- Remove rehab of shuffleboard court
- Eliminate trash receptacles
- Eliminate repaving of tennis court
- Eliminate costs relating to pickleball
- Eliminate word "Airshow" from loop
- Show 2 pavilions in cost estimates; eliminate 3rd pavilion from plans.
- Question 25 mph signs (at WLT cost/discretion/responsibility) - St. Xavier Road is a township road.
- Remove dumpster pad from farm stand plans
- For Farmstand plans move Port-a-John pad to spot near former location, near concrete paved accessible parking
- Remove "airshow" from "mown grass path airshow loop"
- At St. Xavier / Route 30 intersection, the embankment would also have to be cut back to improve sight distance (would lose several trees). Asked during meeting - can the additional real estate available from the old entrance drive be used to widen to shift St. Xavier Road?
- Possible bench locations include: in the Grove, near the Grotto, on the loop trail below the farm stand, from an overlook position just above the CREP field on the trail along the field edge below the Academy building's footprint, at the "good view" location on the trail on the south side of Monastery Run.
- Like many elements of the Plan, including closing off the separate entrance and using the residual entrance drive for bus parking. I like the parking locations, but we may want to adjust their footprints. I like the ADA walk from the main parking area to Bellbrook, the street crossing from the main parking area to the Grove, and retaining walkways through the Grove.
- Not a fan of the planted orchard (could plant paw paws in understory openings in the scrappy woods below the campus area once the unwanted invasive ailanthus is cleared out).
- Not a fan of replacing the concrete walks through the Grove - would favor reworking what is there, and only spot-replacing where needed.
- Not a fan of converting the old loop drive to grass, would prefer to just leave it as is, for our utility use.
- Should there be a pavilion, soon or in the future? If so, should it have electricity, water, restrooms?
- Would like to leave the old shuffleboard court and the paved footprint of the old tennis court. We could keep shuffleboard supplies in the house for sign-out, and the old tennis

court would work for an augmented reality site using the charming old photo of it that we have.

- Keep the existing alignment of the paved paths through the grove, and not creating the new configuration and bench/landscaping surround for the old circular beds. Those beds could nonetheless serve as possible sites for sculpture - just no need for the paving, formal layout with benches and grid of walkways around them.
- Like the southern street crossing and the path to the Grotto but am not a fan of planted trees along the path, and question whether that path should be accessible.
- Like the idea of marking the location of the old entrance to the Academy buildings with a flush monument, but do not favor marking the entire perimeter. That seems too much; it would not bring enough value or interest to justify establishing or maintaining it. Not a fan of the idea of donor bricks - it would be so much easier to honor donors in a list in Bellbrook, and we wouldn't be challenged by wear, disintegration, or maintenance of bricks. Not a fan of a constructed archway - prefer to leave the landscape uncluttered, with a flowering meadow planted in the field of the old buildings. We can use augmented reality to give nice views of the old buildings.
- Give careful thought, and obtain Jack's, Brandon's and John's and others' input about layout of trails through or around the fields. 100' minimum setback from roadways is required for the Brandt trails. Long stretches of straight lines may not be desirable for visual interest. The NW neighbor of Brandt would likely appreciate more buffering. We may want a trail from the far/gas well road entrance opposite the cemetery to skirt the woods. to the right to the opening into that side of the woods for the grotto. The alignment of the trail crossing the western field of St. Xavier could be adjusted to more closely follow contours.
- Eliminate the parking area at the intersection of St. Xavier and Earhart Roads.
- Have an information kiosk by the main parking area.
- A potential use for the old concrete reservoir could be as a demonstration of the progression of natural restoration (even with the concrete base). It could become an interesting interpretive exhibit; we'd only need to confirm its safety from falls and for egress?
- Think about locations and composition of nice, substantial St. Xavier Nature Preserve signs: 1) One at entrance location of old St. Xavier sign, (2) One at old location of Firestone sign in western meadow. (3) One at old location of dumpster along St. Xavier Road.
- Think about more modest signs or another way to mark the western and eastern edges of the property along Route 30.
- Think about Route 30 wayfinding road signs to the Preserve - one sign heading east, and one heading west.



### DRAFT MASTER PLANS:

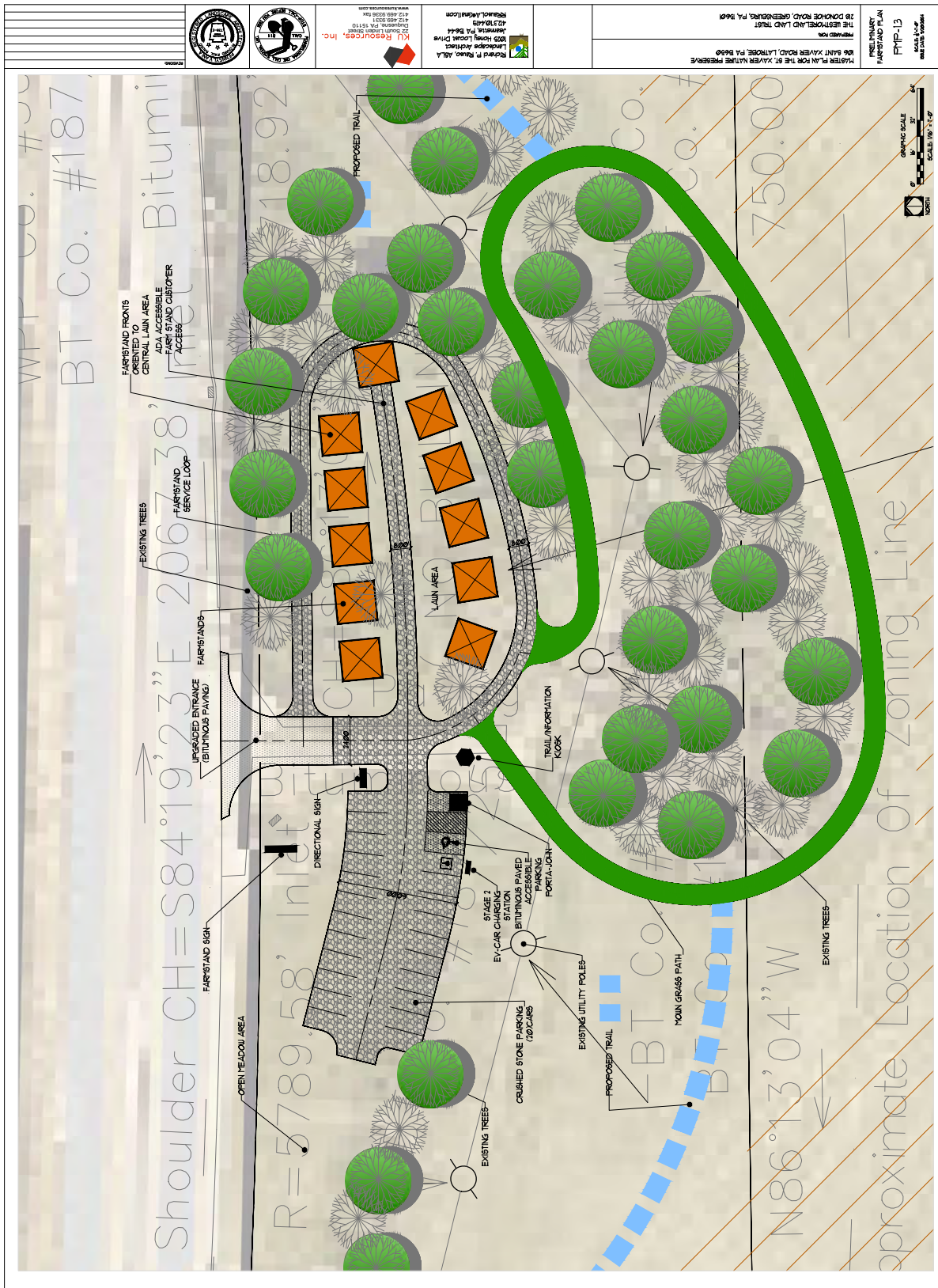
- The Draft Master Plans were available for public view at the 9/7/24 St. Xavier Open House event.
- The Draft Master Plans and Cost Estimates were presented to the Steering Committee for review and comment on 9/13/24.
- The Draft Master Plans and Cost Estimates were presented to the Board for review and comment on 9/20/24.
- The Draft Master Plans were presented to the Public for review and comment on 10/2/24 at 3:30 PM and 6:30 PM.
- The following (3) Drawings are the Draft Master Plans, followed by the Cost Estimates:











Draft Master Plan - Farmstand Area



**DRAFT MASTER PLAN - ST. XAVIER NATURE PRESERVE**  
**ESTIMATE OF SITE DEVELOPMENT COSTS**  
**THE WESTMORELAND LAND TRUST**  
**9/20/24**

Item	Quantity	Unit	Unit Cost	TOTAL
<b>OVERALL PLAN (PMP-1.1)</b>				
8' W. Proposed Trails (Mown/Cleared)	25,830	L.F.	\$2.50	\$64,575
8' W. Existing Trails (Mown)	10,050	L.F.	\$1.00	\$10,050
Replace Existing Culvert (Cemetery Path)	1	L.S.	\$20,000.00	\$20,000
Remove/Replace Concrete Cemetery Path	2,885	S.F.	\$25.00	\$72,125
(A) Nature Trail Parking Lot (Crushed Stone)	950	S.Y.	\$25.00	\$23,750
Bituminous Paved Accessible Parking Space	45	S.Y.	\$75.00	\$3,375
Painted 'Piano Key' Crosswalks	3	EA.	\$500.00	\$1,500
Benches	8	EA.	\$2,500.00	\$20,000
Trail Interpretive Signage	15	EA.	\$2,000.00	\$30,000
Replace Existing Footbridge	1	EA.	\$5,000.00	\$5,000
Maintenance/Storage Barn Improvements	1	L.S.	\$15,000.00	\$15,000
<b>SUBTOTAL:</b>				<b>\$265,375</b>
<b>FORMER CAMPUS AREA (PMP-1.2)</b>				
Remove Ex. Bit. Paving Entry & Conc. Curb	373	S.Y.	\$20.00	\$7,460
Add Topsoil/Fine Grade & Seed Ex. Entry	3,358	S.F.	\$2.50	\$8,395
Bituminous Paving at Entry	180	S.Y.	\$75.00	\$13,500
Staff Parking Lot (Crushed Stone)	560	S.Y.	\$25.00	\$14,000
Large St. Xavier ID Sign	1	EA.	\$12,500.00	\$12,500
Directional Signage	3	EA.	\$3,500.00	\$10,500
Interpretive Signage w/QR Codes	12	EA.	\$2,500.00	\$30,000
24x36 Icon Picnic Pavilion #1 w/ Concrete Pad	1	L.S.	\$90,000.00	\$90,000
Picnic Tables	6	EA.	\$1,750.00	\$10,500
(E) ADA Walk - Parking to Pavilion #1 (Concrete)	868	S.F.	\$25.00	\$21,700
(B) Bellbrook/Grove Parking Lot (Crushed Stone)	950	S.Y.	\$25.00	\$23,750
(2) Bituminous Paved Accessible Parking Spaces	92	S.Y.	\$75.00	\$6,900
(D) 6' W. Conc. ADA Walk - Parking Lot to Bellbrook	3,426	S.F.	\$25.00	\$85,650
24x36 Icon Picnic Pavilion #2 w/ Concrete Pad	1	L.S.	\$90,000.00	\$90,000
Picnic Tables	6	EA.	\$1,750.00	\$10,500
Pavilion #2 Parking (Crushed Stone)	465	S.Y.	\$25.00	\$11,625
(H) ADA Walk - Parking to Pavilion #2 (Concrete)	1,000	S.F.	\$25.00	\$25,000
(F) ADA Walk - Grove to Pavilion #2 (Concrete)	1,000	S.F.	\$25.00	\$25,000
2-Person CXT 'Denali' Precast Concrete Restroom	1	L.S.	\$95,000.00	\$95,000
(G) ADA Walk - Grove to Restroom (Concrete)	858	S.F.	\$25.00	\$21,450
1" Water Line to Restroom	375	L.F.	\$35.00	\$13,125
Restroom Electrical Service	1	L.S.	\$10,000.00	\$10,000
Restroom Sanitary Sewer Holding Tank	1	L.S.	\$35,000.00	\$35,000
8' W. Mown Grass Path to St. Theresa Grotto	700	L.F.	\$1.00	\$700
8' W. ADA Crushed Stone Path to St. Theresa Grotto	800	S.Y.	\$25.00	\$20,000
St. Theresa Grotto Benches/Planting	1	L.S.	\$15,000.00	\$15,000
(I) Remove/Replace Grove Concrete Walks (Assume 50%)	5,000	S.F.	\$25.00	\$125,000
Grove Tree ID Signs	25	EA.	\$350.00	\$8,750
Remove/Prune Grove Dead Trees/Limbs	1	L.S.	\$35,000.00	\$35,000
Sculpture/Focal Point	3	EA.	\$25,000.00	\$75,000
Sculpture/Focal Point Meadow Planting	2,500	S.F.	\$1.50	\$3,750
Benches	8	EA.	\$2,500.00	\$20,000
Rehab Ex. Benches	6	EA.	\$750.00	\$4,500
Interpretive Signage w/ Augmented Reality Links	8	EA.	\$2,500.00	\$20,000
Meadow/Wildflower Planting (Academy Footprint)	31,311	S.F.	\$0.75	\$23,483
<b>SUBTOTAL:</b>				<b>\$1,022,738</b>

**Draft Master Plan - Cost Estimate**

<b>FARMSTAND: (PMP-1.3)</b>				
(C) Farmstand Parking Lot (Crushed Stone)	1,020	S.Y.	\$25.00	\$25,500
Bituminous Paved Accessible Parking Space	45	S.Y.	\$75.00	\$3,375
Site Clearing/Grading	1	AC.	\$15,000.00	\$15,000
Fine Grading/Lawn Seeding	20,000	S.F.	\$1.00	\$20,000
6" Concrete Pad (Porta-John)	150	S.F.	\$25.00	\$3,750
Farmstand Sign	1	EA.	\$3,500.00	\$3,500
Directional Sign	1	EA.	\$2,500.00	\$2,500
Benches	4	EA.	\$2,500.00	\$10,000
Trail/Information Kiosk	1	EA.	\$7,500.00	\$7,500
14' W. Mown Grass Path	950	L.F.	\$2.50	\$2,375
Upgraded Entrance (Bituminous Paving)	210	S.Y.	\$75.00	\$15,750
8' W. Crushed Stone Farmstand Service Loop	450	S.Y.	\$25.00	\$11,250
8' W. Crushed Stone Farmstand Customer Access	155	S.Y.	\$25.00	\$3,875
Level 2 EV Charging Station	1	EA.	\$25,000.00	\$25,000
<b>SUBTOTAL:</b>				<b>\$149,375</b>
<b>ADD:</b>				
7.5% Design Fees				<b>\$107,812</b>
15% Contingency				<b>\$215,623</b>
5% Mobilization/Permits/Fees				<b>\$71,874</b>

<b>ALTERNATES:</b>				
(A) Nature Trail Parking Lot (Stabilized Turf)	950	S.Y.	\$50.00	\$47,500
(B) Bellbrook/Grove Parking Lot (Stabilized Turf)	950	S.Y.	\$50.00	\$47,500
(C) Farmstand Parking Lot (Stabilized Turf)	1,020	S.Y.	\$50.00	\$51,000
(D) 6' W. Crushed Stone ADA Walk - Parking Lot to Bellbrook	380	S.Y.	\$25.00	\$9,500
(E) 6' W. Crushed Stone ADA Walk to Pavilion #1	111	S.Y.	\$25.00	\$2,775
(F) ADA Walk - Grove to Pavilion #2 (Crushed Stone)	111	S.Y.	\$25.00	\$2,775
(G) ADA Walk - Grove to Restroom (Crushed Stone)	95	S.Y.	\$25.00	\$2,375
(H) ADA Walk - Parking to Pavilion #2 (Crushed Stone)	111	S.Y.	\$25.00	\$2,775
(I) Remove/Replace Grove Conc. Walks w/Crushed Stone	1,111	S.Y.	\$40.00	\$44,440

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**Draft Master Plan - Cost Estimate**

### Steering Committee Comments - Draft Master Plans and Cost Estimates:

- Remove replacement of (1) footbridge thanks to Brandon and the hunter volunteers.
- Show option of stabilized turf for all parking lots (crushed stone for ADA spots).
- Show option of crushed stone for ADA Walks to Pavilion & Restroom.
- Eliminate orchard.
- Add option for crushed stone walkway through the Grove.
- Remove rehab of shuffleboard court
- Eliminate trash receptacles
- Eliminate repaving of tennis court, eliminate costs relating to pickleball
- Eliminate word "Airshow" from loop
- Show 2 pavilions in cost estimates, eliminate 3rd pavilion from plans.
- Provide 100' buffer from St. Xavier and Earhart Road for proposed trails on Brandt Property.
- Remove proposed trail thru wooded area.
- To allow for flexibility for proposed trail locations, indicate proposed trails as 'Possible Trail Alignment.
- Move Directory Sign along St. Xavier Road.
- Remove fence note from concrete reservoir.
- Locate Materials Storage area to area south of existing maintenance barn.
- Farm Stand Plan: Relocate benches from mowed grass path to existing power line.
- Farm Stand Plan: Note as 'Potential' EV charging station.
- St. Theresa Grotto: Add note for repair drainage pipe under existing concrete walk.
- Completely remove bituminous paving and add topsoil/seed to former St. Xavier entry road.

### MASTER PLANS:

- The Master Plans and Cost Estimates were presented to the Steering Committee for review and comment on 11/5/24.
- The Master Plans and Cost Estimates were presented to the Board on 11/15/24.
- The following (4) Drawings are the Master Plans, followed by the Cost Estimates:

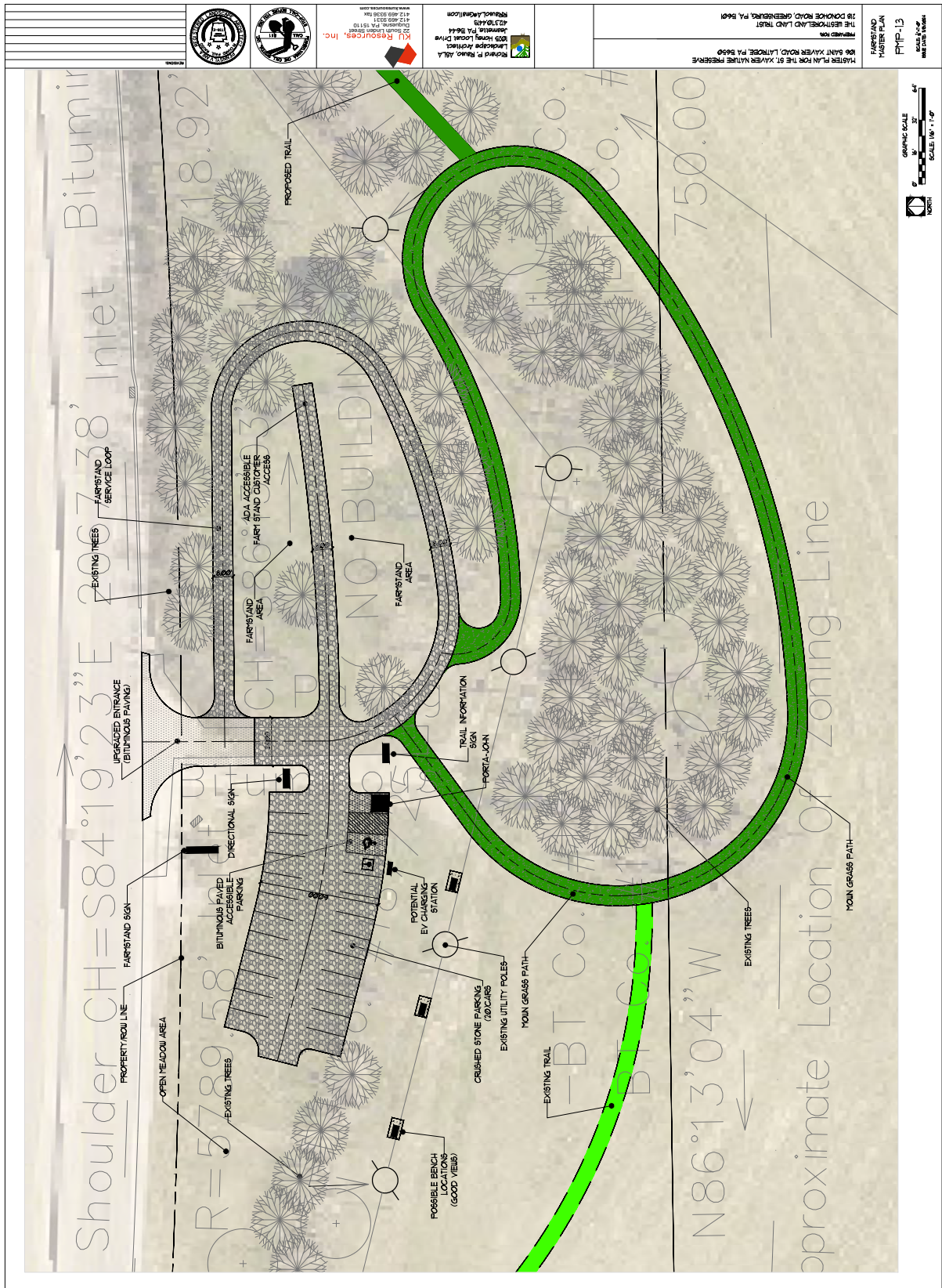






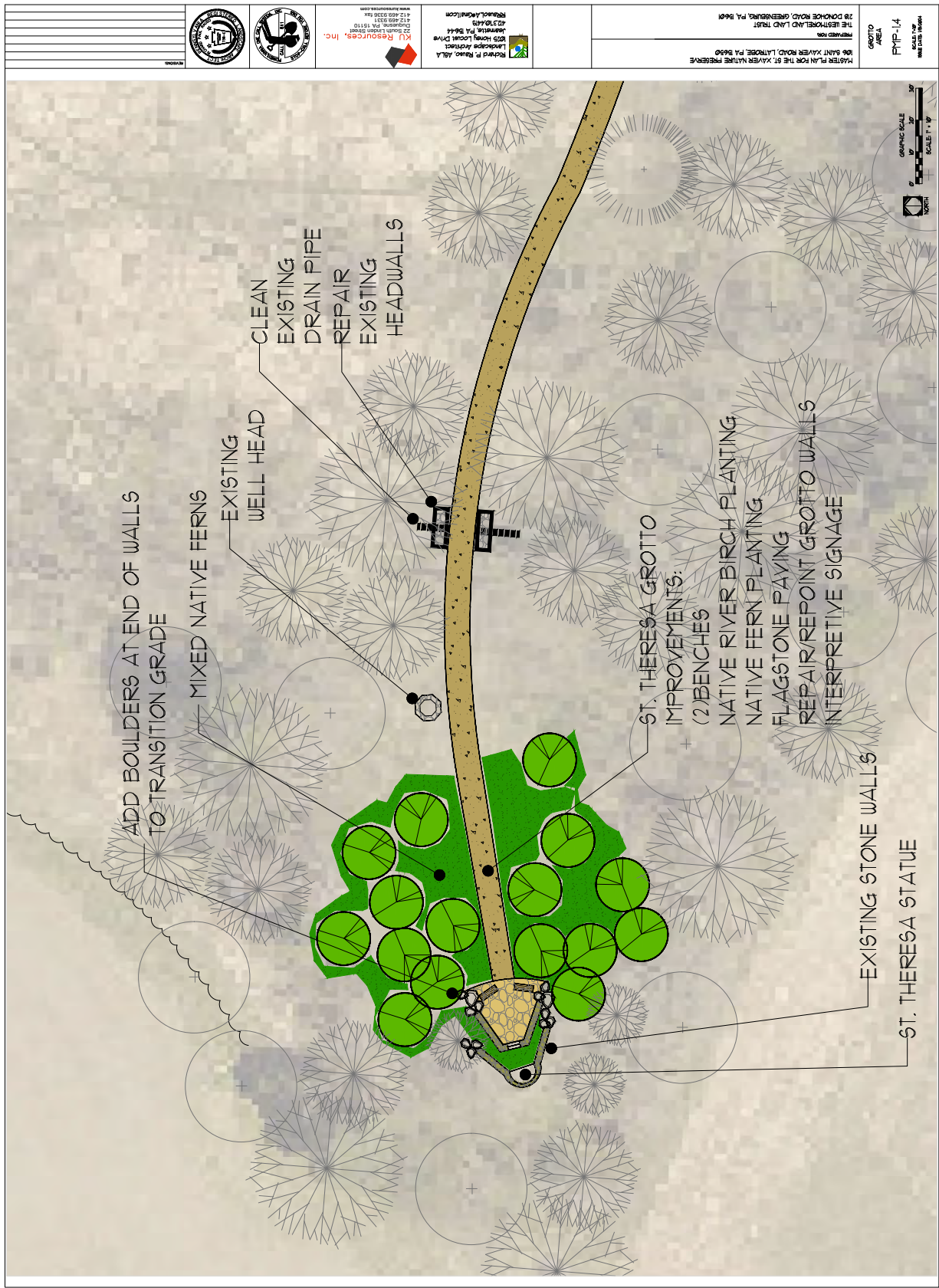






Master Plan - Farmstand Area





<p>THE WESTMORELAND LAND TRUST 186 SAINT XAVIER ROAD, LATROBE, PA 15086 717.333.3333 WWW.WESTMORELANDLANDTRUST.ORG</p>	<p>REMOVED FOR 218 DONOHUE ROAD, GREENSBURG, PA 15601</p>	<p>GRAPHIC SCALE 1" = 10' 0' 10' 20' 30' 40' 50'</p>	<p>ST. THERESA GROTTO AREA PMP-14 DATE: 11/15/2024</p>
<p>Richard P. Rizzo, ASLA Landscape Architect 4230449 10000 www.rprrizzo.com</p>	<p>Richard P. Rizzo, ASLA Landscape Architect 4230449 10000 www.rprrizzo.com</p>	<p>KU Resources, Inc. 11200 www.kuresources.com</p>	<p>Westmoreland Land Trust 186 Saint Xavier Road Latrobe, PA 15086 717.333.3333 www.westmorelandlandtrust.org</p>

Master Plan - Grotto Area

**MASTER PLAN - ST. XAVIER NATURE PRESERVE**  
**ESTIMATE OF SITE DEVELOPMENT COSTS**  
**THE WESTMORELAND LAND TRUST**  
**11/15/24**

Item	Quantity	Unit	Unit Cost	TOTAL
<b>OVERALL PLAN (PMP-1.1)</b>				
8' W. Proposed Trails (Mown/Cleared) (Blue)	21,044	L.F.	\$2.50	\$52,610
8' W. Existing Trails (Mown) (Pink)	15,190	L.F.	\$1.00	\$15,190
Replace Existing Culvert (Cemetery Path)	1	L.S.	\$20,000.00	\$20,000
Remove/Replace Concrete Cemetery Path	2,885	S.F.	\$25.00	\$72,125
(A) Nature Trail Parking Lot (Crushed Stone)	950	S.Y.	\$25.00	\$23,750
Bituminous Paved Accessible Parking Space	45	S.Y.	\$75.00	\$3,375
Painted 'Piano Key' Crosswalks	3	EA.	\$500.00	\$1,500
Benches	8	EA.	\$2,500.00	\$20,000
Trail Interpretive Signage	15	EA.	\$2,000.00	\$30,000
Replace Existing Footbridge	1	EA.	\$5,000.00	\$5,000
French Mattress Stream Crossing	1	EA.	\$3,500.00	\$3,500
Maintenance Barn Material Storage Area	1	L.S.	\$7,500.00	\$7,500
Maintenance Barn Crushed Stone Layout Area	362	S.Y.	\$25.00	\$9,050
<b>SUBTOTAL:</b>				<b>\$263,600</b>
<b>FORMER CAMPUS AREA (PMP-1.2)</b>				
Remove Ex. Bit. Paving Entry & Conc. Curb	802	S.Y.	\$20.00	\$16,040
Add Topsoil/Fine Grade & Seed Ex. Entry	7,217	S.F.	\$2.50	\$18,043
Staff Parking Lot (Crushed Stone)	560	S.Y.	\$25.00	\$14,000
Large St. Xavier ID Sign	1	EA.	\$12,500.00	\$12,500
Remove Bellbrook Screened Porch	1	L.S.	\$5,000.00	\$5,000
Bellbrook Porch	1	L.S.	\$15,000.00	\$15,000
Bellbrook Rocking Chairs	4	EA.	\$1,000.00	\$4,000
Directional Signage	3	EA.	\$3,500.00	\$10,500
Interpretive Signage w/QR Codes	12	EA.	\$2,500.00	\$30,000
24x24 Icon Educational Pavilion #1 w/ Concrete Pad	1	L.S.	\$85,000.00	\$85,000
Picnic Tables	6	EA.	\$1,750.00	\$10,500
(E) ADA Walk - Parking to Pavilion #1 (Concrete)	868	S.F.	\$25.00	\$21,700
(B) Bellbrook/Grove Parking Lot (Crushed Stone)	950	S.Y.	\$25.00	\$23,750
(2) Bituminous Paved Accessible Parking Spaces	92	S.Y.	\$75.00	\$6,900
(D) 6' W. Conc. ADA Walk - Parking Lot to Bellbrook	1,500	S.F.	\$25.00	\$37,500
24x24 Icon Educational Pavilion #2 w/ Concrete Pad	1	L.S.	\$85,000.00	\$85,000
Picnic Tables	6	EA.	\$1,750.00	\$10,500
Pavilion #2 Parking (Crushed Stone)	465	S.Y.	\$25.00	\$11,625
(H) 6' W. ADA Walk - Parking to Pavilion #2 (Concrete)	1,000	S.F.	\$25.00	\$25,000
(F) 6' W. ADA Walk - Grove to Pavilion #2 (Concrete)+B37:B59	1,000	S.F.	\$25.00	\$25,000
2-Person CXT 'Denali' Precast Concrete Restroom	1	L.S.	\$165,000.00	\$165,000
(G) 6' W. ADA Walk - Grove to Restroom (Concrete)	858	S.F.	\$25.00	\$21,450
1" Water Line to Restroom	375	L.F.	\$35.00	\$13,125
Restroom Electrical Service	1	L.S.	\$10,000.00	\$10,000
Restroom Sanitary Sewer Holding Tank	1	L.S.	\$35,000.00	\$35,000
8' W. Mown Grass Path to St. Theresa Grotto	700	L.F.	\$1.00	\$700
Restore/Repair Concrete Path to St. Theresa Grotto	5,016	S.F.	\$12.00	\$60,192
St. Theresa Grotto Benches	2	EA.	\$2,500.00	\$5,000
St. Theresa Grotto Planting	1	L.S.	\$25,000.00	\$25,000
St. Theresa Flagstone Paving	350	S.F.	\$30.00	\$10,500
Repair/Repoint Grotto Walls	1	L.S.	\$15,000.00	\$15,000
Clean Ex. Drainpipe	1	L.S.	\$1,500.00	\$1,500
(I) Remove/Replace Grove Concrete Walks (Assume 50%)	5,000	S.F.	\$25.00	\$125,000
Grove Tree ID Signs	25	EA.	\$350.00	\$8,750
Remove/Prune Grove Dead Trees/Limbs	1	L.S.	\$35,000.00	\$35,000

**Master Plan - Cost Estimate**

Sculpture/Focal Point	4	EA.	\$25,000.00	\$100,000
Sculpture/Focal Point Meadow Planting	2,500	S.F.	\$1.50	\$3,750
Benches	8	EA.	\$2,500.00	\$20,000
Rehab Ex. Benches	6	EA.	\$750.00	\$4,500
Interpretive Signage w/ Augmented Reality Links	8	EA.	\$2,500.00	\$20,000
Meadow/Wildflower Planting (Academy Footprint)	31,311	S.F.	\$0.75	\$23,483
<b>SUBTOTAL:</b>				<b>\$1,170,508</b>

**FARMSTAND: (PMP-1.3)**

(C) Farmstand Parking Lot (Crushed Stone)	1,020	S.Y.	\$25.00	\$25,500
Bituminous Paved Accessible Parking Space	45	S.Y.	\$75.00	\$3,375
Site Clearing/Grading	1	AC.	\$15,000.00	\$15,000
Fine Grading/Lawn Seeding	20,000	S.F.	\$1.00	\$20,000
6" Concrete Pad (Porta-John)	150	S.F.	\$25.00	\$3,750
Farmstand Sign	1	EA.	\$3,500.00	\$3,500
Directional Sign	1	EA.	\$2,500.00	\$2,500
Benches	3	EA.	\$2,500.00	\$7,500
Trail/Information Kiosk	1	EA.	\$7,500.00	\$7,500
8' W. Mown Grass Path	950	L.F.	\$2.50	\$2,375
Upgraded Entrance (Bituminous Paving)	210	S.Y.	\$75.00	\$15,750
8' W. Crushed Stone Farmstand Service Loop	450	S.Y.	\$25.00	\$11,250
8' W. Crushed Stone Farmstand Customer Access	155	S.Y.	\$25.00	\$3,875
Level 2 EV Charging Station	1	EA.	\$25,000.00	\$25,000
<b>SUBTOTAL:</b>				<b>\$146,875</b>

**ADD:**

<b>7.5% Design Fees</b>				<b>\$118,574</b>
<b>15% Contingency</b>				<b>\$237,147</b>
<b>5% Mobilization/Permits/Fees</b>				<b>\$79,049</b>

**ALTERNATES:\***

(A) Nature Trail Parking Lot (Stabilized Turf)	950	S.Y.	\$50.00	\$47,500
(B) Bellbrook/Grove Parking Lot (Stabilized Turf)	950	S.Y.	\$50.00	\$47,500
(C) Farmstand Parking Lot (Stabilized Turf)	1,020	S.Y.	\$50.00	\$51,000
(D) 6' W. Crushed Stone ADA Walk - Parking Lot to Bellbrook	380	S.Y.	\$25.00	\$9,500
(E) 6' W. Crushed Stone ADA Walk to Pavilion #1	111	S.Y.	\$25.00	\$2,775
(F) ADA Walk - Grove to Pavilion #2 (Crushed Stone)	111	S.Y.	\$25.00	\$2,775
(G) ADA Walk - Grove to Restroom (Crushed Stone)	95	S.Y.	\$25.00	\$2,375
(H) ADA Walk - Parking to Pavilion #2 (Crushed Stone)	111	S.Y.	\$25.00	\$2,775
(I) Remove/Replace Grove Conc. Walks w/Crushed Stone	1,111	S.Y.	\$40.00	\$44,440

\*Note: Delete costs associated with each item in the Spreadsheet and add cost listed as Alternates

**Master Plan - Cost Estimate**



MASTER PLAN SKETCHES:



**St. Theresa Grotto - Existing Conditions**



**St. Theresa Grotto Improvements: (2) Benches, Native River Birch Planting, Native Fern Planting, Flagstone Paving, Repair/Repoint Grotto Walls, Interpretive Signage.**





**Bellbrook – Existing Conditions.**



**Bellbrook Improvements: Remove Screened Porch and Side Porch, Replace with Timber Framed Porch.**