

City of Waltham Massachusetts Community Preservation Act Historic, Open Space and Recreation Funding Application WCPA-1



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ French American Victory Club

Name of Co-Applicant, if applicable ⁽¹⁾ _____

Contact Name Doreen LeBlanc or Robert Delaney

Mailing Address 193 Elm Street

Waltham MA 02453

Daytime Phone (i.e. of Proposal Applicant) LeBlanc 781-893-5217, 774-721-6410 Delaney 781-248-9310

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) R069 004 0003

CPA Category (check all that apply):

☐ Open space

☒ Historic preservation

☐ Open space recreation

☐ Community Housing (You must also complete Application WCPA-2)

CPA Funding Requested \$ 84,650.

Total Cost of Proposed Project \$ 84,650.

PROJECT DESCRIPTION

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

GOALS: What are the goals of the proposed project?

COMMUNITY NEED: Why is this project needed? Does it address needs identified in existing City plans?

COMMUNITY SUPPORT: What is the nature and level of support for this project? Include letters of support and any petitions.

TIMELINE: What is the schedule for project implantation? Include a timeline for all critical items for their

completion.

CREDENTIALS: How will the experiences of the Applicant(s) contribute to the success of this project?

Success Factors: How will the success of this project be measured? Be specific.

BUDGET: What is the total budget for this project? How will the CPA funds portion be spent? All items of expenditure must be clearly identified and justified. Detail the hard and soft costs. Identify contingencies.

OTHER FUNDING: What additional funding sources are available, committed, or under consideration? Include commitment letters if available. Identify all sources of other funding which have been sought for this project and the status of the requests.

MAINTENANCE: If ongoing maintenance is required for your project, how will it be funded? (Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)

ADDITIONAL INFORMATION

Provide the following additional information, *as applicable*.

DOCUMENTATION: Provide written documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

CONSTRUCTION OR REHABILITATION: ⁽²⁾ For projects with construction or rehabilitation, provide floor plans, elevations including the existing and proposed site plan(s), and any additional drawings or photographs which visually describe the project.

ZONING: Provide evidence that the project is in compliance with the current City Zoning Ordinance as Amended, as well as all other laws and regulations. If zoning relief is required, note the parts of the proposal not in compliance with the Zoning Ordinance, and when an application will be made to the Zoning Board of Appeals.

CITY APPROVALS: Provide evidence that the appropriate City Boards and Commissions approve of the project (Waltham Historical Commission for Historic, Conservation Commission for Open Space, Park & Recreation Board for Recreation, and Waltham Housing Authority for Community Housing). As an example, a project in a City park would require that the Park & Recreation Board accept the project.

HAZARDOUS MATERIALS: Provide evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

PROFESSIONAL STANDARDS: Provide evidence that appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed.

LEVERAGED ADDITIONAL BENEFITS: Provide information indicating how this project can be used to achieve additional community benefits.

Notes:

(1) City Property: If the proposal is located on City-owned land, either the Applicant or Co-Applicant must be the City Board, Commission or Department that has custody of the land.

(2) Appraisals: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the Applicant will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

FOR COMMUNITY PRESERVATION COMMITTEE USE ONLYApplication received on 6-3-2021Application received by Julie TooleDate Project presented to CPC for Submission Acceptance Process 6-3-2021Was Project accepted for Consideration? YesIf accepted for Consideration, Project Public Hearing date 6-8-2021

Following meeting Date for decision to recommend for funding _____

Was project recommended for funding to the City Council? _____

Was project funded by the City Council? _____

If project funded by the City Council, for how much? _____

Date funding Contract signed with applicant _____

APPLICATION SUBMISSION REQUIREMENTS

Proposals for Community Preservation Act funding must be submitted using the City of Waltham's Application forms WCPA-1 and WCPA-2.

If the proposal is exclusively a community housing project, applicants must submit WCPA-2. If the proposal combines community housing with any other funding category, both WCPA-2 and the WCPA-1 must be submitted. Otherwise applicants can submit just WCPA-1.

All information requested on the application forms must be included with the proposal at the time of submission or it will not be accepted for consideration. Applications may not include any handwritten information.

Applications and all supporting documentation must be submitted as hardcopy with eleven (11) copies (including one unbound for reproduction) to the official mailing address as specified in Article VI. If an Application is recommended for funding by the CPC, then an additional 17 copies must be provided for use by the City Council.

Applicants are encouraged to include any maps, diagrams, and/or photographs pertaining to the project. Letters of support for the project from community organizations or other sources may also be submitted.

Applicants will also submit an electronic version of each and every document submitted in their application if available, either on CD or USB flash drive, preferably in Portable Document Format (PDF) or other commonly used file formats (eg. .doc, .docx, .xls, .xlsx, .jpeg).

Applicants should include actual quotes for project costs whenever possible. If not available, estimates may be used, provided the basis of the estimate is fully explained.

Applicants should pursue matching or supplemental funds from state, federal and/or private sources when available.

Applicants should detail who will be responsible for project implementation and management. Their relevant experience should be included in the narrative. Please be sure that project management costs have been included in the overall project budget.

ATTACHMENT

As with many organizations during the COVID-19 pandemic, The French Club has been closed, thereby losing most sources of income - function hall rental, alcohol sales, events, teams, raffles, etc.

The French American Victory Club (FAVC or French Club) is a social men and women's club in Waltham, Massachusetts, that preserves French Canadian and Acadian culture and heritage, as well as providing social events. All adults are welcome to apply for membership. Annual dues in 2021 are \$50. Members Meetings are held monthly with the elected officers and Board of Directors. In addition, the Board meets separately as needed. We have 250 members.

The French Club was given historic status by the City of Waltham in 2016, in recognition of the contributions of the French Canadian immigrants and their descendants to the City of Waltham. The first meeting of The French Club was held in 1944. At the time it was a men's club with a women's auxiliary formed in the 1960s. For the first few decades the French Club was an important place for French Canadian immigrant tradesmen, factory and mill workers and laborers to meet and network for jobs. Many of these immigrants and the next generations became business owners, as well as educated craftsmen and professionals in the community.

For the last few decades, with a decline of immigration from Canada and changing traditions, the Club opened its membership and welcomed women and people of all ethnic backgrounds. Since the closing of Saint Joseph's Church and Saint Pierre School, several years ago, the French Club is the only organization in Waltham that continues French Canadian traditions.

During recent years, The French Club hosted Sunday Country Jamborees twice a month, hosted by The Country Masters who have been the house band for about 50 years. Monthly oldies dances often have local band, Back in Time, as well as oldies rock and country dances (and some French songs) with DancesByLaurie. She also hosted a Halloween and New Years Eve Dance. Saint Pierre School held their alumni reunion at the French Club in September 2019. The French Club proudly participated

with a large float in the Waltham 135th Anniversary Parade in September 2019, celebrating the French Club's 75th Anniversary.

Popular activities include the horseshoe and corn hole leagues, game nights, French Canadian card games, French Canadian dinners, including ham and homemade beans and corned beef and cabbage. Two excellent pool tables are often in use. The Club maintains a small lending library of French Canadian books - cookbooks, travel, music, historic photo albums. In December we had the annual Breakfast With Santa, which was well attended, breakfast included traditional potato pancakes. Children received gifts and had photos taken with Santa.

The French Club donates the function hall and parking lot to various local organizations, including GWARC, Creative Head Start, Waltham Youth Baseball & Hockey, Special Olympics. Each year members' children or grandchildren may apply for a \$500 college scholarship.

During 2019 and up to March 2020, the French Club replaced all lighting in the Function Hall and Members Bar areas through a program with National Grid at a cost of \$6,500 (a savings of about \$13,500), which was paid off with an additional \$400 to the monthly bill.

The French Club has an excellent group of member volunteers. Decorating the hall, maintenance, painting, cooking, baking, serving, cleanup. In May 2020, in time of COVID, a group of volunteers painted the members lounge and function hall, and the exterior of the building! Currently, we are replacing all very old carpet in the function hall and members lounge with carpet tiles (estimate \$10,000).

The French Club has an active Facebook group, sharing photos of events, notices, and other culturally interesting posts. Events are also posted on Waltham Patch. The website is www.favclub.org. In addition, information about function hall rental is posted on social media and on Waltham Patch classified ads.

During 2019 we sent a letter to members requesting donations for our parking lot repair and paving project, attached. A typical activities list is also attached. A sample of our ad in Waltham Patch is attached. A sample fundraiser raffle form is attached.

When The French Club was forced to close during the COVID-19 pandemic, we started a GO FUND ME fundraiser on Facebook. We exceeded our goal of \$20,000 and raised \$23,015 through generous donations of our members and some larger donations.

In addition, Main Street Gulf held a one week \$1 per fill up for The French Club for a total generous donation of \$7,100.

Several other larger donations included \$2,000 4-LeBlancs, \$1,000 Colvin Gas, \$1,000 Bob LeBlanc, \$1,500 Waltham Towing.

DURING COVID-19

In accordance with Federal, State and Waltham guidelines, the French Club has remained closed. During the month of May 2020 French Club volunteers painted the inside and outside of the first floor (members lounge and function hall). Additional renovations were done to the inside over the past several months.

PROJECT DESCRIPTION

GOAL: Upgrade the old HVAC system to the French American Victory Club.

- (1) Remove the old furnace/boiler and replace with a unit which is both energy and cost efficient. The furnace is approximately 70 years old.
- (2) Supply and install an on-demand water heater.

COMMUNITY NEED: The French Club provides a large hall, stage, kitchen and staffed bar centrally located in Waltham, which is reasonably priced and available to all the Waltham community, for weddings, showers, fundraisers, concerts, dances, etc. The French Club has a large dance floor. The hall is often rented by many of our ethnic community, including Hispanic and Ugandan, as well as others. The Club occasionally donates the hall for fundraisers.

COMMUNITY SUPPORT:

The following are proposals and quotes received for the project:

- | | |
|---|-----------------|
| (1) LeBlanc Mechanical LLC - Supply and install HVAC system. | \$70,522 |
| (2) P.R. Douglas Co, Inc. - Replace HVAC system. | \$69,970 |

TIMELINE: For implementation and completion, estimate six months to complete.

CONTINGENCY: We expect to allow for a 20% contingency for unexpected costs.

CREDENTIALS: The Board of Directors along with experienced French Club members who are tradesmen and who can review quotes and understand the process, will work together to track the progress and measure the success of the projects.

Since the start of the French Club in 1944, members have continuously donated their time and skills for overall management and maintenance projects, which has been essential to keep The French Club running.

BUDGET: The total budget for this project is approximately **\$84,650** including the 20% contingency, with all funding being spent on the named project.

OTHER FUNDING

MAINTENANCE: All future maintenance will be included as part of The French Club annual maintenance budget.

ADDITIONAL INFORMATION

DOCUMENTATION:

CONSTRUCTION OR REHABILITATION: All permits will be acquired by the contractor as required for the project.

ZONING:

CITY APPROVALS: All appropriate permits will be obtained by the contractor.

HAZARDOUS MATERIALS:

PROFESSIONAL STANDARDS:

LEVERAGED ADDITIONAL BENEFITS: Outside air will circulate for a healthier internal environment. More cost effective and cleaner heating and cooling.

French American Victory Club, Inc.

A civic, charitable and social organization.

193 Elm Street, Waltham, MA 02453

781-893-8295

www.favclub.com

May 26, 2021

Mr. Justin Barrett, Jr.
Community Preservation Committee
City of Waltham
Waltham City Hall
610 Main Street
Waltham, MA 02452-5580

Dear Mr. Barrett:

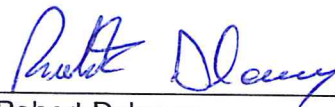
This is to advise you that Doreen LeBlanc, 9 Lakeview Terrace, Waltham, MA is authorized to act on behalf of the French American Victory Club in the matter of submission of a grant application. Doreen is heading the Grant Committee. The French Club is preparing Funding Application WCPA-1. This authorization is made with approval of the Board of Directors.

Thank you.

Sincerely,



Allan LeBlanc
President



Robert Delaney
Manager





LeBlanc Mechanical LLC
1250 Main Street
Waltham, MA 02451
(781)899-3984
randy@leblancmechanical.com
http://leblancmechanical.com

Estimate

ADDRESS

Robert Delaney
French Club
193 Elm St
Waltham, MA 02453

SHIP TO

Robert Delaney
French Club
193 Elm St
Waltham, MA 02453

ESTIMATE # 2018-F

DATE 09/04/2020

email 11/13/20

ACTIVITY

QTY

RATE

AMOUNT

Proposal

Supply and install one ductless split HVAC system and one rooftop HVAC unit for the old left side of the French Club

One Ductless System for the Pool Room

One gas fired rooftop HVAC system including ductwork for the Second floor

Remove & dispose of 3 gas fired rooftop air conditioning units that are 26 years old-10 years past their useful life

Supply and install new units with all necessary crane and equipment and roofing

Supply and install an on demand water heater

Includes all necessary labor & materials

Includes electrical

Please review this proposal and respond by email so we know you have received it.

If you need to contact me with any questions, please feel free to reach me on my cellular phone at 617-719-5572.

Thank You,
Randy LeBlanc

TOTAL

\$70,522.00

Accepted By

Accepted Date

P.R. Douglas Co., Inc.
P.O. Box 540149
Waltham, MA 02454

Estimate



781-899-9180

ADDRESS

The French American Victory Club
193 Elm Street
Waltham, MA 02453

ESTIMATE #	DATE	EXPIRATION DATE
1735	05/26/2021	10/26/2021

JOB LOCATION

193 Elm St.

ACTIVITY	AMOUNT
Rooftop H.V.A.C. Units Materials and labor to install 3 new Bryant rooftop gas/electric HVAC units to replace the 3 existing rooftop units. We will supply the crane and dispose of the old units. All low voltage and line voltage electrical is included in this quote as well as all sheet metal ductwork and gas piping required. We will also install a new rooftop HVAC unit and a separate ductless split heat pump unit for the older section of the building on the left side. We will also install a new rooftop gas/electric HVAC unit to handle the second floor area. Also included in this quote is the installation of a new Ductless heat pump system to handle the Pool Room area. In conjunction with all of the materials & labor listed above, we will install a new gas fired on demand tankless hot water heating unit. This quote is for the completed installation of all of the above equipment to be up and running when completed.	69,970.00

50% due upon acceptance of this proposal and 50% due upon completion of the job.

TOTAL

\$69,970.00

Please send a signed copy along with a check to the PO Box above to make a deposit.

Accepted By

Accepted Date



Dear French Club Members and Friends:

The French Club had a very good season of Sunday country jamborees, occasional oldies dances, and our popular ham and bean and spaghetti suppers. Also the corn hole and horseshoe leagues are still going strong. There are game nights - Cribbage, Scat card games. And the pool tables are in demand. The annual Santa breakfast gets a good crowd. Our corned beef and cabbage dinner was a sell out this year.

We currently have 240 paid members. We continue to rent the hall and parking spaces.

Because of our historic status, we received a City of Waltham grant two years ago to install a fire sprinkler system, a handicap ramp and a ventilation hood in the kitchen.

We also replaced all the lighting in the main hall and members bar this spring through an Eversource energy savings program.

This fall the French Club is planning to apply for a new City of Waltham grant to replace the oldest furnace, install all new vinyl flooring, and paint the exterior of the building.

For all of this we are extremely grateful. Your membership and the many volunteer hours and participation in events keeps us going.

The French Club will celebrate our 75th Anniversary in October. On September 22 we will participate in Waltham's first parade in many years.

One area of immediate concern and need is the parking lot. We are not able to get City funding for this job, which we estimate to be approximately \$40,000. It is beyond patching. We are reaching out now to all our members and friends for donations for this project. If you can give \$25, \$50 or \$100 or more to completely repair, pave and re-line the parking lot, this will get us on our way to completing this project by the Fall.

We thank each and everyone of our members and friends for your continued support!

President and Board Members

Mail checks to:
French American Victory Club
193 Elm Street
Waltham MA 02452
Phone (781) 899-8195

2020

FAVC ACTIVITIES AT A GLANCE

DAY	DATE	EVENT	TIME	ADMISSION
9-Jan	Thursday	FAVC Member Mtg/Installation of New Officers	7pm	
12-Jan	Sunday	Jamboree/Country Masters	2-6pm	\$8 pp
26-Jan	Sunday	Frank Caruso/Country Gentleman	2-6pm	\$8 pp
31-Jan	Friday	Game Night	7pm	
2-Feb	Sunday	SUPER BOWL		
6-Feb	Thursday	FAVC Member Mtg	7pm	
9-Feb	Sunday	Jamboree/Country Masters	2-6pm	\$8 pp
21-Feb	Friday	Game night	7pm	
23-Feb	Sunday	Frank Caruso/Country Gentleman	2-6pm	\$8 pp
1-Mar	Sunday	Jamboree/Country Masters	2-6pm	\$8 pp
5-Mar	Thursday	FAVC Member Mtg	7pm	
7-Mar	Saturday	Corned Beef & Cabbage Dinner Dance W/ Country Masters	5:30/ 11:00	\$25ADV/\$ 30DOOR
15-Mar	Sunday	Frank Caruso/Country Gentleman	2-6pm	\$8 pp
27-Mar	Friday	Game Night	7pm	

193 ELM STREET
WALTHAM, MA
781-899-8195

2020

FAVC ACTIVITIES AT A GLANCE

DAY	DATE	EVENT	TIME	ADMISSION
2-Apr	Thursday	FAVC Member Mtg	7pm	
5-Apr	Sunday	Jamboree/Country Masters	2-6pm	\$8 pp
15-Apr	Wednesday	Spaghetti & Meatballs	5:30-7	\$10 /\$15
24-Apr	Friday	Game Night	7pm	
26-Apr	Sunday	Frank Caruso/Country Gentleman	2-6pm	\$8 pp

7-May	Thursday	FAVC Member Mtg	7pm	
10-May	Sunday	Jamboree/Country Masters	2-6pm	\$8 pp
13-May	Wednesday	Ham, Bean & Hot Dog	5:30-7	\$10 /\$15
29-May	Friday	Game Night	7pm	

4-Jun	Thursday	FAVC Member Mtg	7pm	
14-Jun	Sunday	Jamboree/Country Masters	2-6pm	\$8 pp
26-Jun	Friday	Game Night	7pm	
28-Jun	Sunday	FAVC Club BBQ	11am 5pm	More info to follow

2-Jul	Thursday	FAVC Member Mtg	7pm	
6-Aug	Thursday	FAVC Member Mtg	7pm	

2020

3-Sep

FAVC MEMBER MTG

13-Sep

Jamboree/Country Masters

27-Sep

Frank Caruso/Country Gentleman

Done

patch.com

AA



Patch



Waltham, MA


News Feed

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Calendar

This post was contributed by a community member. The views expressed here are the author's own.

Local Classified |  Announcement**Doreen LeBlanc**, Neighbor

Waltham, MA | 4d

French Club - Function Hall Rental



Waltham, MA

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FUNCTION HALL

French American Victory Club

193 Elm Street

Waltham, MA 02453

781-899-8195

Do you need a function hall for an upcoming event? The French American Victory Club has one large function hall available for your needs:

Meetings

Birthdays

Graduations

Showers

Wedding Receptions

Anniversaries

Retirements

Christmas Parties

Bereavements

Waltham, MA

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Function Hall (Main Floor) Capacity 300, chairs to accommodate 120 people

Full Kitchen

You may bring your own Music, Band, or DJ

Dance Floor area (20' x 30')

ATM available in member's lounge

Handicap access.

Fees and Charges• \$500 includes bartender (up to 5 hours)• \$400 for active paid members (up to 5 hours)

Notice: The club installed a new fire prevention/sprinkler system.

FOR INFORMATION CALL (781) 899-8195

www.favclub.org

Or visit us on Facebook.



French Club Waltham



eos

Community

Groups

Reviews

Posts

Notes



Options

**French Club Waltham**

Posted by Robert Delaney

November 12 · 🌐

Proceeds will go directly to the Parking Lot Fund!

Name: _____

Address: _____

Phone Number: _____

SAMPLE**FAVC****FEBRUARY 2020 CALENDAR DRAWING**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1) \$300
2) \$250	3) \$75	4) \$75	5) \$75	6) \$100	7) \$150	8) \$200
9) \$250	10) \$75	11) \$75	12) \$75	13) \$100	14) \$150	15) \$200
16) \$250	17) \$75	18) \$75	19) \$75	20) \$100	21) \$150	22) \$200
23) \$250	24) \$75	25) \$75	26) \$75	27) \$100	28) \$150	29) \$1,000

Calendars are \$10.00 each

Buyers will receive the monetary amount listed for that day's prize on this calendar

A selected ticket will go back into the drawing and is eligible to win additional days

Selected winners need not be present to win

Winners will be posted on FAVC Facebook page daily





French Club Waltham



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Options

**French Club Waltham**

Posted by Doreen C LeBlanc

December 5 · 🌐

For information on function hall rental,
Please visit our website www.favclub.org



P.R. Douglas Co., Inc.
P.O. Box 540149
Waltham, MA 02454

Estimate



781-899-9180

The French American Victory Club
193 Elm Street
Waltham, MA 02453

1735 05/26/2021 10/26/2021

JOB LOCATION

193 Elm St.

Rooftop H.V.A.C. Units

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69,970.00

We will also install a new rooftop HVAC unit and a separate ductless split heat pump unit for the older section of the building on the left side.

We will also install a new rooftop gas/electric HVAC unit to handle the second floor area. Also included in this quote is the installation of a new Ductless heat pump system to handle the Pool Room area.

In conjunction with all of the materials & labor listed above, we will install a new gas fired on demand tankless hot water heating unit.

This quote is for the completed installation of all of the above equipment to be up and running when completed.

50% due upon acceptance of this proposal and 50% due upon completion of the job.

TOTAL

\$69,970.00

Please send a signed copy along with a check to the PO Box above to make a deposit.

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Accepted Date