

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 Robert Delaney or Doreen LeBlanc

Mailing Address 193 Elm Street, Waltham MA 02453

Daytime Phone (i.e. of Proposal Applicant) 781-899-8195

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) 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 \$240,900

Total Cost of Proposed Project \$240,900

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

ATTACHMENT

The French American Victory Club (FAVC or French Club) is a social men and women's club 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 2020 are \$50. Members Meetings are held monthly with the elected officers and Board of Directors. Meetings are open to all members. In addition, the Board of Directors meets separately as needed. Currently we have 250 paid members.

The French American Victory 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.

Since the closing of St. Joseph Church and St. Pierre School, several years ago, the French American Victory Club is now the only organization in Waltham that continues and preserves French Canadian traditions.

During the past year The French Club hosted Sunday Country Jamborees twice a month. The Country Masters has been the house band for about 50 years. Monthly oldies dances include local band, Back in Time, and oldies rock and country dances (and some French songs) with deeJay Laurise, DancesByLaurie. She also hosted a New Years Eve Dance. St. Pierre School held their alumni reunion at the French Club in September. The French Club proudly participated with a large float in the Waltham 135th Anniversary Parade in September, celebrating the French Club's 75th Anniversary.

Popular activities include the horseshoe league and corn hold league, 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 and 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 2020 Activities List is attached.

The French Club also 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 the year 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 will be paid with an additional \$400 to the monthly bill.

The French Club has an excellent group of member volunteers. Decorating the hall, maintenance, cooking, baking, serving, cleanup.

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

Maximum capacity of the function hall is 395 and members bar 73, according to the most recent inspection. Certificate of Inspection attached.

PROJECT DESCRIPTION

GOALS: Necessary improvements to the French American Victory Club.

There are four parts to the project:

- (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) Remove all carpeting in the function hall, members bar and pool room. Replace with laminate flooring. Remove the dance floor in the function hall and replace with appropriate wood flooring. This would make a safer, environmentally cleaner, and more presentable appearance for French Club functions, and hall rentals, as well as easier cleaning and maintenance.
 - (3) Painting: paint interior and exterior of the building and repair concrete.
 - (4) Complete the paving of the parking lot. This has become unsafe, and recently The French Club paved a portion of the lot closest to the building. The cost was \$30,000 to partially pave. The lot is also rented during the work week for income. Since many of our members and guests are seniors or disabled, this has become a high priority project.
- (1) Please see attached letter (sent early in 2019) to members and friends, requesting donations for paving the parking lot. We raised approximately \$10,000 of the needed funding. More recently we are selling raffle calendars for February 2020 (see attached).

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 initial quotes received for the project:

(1) Mike Richard Plumbing & Heating Services - Replace Furnace/Boiler	\$21,258.80
(2) LeBlanc Mechanical, Heating and A/C - Replace Furnace/Boiler.	\$32,000.00
(3) Cullen Custom Homes - Replace Flooring with vinyl/hardwood	\$61,835.29
(4) Edward Collin - Replace Flooring with vinyl/hardwood	\$19,600.00
(5) Ruggeri General Contractor - Parking Lot remove existing, replace	\$60,750.00
(6) Pave Tech LLC - Parking Lot remove existing, replace.	\$68,000.00
(7) New England Painters - Prepare, paint interior/exterior building	\$38,915.00
(8) Gabe Arsenault - Prepare, paint interior/exterior building	\$19,500.00

TIMELINE: For implementation and completion, estimate one year to complete all projects.

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 \$240,900 including the 20% contingency, with all funding being spent on the four named projects.

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 contractors as required for the project.

ZONING:

CITY APPROVALS: All appropriate permits will be obtained by contractors.

HAZARDOUS MATERIALS:

PROFESSIONAL STANDARDS:

LEVERAGED ADDITIONAL BENEFITS: The French Club will have a safer parking lot, and a better appearance when painted. The environment inside will include safer and cleaner flooring and more efficient even heating.

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 2-4-2020Application received by Julie TooleDate Project presented to CPC for Submission Acceptance Process 2-4-2020

Was Project accepted for Consideration? _____

If accepted for Consideration, Project Public Hearing date _____

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.

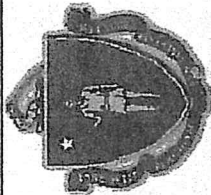
Applicants are encouraged to include any maps, diagrams, and/or photographs pertaining to the project. Letters of support for the project from community organizations or other sources may also be submitted.

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.



The Commonwealth of Massachusetts

City of Waltham

New and Renewal Certificate of Inspection

In accordance with 780 CMR, Chapter 1 (The Eighth Edition of the Massachusetts State Building Code) and Chapter 304 of the Acts of 2004 (an Act to further enhance fire and life safety), this certificate of inspection is issued to the premise or structure or part thereof as herein identified.

Issued to	Identify Name of Establishment				Certificate No.	
Located at	The French Club				I - 87	
	Identify property address including street number, name, city or town and county				Certificate Expiration	
	193 Elm St , Waltham, Ma 02451				December 31, 2020	
Use Group Classification(s)	Basement	First Floor	Second Floor	Third Floor	Fourth Floor	Other
		A2	A2	A2		
Allowable Occupant Load		Dance Hall-395 Bar Area-73 Billard Rm-180	Function Room 56	Members Lounge - 45		

This certificate of inspection is hereby issued by the undersigned to certify that the premise, structure or portion thereof as herein specified has been inspected for general fire and life safety features. This certificate shall be framed behind clear glass and\ or laminated and posted in a conspicuous place within the space as directed by the undersigned. Failure to post or tampering with the contents of the certificate is strictly prohibited.

Name of Municipal Fire Chief	Tom MacInnis	Signature of Municipal Fire Chief		Date of Inspection	
Name of Inspector of Buildings, Superintendent of Public Buildings	William L. Forte	Signature of Inspector of Buildings, Superintendent of Public Buildings		Date of Issuance	

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



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