



August 15, 2013

A Caring Community Since 1892

Mr. William Durkee, CPA Program Manager  
Waltham City Hall  
610 Main Street  
Waltham, MA 02452

Dear Mr. Durkee,

It is with great pleasure that I am able to submit this WCPA-1 Application on behalf of The Leland Home.

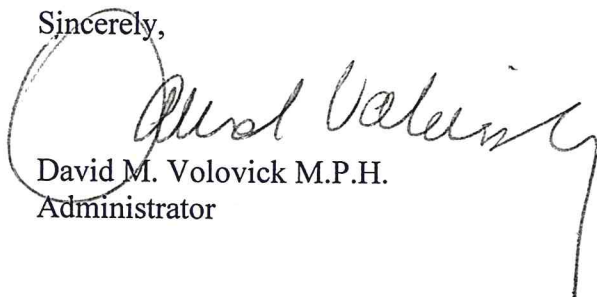
We are respectfully asking for funds pertaining to the repair of the Roof for the original portion of the Home, which is 121 years old. With inclement weather, it is literally dripping onto our third floor and we want to be pro-active to address this very important issue, and to pre-vent any further damage. We have Residents that live in this portion of the house, our main Dining Area is in this portion of the house, and we hold meetings and frequent activity groups in our Parlor, under this roof.

The other task, necessary, but not as dire in emergency, is a conversion from Oil heat to gas. The Davis Wing and Luce Wing of our Home are both heated by oil. The main Leland portion of the house is heated by gas. From an energy efficiency standpoint, it would be much more advantageous and cost effective for us to make the transition over to gas. From the expense side we are incurring significant heating bills due to having oil heat. We haven't had the funds to make the transition because we have to cover our payroll and other operating expenses.

As a not-for-profit Leland's mission has always been to be able to provide affordable healthcare to the seniors of Waltham. With financial assistance from the Waltham Community Preservation Committee, it would help significantly to continue to achieve this mission. Our annual rent increases are based on many factors, with the cost of heating being a significant one.

We sincerely hope you consider our application favorably and we look forward to hearing back from you.

Sincerely,



David M. Volovick M.P.H.  
Administrator

A Not-For-Profit Senior Living Residence and Nursing Care Center  
21 Newton Street Waltham, Massachusetts 02453  
(781) 893-2557 Fax (781) 891-6478 [www.lelandhome.org](http://www.lelandhome.org)

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



**APPLICANT INFORMATION**

Name of Applicant <sup>(1)</sup> THE LELAND HOME

Name of Co-Applicant, if applicable <sup>(1)</sup> \_\_\_\_\_

Contact Name DAVID VOLOVICK, ADMINISTRATOR

Mailing Address 21 NEWTON STREET, WALTHAM, MA 02453

Daytime Phone (i.e. of Proposal Applicant) 781-893-2557

**PROJECT BASICS**

Address of Project (or Assessor's Parcel ID) (R061013 0003) 21 NEWTON STREET, WALTHAM, MA 02453

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 \$27,000 for the Roof Project, UNKNOWN ON THE OIL-GAS ASSET

Total Cost of Proposed Project \_\_\_\_\_

**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

### Project Description Questions:

**Goals:** The goal is preservation of the historical building that which is The Leland Home from the repair of the shingled roof for the main portion of the house. The energy conversion project's goal is to alleviate the burden on the expense side for the Home so that we can continue to keep our rates affordable, and improve our cash flow by converting the whole building to gas heat.

**Community Need:** The project is needed to preserve the integrity of the existing Home so Residents can be able to continue to live at Leland and so future Residents will be able to join us and receive the services they need.

**Community Support:** Letters of support from John Peacock: Executive Director, Waltham Chamber of Commerce, Mary Beth Duffy: Executive Dir. Waltham Council on Aging, are attached. I am anticipating a letter from Mayor Jeannette McCarthy as well.

**Timeline:** If approved, both projects would need to be completed this Fall. The Residents at Leland can't be without heat for a long period of time if a conversion is going to happen. Also, a roof repair would be necessary before any inclement Winter weather is going to strike.

**Credentials:** The success of the projects will be measured by the amount of money saved from a oil to gas conversion, and from a professional company installing a new roof that will not leak or cause further damage to the Home.

**Budget:** A firm quote of \$26,900 has been provided by E.M. Snow, Inc for the roof repair. Newton Roofing has also come out to provide an estimate, which I'm still waiting to receive. With regard to the conversion from oil to gas, I'm inquiring with Randy LeBlanc and LeBlanc Mechanical as to the best method to potentially complete this project.

**Other Funding:** None

**Maintenance:** Warranty for the roof for 10 years. Periodic maintenance with National Grid, per our maintenance contract for gas HVAC operations at Leland.

**Additional Information:** Not applicable at this time.

**Professional Standards:** The vendors hired to perform the work will be insured and Leland will retain copies through the duration of the work and beyond.

**Hazardous Materials:** Leland is free of Hazardous Materials. The Fire Department does quarterly inspections and can attest to this fact that there are no Hazardous Materials on site.

I have also provided in the packet the following.....

- Leland Home: A Brief history of the Home showing the progress Leland has made from 1892-2013.
- I have also included the Roof Proposal from E.M. Snow, Inc. as necessary
- Recommendation letters.
- Two color pictures have been included
- A copy of the expense for oil heating and gas bills paid over the period of one year are attached.
- I'm attaching copies of our most recent quarterly Fire Department Inspections and
- Certificate of insurance for the Leland Home.