

BOROUGH OF HILLSDALE
RESOLUTION 19291

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN
CONTRACT FOR A PROPOSAL FOR SITING STUDY FOR A
COMMUNITY/SENIOR CENTER IN THE BOROUGH OF HILLSDALE**

WHEREAS, the Borough of Hillsdale has a need to conduct a Siting Study to locate a community/senior center in the Borough of Hillsdale as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and,

WHEREAS, Christopher Statile, P.A. has submitted a proposal on November 5, 2019 indicating he will provide a siting Study for the Borough in the amount not to exceed seven thousand five hundred dollars and no cents (\$7,500.00); and

WHEREAS, Christopher Statile, P.A. has completed and submitted a Business Entity Disclosure Certification which certifies that Christopher Statile, P.A. has not made any reportable contributions to a political or candidate committee in the Borough of Hillsdale in the previous one year, and that the contract will prohibit Christopher Statile, P.A. from making any reportable contributions through the term of the contract, and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Hillsdale authorizes the Borough of Hillsdale to enter into a contract with Christopher Statile, P.A. as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, David Sireci, Certified Municipal Financial Officer of the Borough of Hillsdale, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds are available to the Borough of Hillsdale for calendar year 2019. Account # to be charged 9-01-20-165-102.

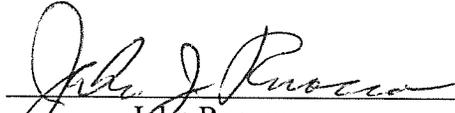
Dated: November 12, 2019

David Sireci, CMFO
David Sireci, CMFO

Council member	Motion	Second	Yes	No	Absent	Abstain	Recuse
DeRosa, Anthony		x	x				
Escobar, John			x				
Horvath, Zoltan			x				
Lundy, Abby			x				
Pizzella, Frank	x		x				
Segalas, Steven			x				
Ruocco, John							

Adopted: November 12, 2019

Attest: 
Denise Kohan
Municipal Clerk


John Ruocco
Mayor

CHRISTOPHER P. STATILE, P.A.

PROFESSIONAL ENGINEERS & PLANNERS
CONSULTING ENGINEERS

CPSTATILE@AOL.COM
NY

3 FIR COURT

NEW YORK,

OAKLAND, NJ 07430
(201) 337-7470
FAX: (201) 337-7599

November 5, 2019

Robert Gallione, Borough Administrator
Borough of Hillsdale
380 Hillsdale Avenue
Hillsdale, NJ 07642

Regarding: **Proposal for Siting a Community/Senior Center**

Dear M. Gallione:

In answer to your request we offer the following for the preparation of a community/senior center report:

Methodology

The siting study will ascertain the availability to locate a community/senior center in the Borough of Hillsdale. Although no set building design has been undertaken, the study approach will assume that approximately $\frac{3}{4}$ to one acre of land will be necessary to locate a +/-4,500 SF building with approximately 65 parking spaces.

With the firm's intimate knowledge of the Borough, the study will consider up to five sites, possibly vacant or occupied. For vacant land, the location of environmental sensitive areas will also be considered in light of current NJDEP Flood Hazard and Wetlands permitting rules. Freshwater wetlands/wetlands transition areas will be located via prior delineations if available, or using the State's I-Map (approximate location). Flood Hazard Area locations are found in the current NJDEP/FEMA study maps.

For a new building and parking area, stormwater management/water quality controls will be necessary. If an existing structure is found on a selected property, further environmental investigations may be necessary such as a Phase I Study to identify necessary sampling and testing. Such anticipated costs can be included in the subject siting study.

Land acquisition cost estimates will be based on current assessment values, factored up to represent approximate current market value working with the Borough Tax Assessor using local sales history.

CPS

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Other Considerations

The siting study will consider public access from both walking and driving, van accessibility for local transportation, availability of public utilities including three-phase electric service, sanitary sewers, etc.

Community Participation

Generally, the siting of a new community/senior facility might require meeting with a municipal committee to gather and summarize input collected by the members over the past few years. A committee of interested people can be developed and representatives contacted to ascertain their potential interest in and usage of a new facility if desired by the Governing Body. All groups that express interest can be interviewed under the aegis of the Borough and the results of the community meetings can form the initial space program. The siting study will compile a list of potential locations *and can* allow the groups to score the locations based on a matrix of weighted site qualities. Or that responsibility can be retained by the Borough Governing Body.

The top-3 sites will be separated out as the most promising options and proffered to the Governing Body for consideration. The sites may be privately owned and not listed for sale, so some assumptions must be made regarding relative acquisition costs. Sites with existing buildings may also be considered which potentially may need further environmental study. Finally, a public meeting can be advertised to gather a final round of input from any interested community members. The meeting will review the progress to date on facility site selection, and facilitated open discussion on operations, financing, and aesthetic preferences for a new building.

The Borough's Vision

Studies have shown that the single best predictor of long life was social integration, or involvement in the community. The facility should offer something for most everyone, at the expense of being an "ideal" facility for any single use. A highly functioning community center should commonly address all aspects of an individual's well-being: physical, intellectual, social, and emotional. Sufficient land should be considered to support this goal.

Functionality could include:

- Physical Activities: Walking/ jogging, circuit training, aerobics and yoga.
- Intellectual Activities: Games, adult education classes, arts and crafts, speakers and municipal programs.
- Social Activities: Meetings for clubs and social groups, game leagues, and municipal training groups.

- Emotional Support: The facility should offer support and encouragement for citizens to fully utilize the facility. An attractively sited, successful center will encourage usage such as attendance, utilization, growth of local programs, possible revenue return, and over the long term changes in local life expectancy.

Phases of Services:

The first phase will quickly identify potential locations that meet the basic siting requirements. These will be presented to the representatives of the Governing Body to vet for desirability and acquisition cost, and continued investigation.

The second phase will further consider the site schematics to accommodate the design program for a selected number of locations (up to five). Schematic layouts will be provided including key details for further consideration. No field survey will be undertaken but publically available mapping or prior site plans/surveys will be used.

The third phase will develop more refined cost estimates for up to three selected sites based on the schematic layouts of the former phase. This will provide an order of magnitude of costs of acquisition, site improvements, utilities, stormwater management, potential environmental investigations, environmental permitting costs, and soft design fees.

This phase will also include preparation and attendance at one public hearing with colorized exhibits. A final report will be provided incorporating all of the above including public hearing comments.

For the above, we propose a lump sum fee of \$7,500.00 payable as the work progresses.

Very truly yours,

CHRISTOPHER. P. STATILE, P.A.

(original signed)

Christopher P. Statile, P.E.
Borough Engineer