



ENGLEWOOD  
COMMUNITY CENTER

# TO BUILD A COMMUNITY CENTER

## Concrete Efforts

- 2003 Master Plan
- 2007 Englewood Area Community Foundation
- 2009 Preiss Report on Adaptive Re-Use
- 2012 Meetings with the YMCA

# ENGLEWOOD COMMUNITY CENTER

- *WHAT WOULD IT LOOK LIKE (SIZE AND FOOTPRINT)*
- *POSSIBLE LOCATIONS*
- *THE COST PARAMETERS*
- *RAISING THE FUNDS AND THE TAX IMPLICATIONS*

# OTHER COMMUNITY CENTERS

*VISITED OTHER COMMUNITY CENTERS -*

*\*BERGEN COUNTY*

*\*OTHER AREAS OF NEW JERSEY*

*\*CENTERS OUTSIDE OF NEW JERSEY*

# EXISTING COMMUNITY CENTERS

	Municipality	Population (2020 Census)	Community Center
1	Bergenfield	28,347	No (Senior Center)
2	Cliffside Park	25,693	No (Senior Center)
<b>3</b>	<b>Englewood</b>	<b>29,308</b>	<b>No</b>
4	Fair Lawn	36,008	Yes
5	Fort Lee	39,700	Yes
6	Garfield	32,456	Yes
7	Hackensack	45,736	Yes
8	Lodi	25,922	No
9	Mahwah	25,487	No (Senior Center)
10	Paramus	26,500	No (Senior Center)
11	Ridgewood	25,979	Yes(in Village Hall)
12	Teaneck	41,499	Yes

# EXISTING CENTERS



**CRESSKILL**

**FORT LEE**



# EXISTING CENTERS



HACKENSACK

ALLENDALE



# **EXISTING CENTERS – THE BEST OF THE BEST**



**FAIR LAWN**

**TEANECK**

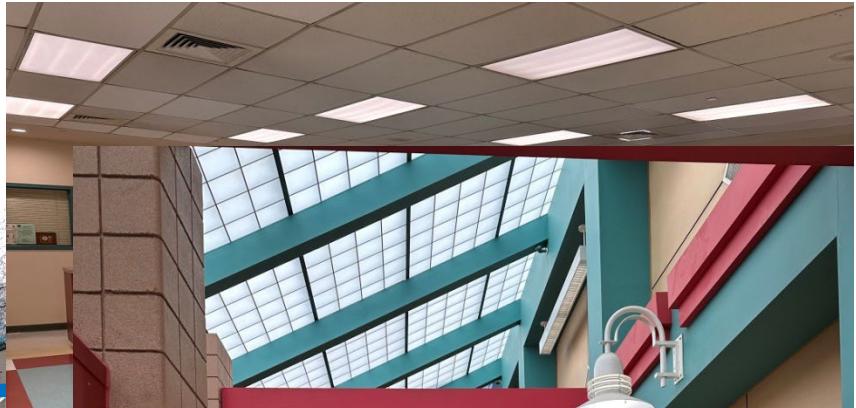


# **EXISTING CENTERS – THE BEST OF THE BEST**



# **EXISTING CENTERS –**

# **THE BEST OF THE BEST**



# **SEA ISLE CITY**



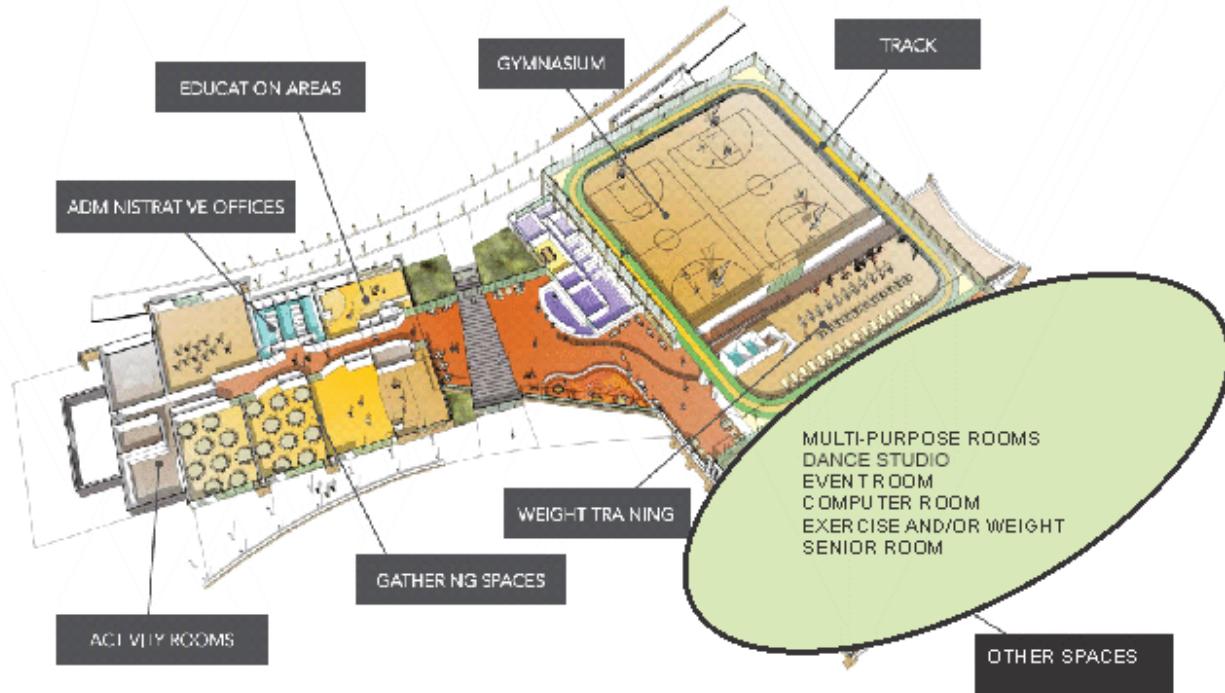
# PENNSAUKEN



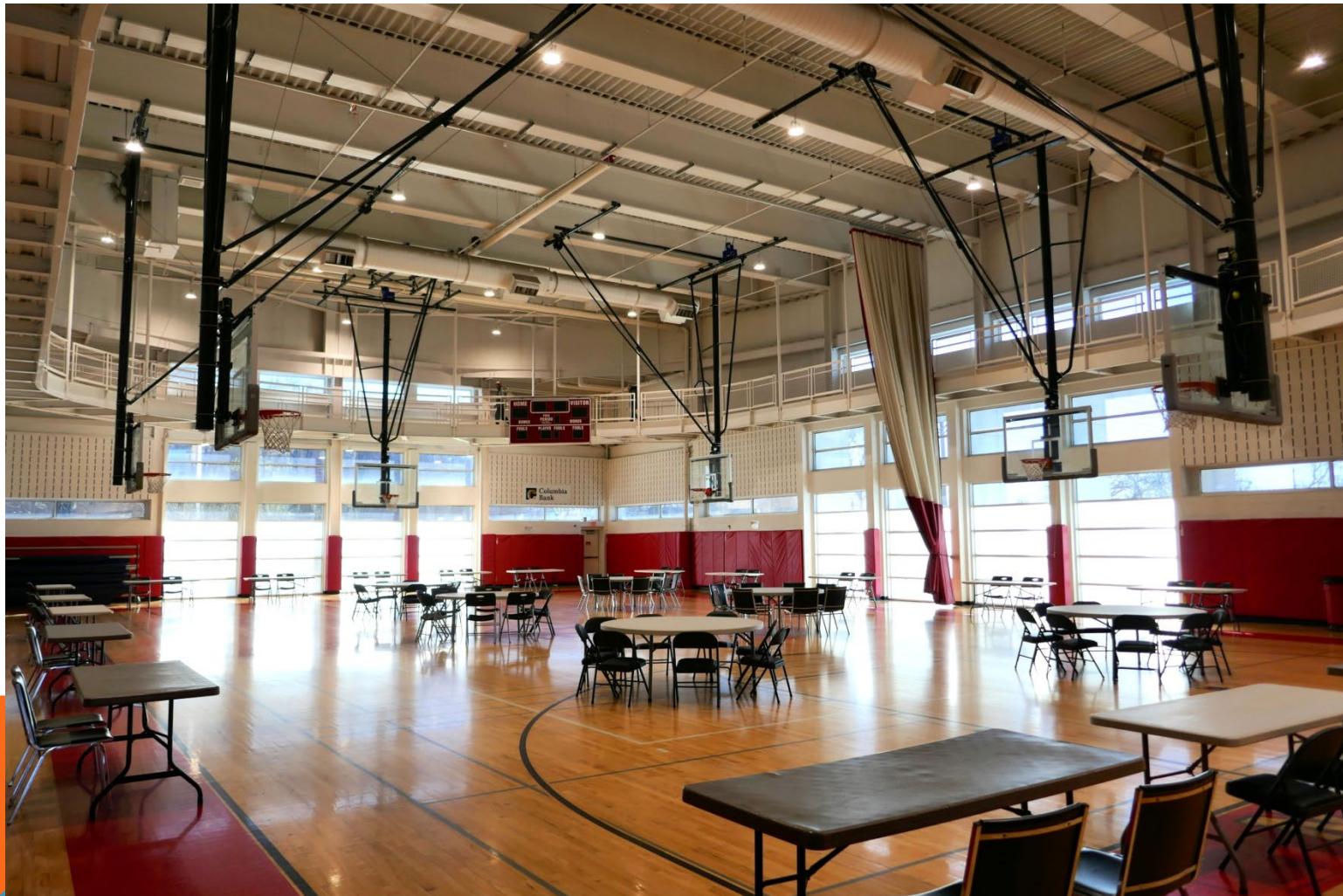
## COMMUNITY CENTER – COMMON ELEMENTS

- Majority of Centers are free for residents
- Fees are typically charged for specialized programs
- Some centers raise revenues by renting out space –event space
- Centers typically have a meeting room for the community
- Centers should accommodate youth, adults and seniors

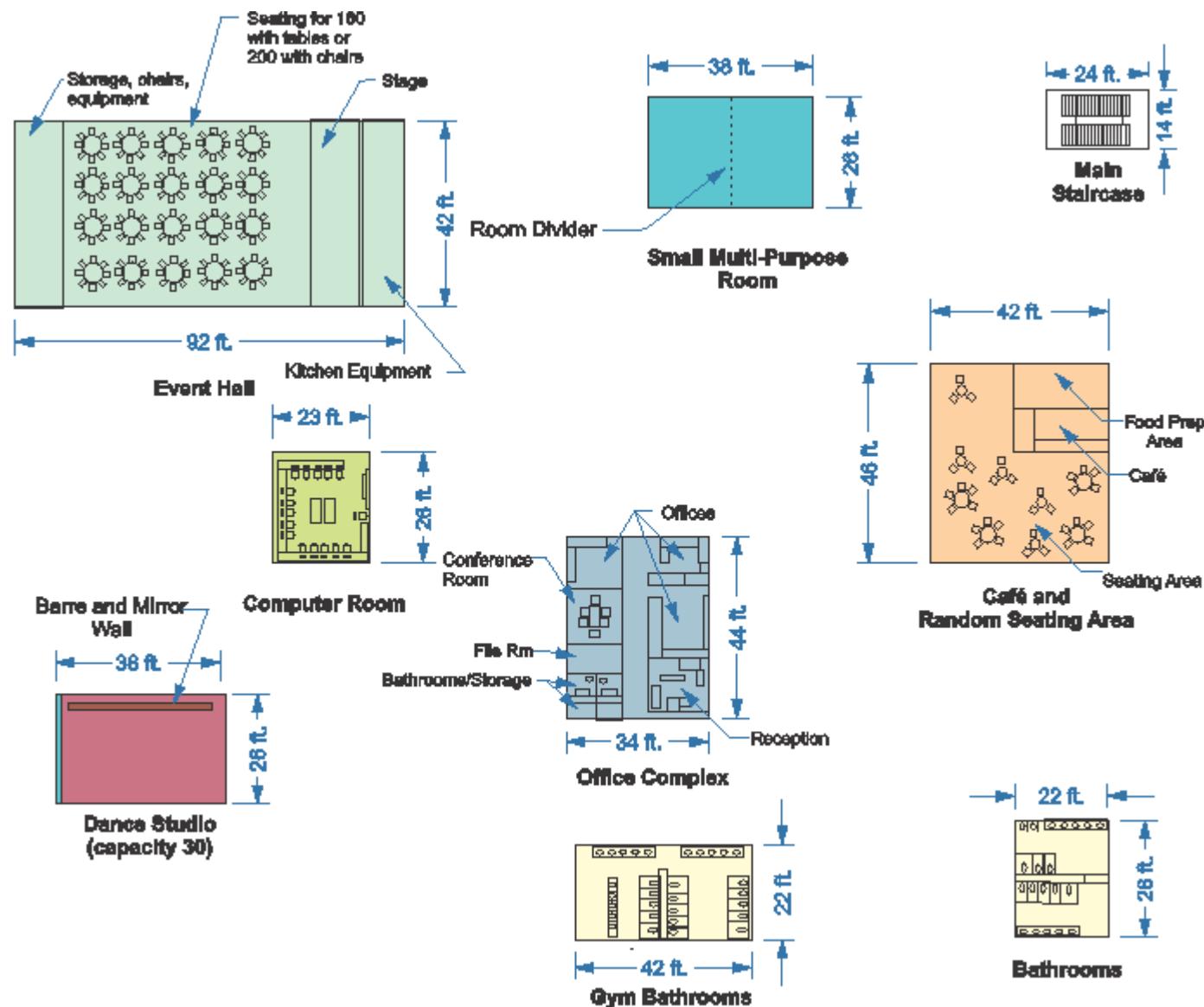
# KEY COMPONENTS



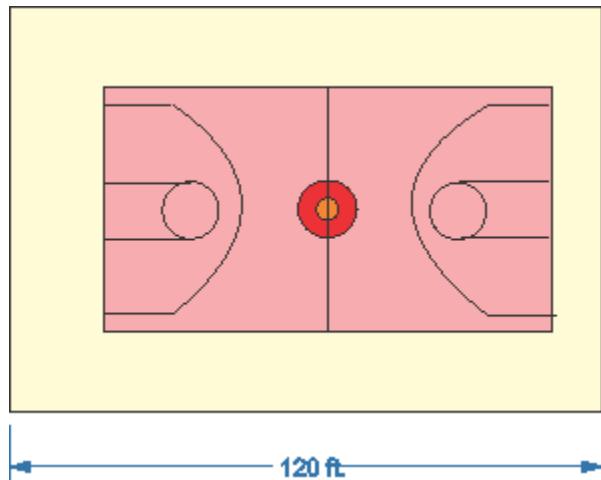
# GYMNASIUM WAS CENTRAL TO ALL CENTERS



# LET'S PIECE TOGETHER A COMMUNITY CENTER

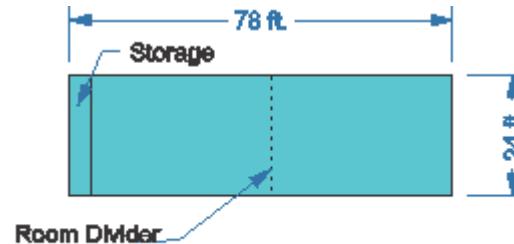


# LET'S PIECE TOGETHER A COMMUNITY CENTER

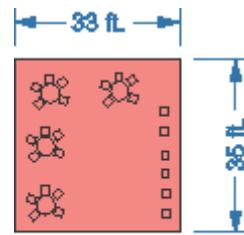


82 ft

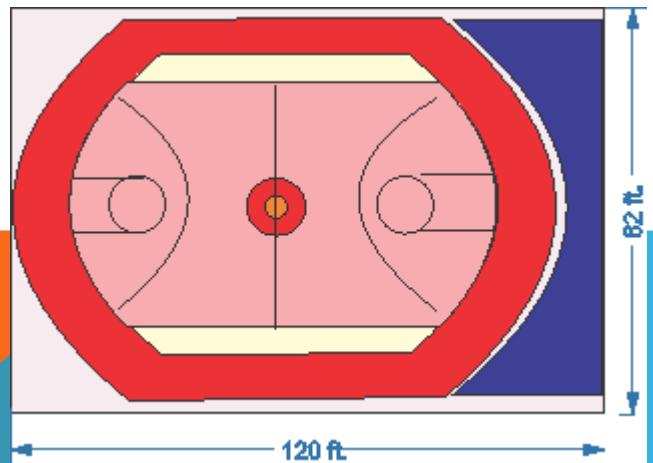
120 ft



78 ft

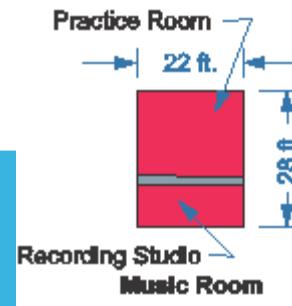


Senior Room



82 ft

120 ft



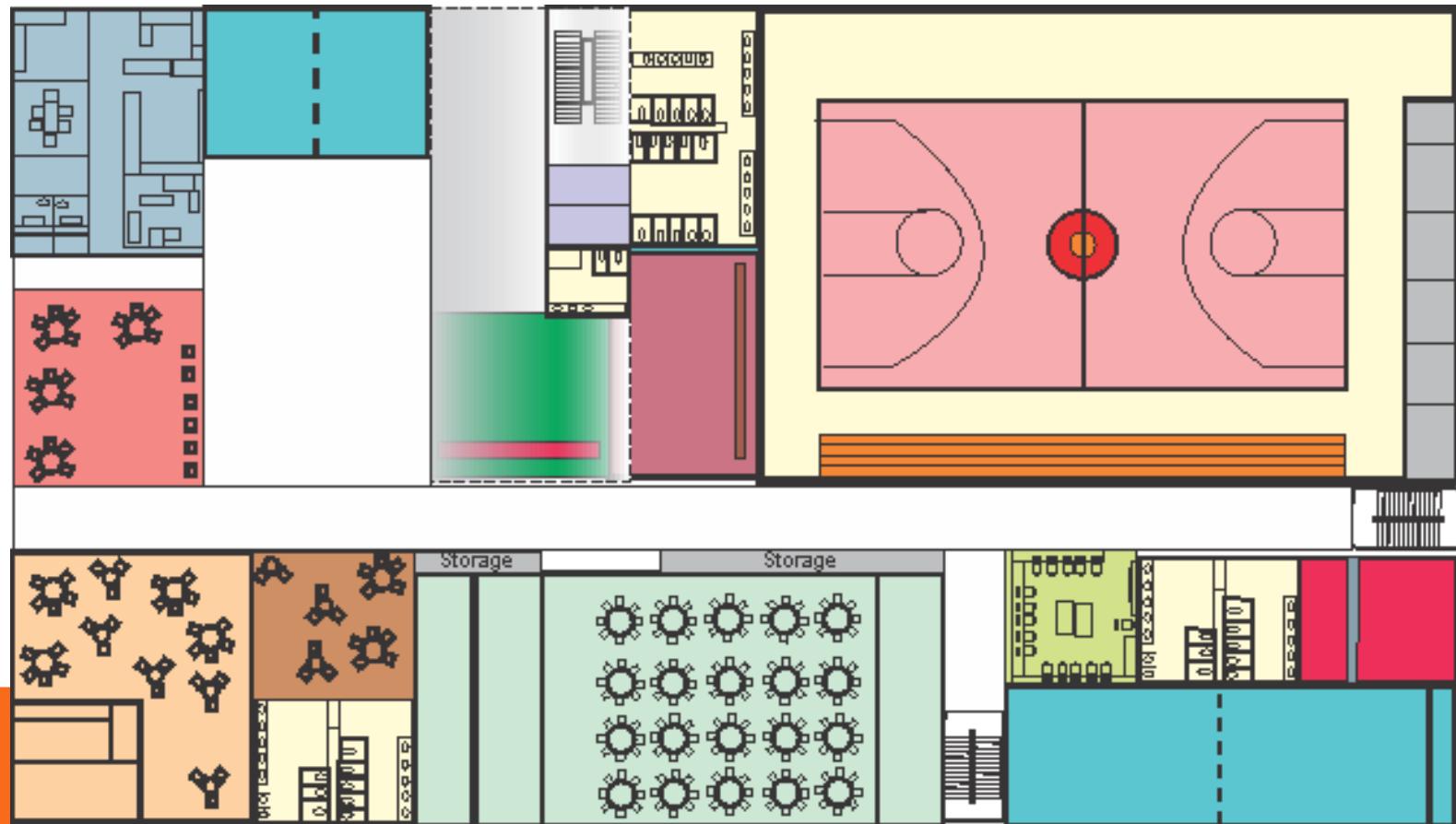
Practice Room

Recording Studio  
Music Room

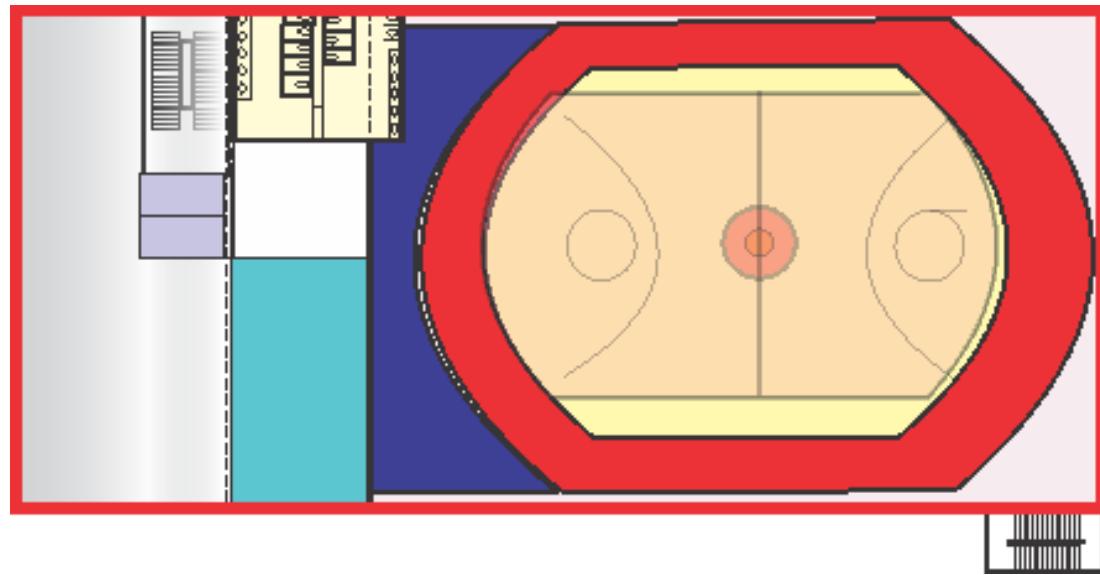
22 ft.

28 ft.

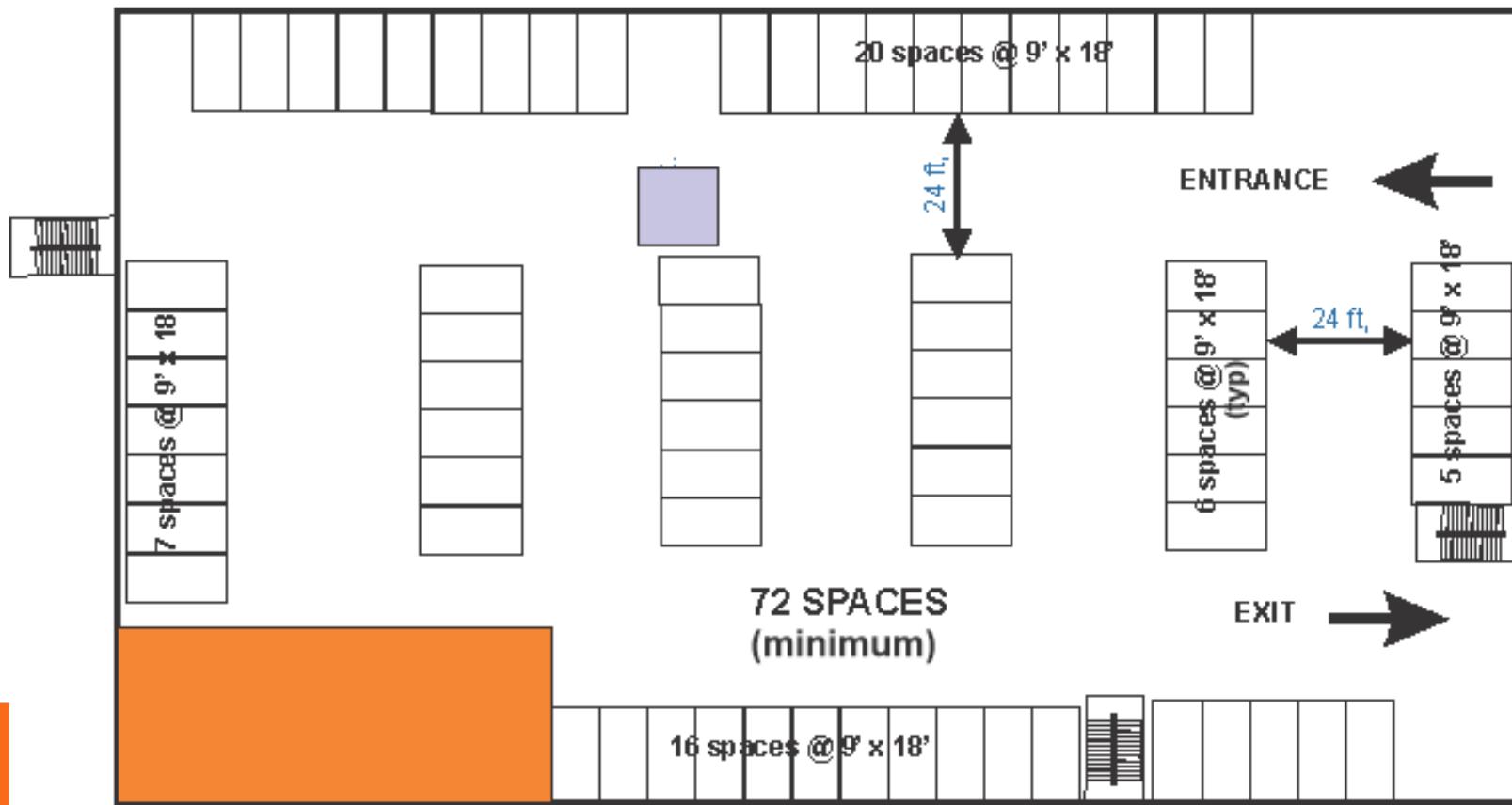
# MAIN FLOOR



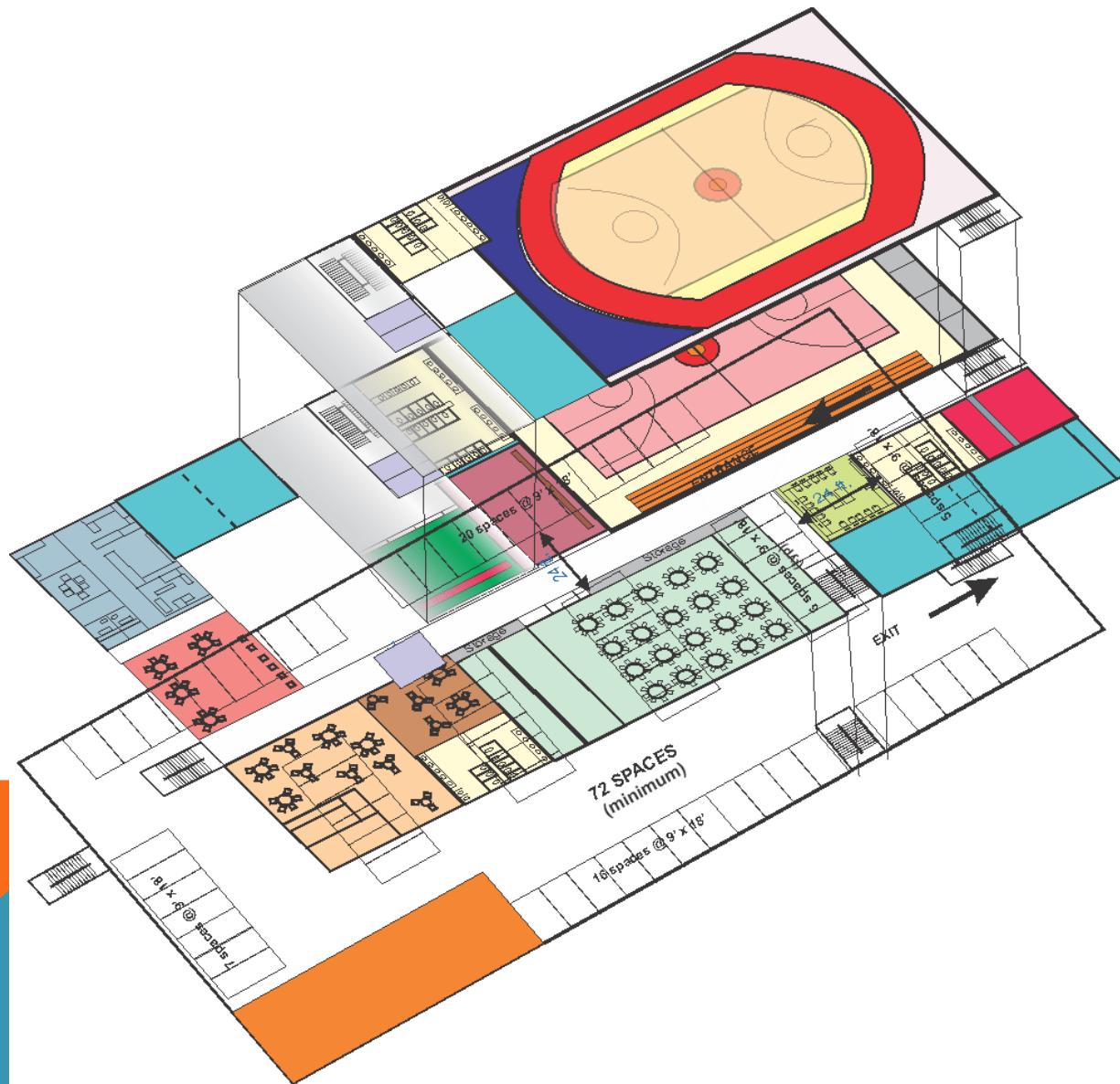
# MEZZANINE



# GROUND FLOOR



# ISOMETRIC OF A CENTER



# SIZE OF A COMMUNITY CENTER

Space No.	Description	Dimensions (ft.)		Area (sq. ft.)
1	Office Complex	34	44	1,496
2	Senior Room	33	35	1,155
3	Café and Random Seating A	42	45	1,890
4	Small Multi-Purpose Room	38	26	988
5	Overflow Seating Area	28	25	700
6	Event Hall	92	42	3,864
7	Multi-Purpose Room	78	24	1,872
8	Computer Room	23	26	598
9	Music Room	22	28	616
10	Bathrooms	22	28	616
11	Rock Climbing Wall	See Atrium		
12	Dance Studio			
13	Gym Bathroom	38	26	988
14	Bathrooms	42	22	924
15	Gymnasium	22	28	616
16	Lobby	120	82	9,840
17	Atrium/Rock Climbing Wall	14	50	2,000
18	Elevator	35	82	2,870
19	Main Staircase	14	14	196
20	Staircase	24	14	336
21	Staircase	10	19	190
22	Staircase	10	19	190
23	1st Fl Corridors			2,715
	Family bathroom			
	<b>TOTAL AREA FIRST FLOOR</b>			<b>35,000</b>

Space No.	Description	Dimensions (ft.)		Area (sq. ft.)
24	Sky Track	120	82	9,840
25	Multi-Purpose Room (2nd fl)	22	41	902
26	Bathrooms	22	28	616
27	Main Staircase	24	14	336
28	Elevator (2nd floor)	14	14	196
29	2nd Fl Corridors	22	20	440
30	Staircase	10	19	190
	<b>Misc.</b>			<b>10</b>
	<b>TOTAL AREA SECOND FLOOR</b>			<b>12,530</b>

# COST OF COMMUNITY CENTER

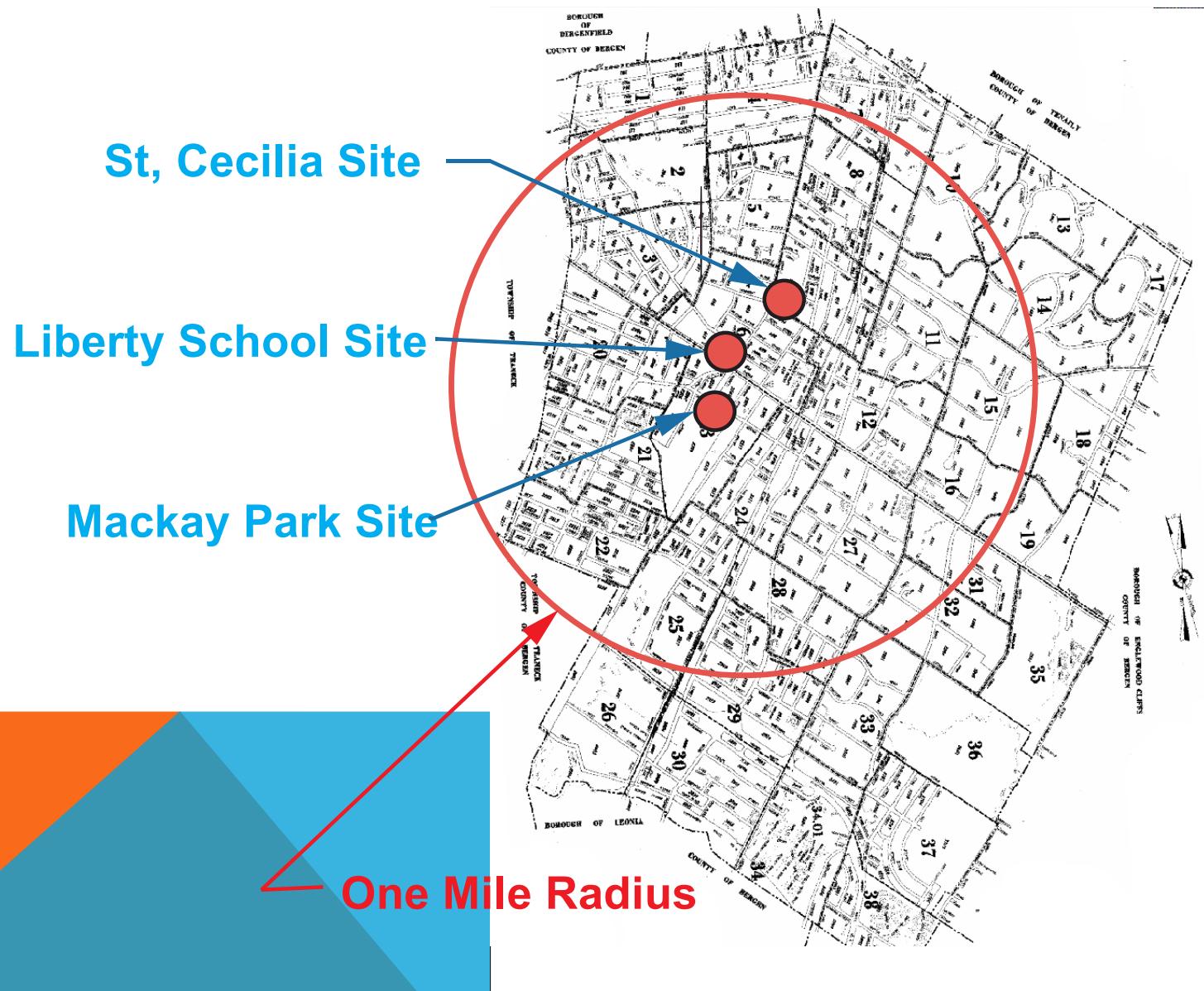
DESCRIPTION	AMOUNT
FOUNDATION AND AT GRADE	\$ 5,500,000.00
STRUCTURAL STEEL	\$ 2,000,000.00
MISC STEEL AND STAIRS	\$ 1,000,000.00
ARCH WOODWORK	\$ 650,000.00
WATERPROOFING	\$ 1,000,000.00
ROOFING WATERPROOFING	\$ 1,200,000.00
DOORS GRILLES EXTERIOR FRAMING	\$ 2,500,000.00
INTERIOR FRAMING	\$ 2,500,000.00
FLOORING, WALL COVERING	\$ 2,000,000.00
ELEVATORS	\$ 300,000.00
WHEELCHAIR LIFT	\$ 40,000.00
FIRE SUPPRESSION	\$ 400,000.00
HVAC AND PLUMBING	\$ 4,000,000.00
ELECTRICAL AND LIGHTING	\$ 2,000,000.00
LIGHTNING PROTECTION	\$ 30,000.00
TELE/DATA	\$ 60,000.00
CONTINGENCY (8%)	\$ 2,014,400.00
TOTAL CONSTRUCTION COST	\$ 27,194,400.00
	SAY \$ 27,000,000.00

# COST OF COMMUNITY CENTER

DESCRIPTION	AMOUNT
FOUNDATION AND AT GRADE	\$ 5,500,000.00
STRUCTURAL STEEL	\$ 2,000,000.00
MISC STEEL AND STAIRS	\$ 1,000,000.00

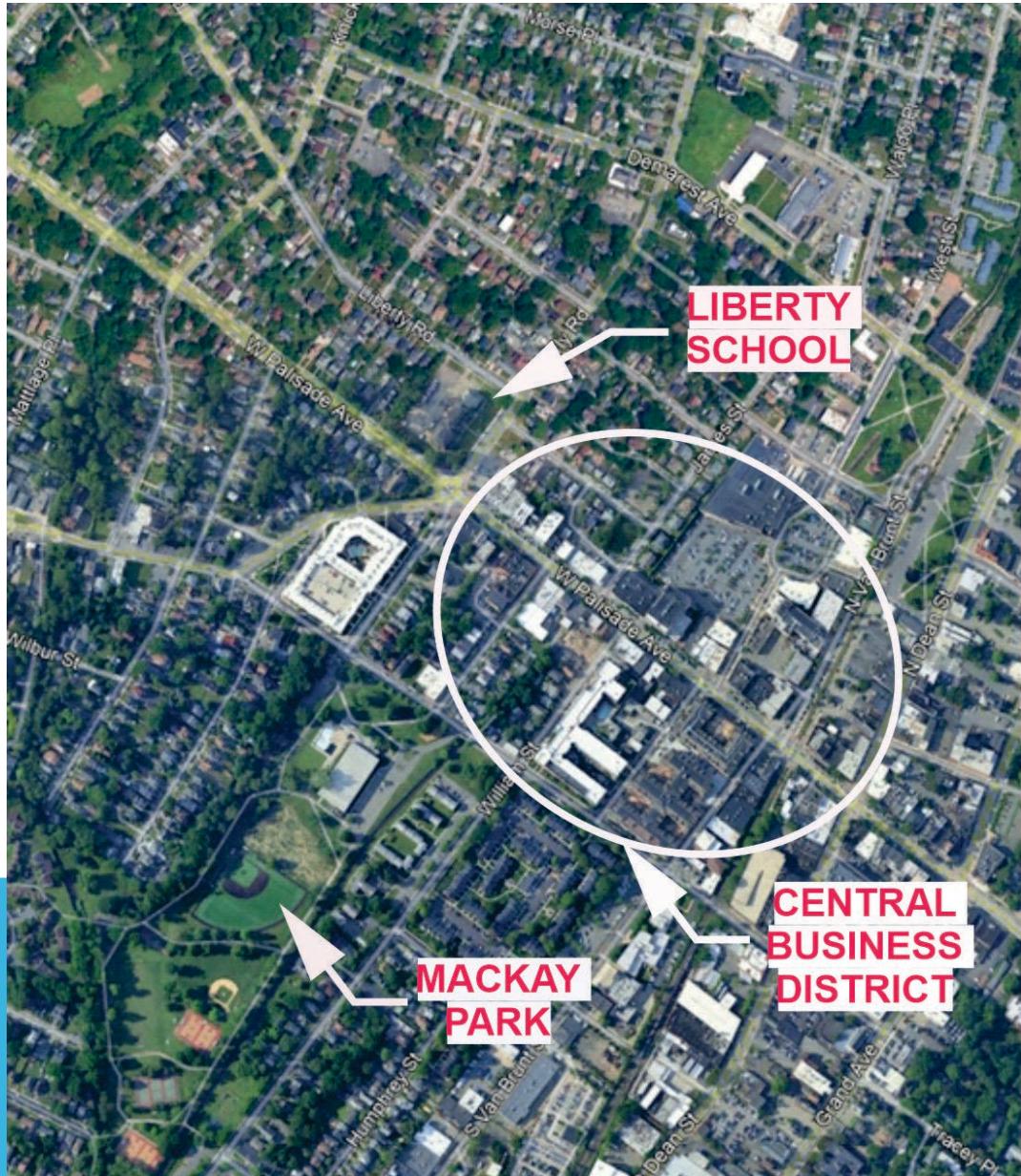
DESCRIPTION	AMOUNT
SITE SURVEY	\$ 60,000.00
ARCHITECTURAL AND ENGINEERING	\$ 1,647,000.00
DESIGN	
CONSTRUCTION MANAGEMENT	\$ 823,500.00
AND INSPECTIONS	
CONTINGENCY - PROFESSIONAL SERVICES (10%)	\$ 247,050.00
DEMOLITION COST	\$ 450,000.00
TOTAL CONSTRUCTION COST	\$ 27,000,000.00
TOTAL COST	\$ 30,227,550.00
SAY	\$ 30,000,000.00

# POTENTIAL SITES



# MACKAY PARK AND LIBERTY SCHOOL:

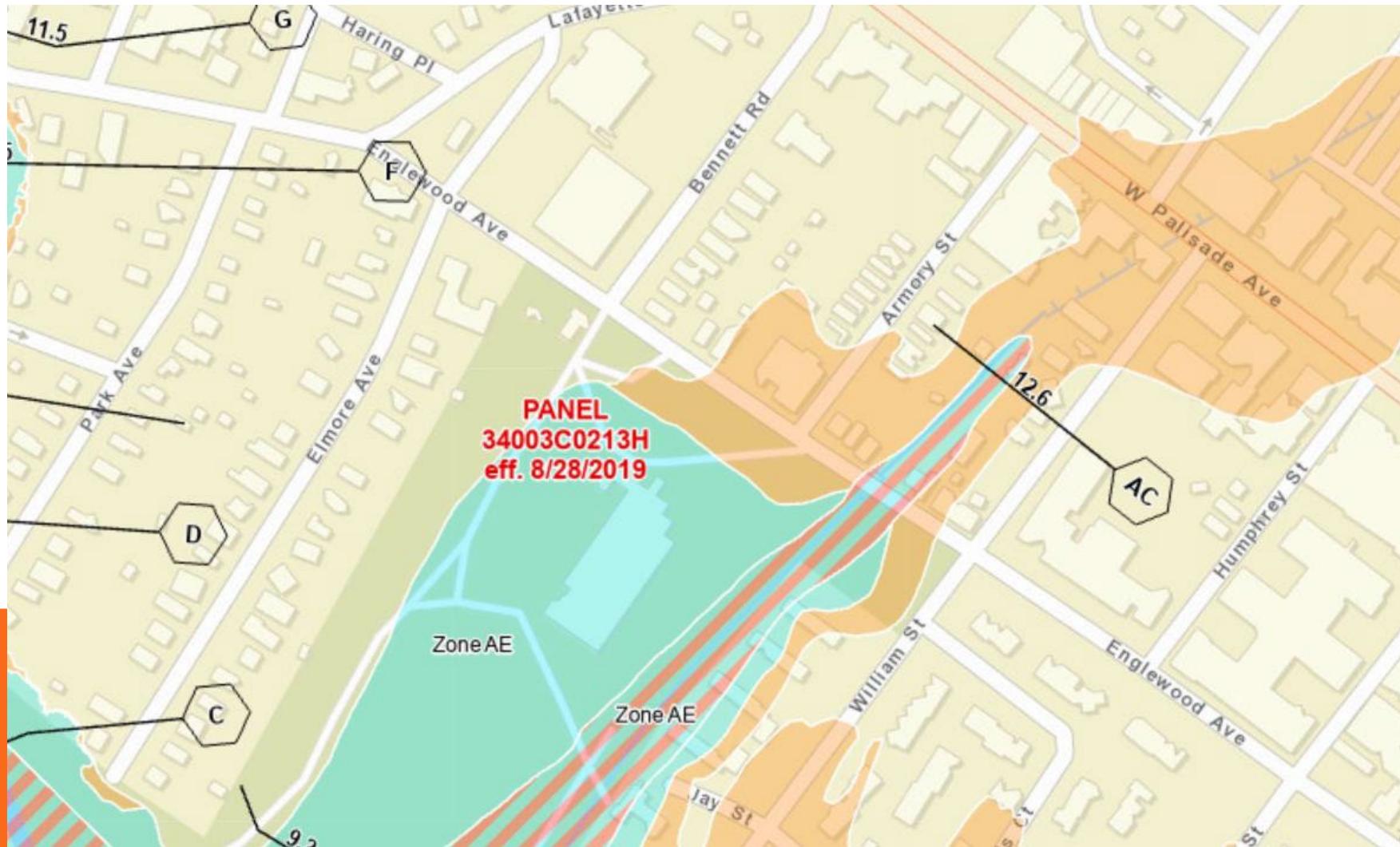
- \*Central Location
- \*Close to the  
Downtown
- \*Synergy with  
Mackay Park

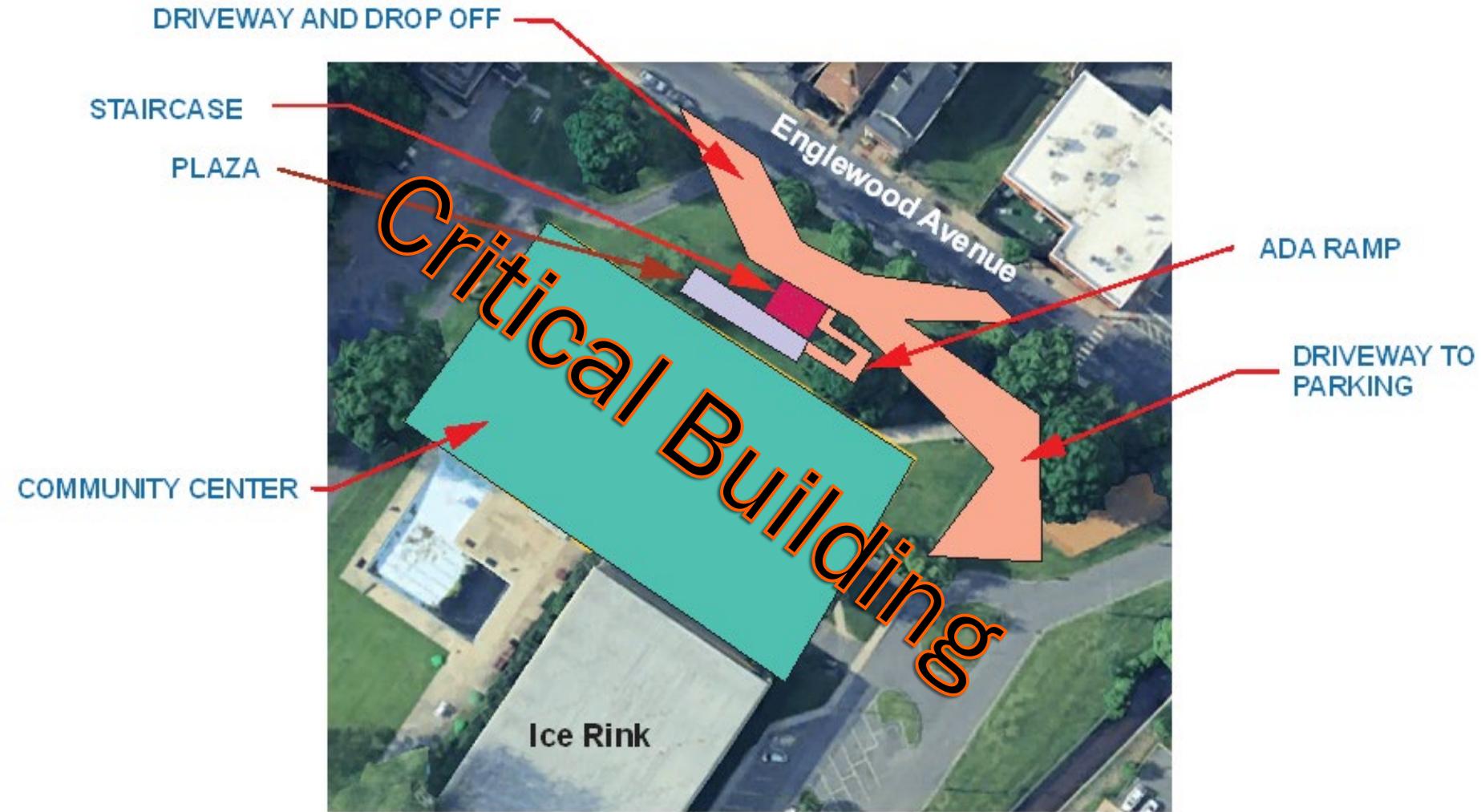


# MACKAY PARK

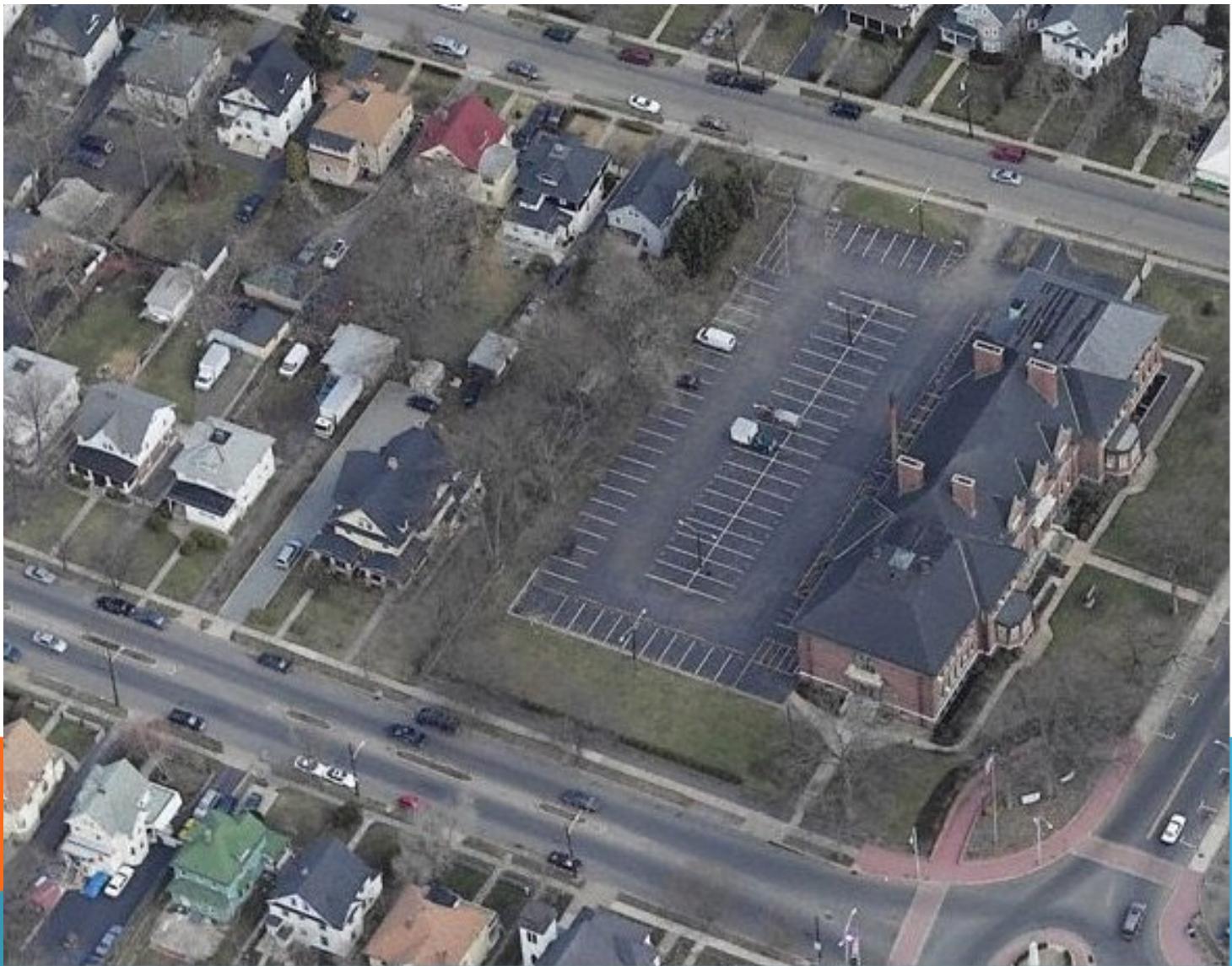


# GREEN ACRES AND THE NEW JERSEY DEPT OF ENVIRONMENTAL PROTECTION

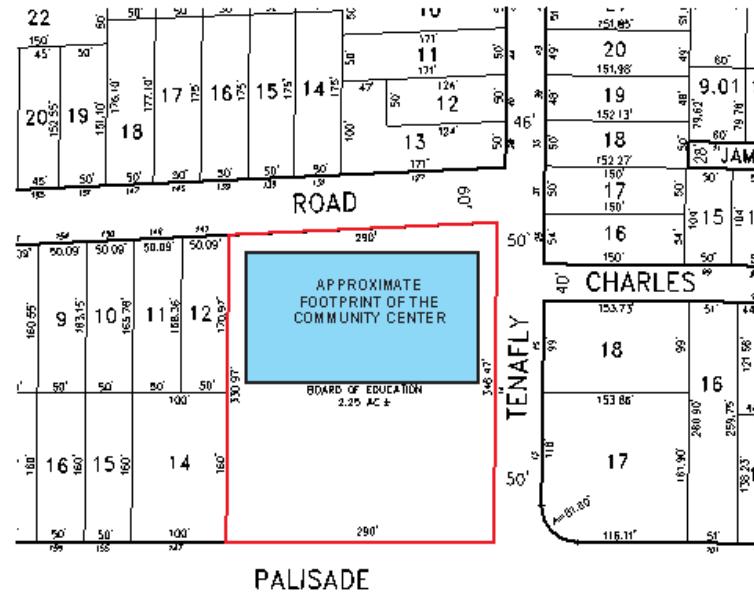




# LIBERTY SCHOOL SITE



# LIBERTY SCHOOL SITE



# PLAN FOR SUCCESS

**Engage professionals as early as possible:**

## **Planning Stage**

- Architects – Initially to begin to hold public meetings to begin design of a Center
- Engage Support from Federal and State Officials as early as possible
- Maintain an information stream to keep the public informed and active

# PLAN FOR SUCCESS

## Engage the Design Team

- Meet with Stakeholders
- Begin Design Process
- Hold Public Meetings

## Engage a Development Officer/Team

- Fundraising Begins
- Seek Federal, State and Corporate/Individual Grants

# DEBT

FILED 2/5/2025

State of New Jersey  
Department of Community Affairs  
Annual Debt Statement

\*Official\* Englewood City - 2024

Date Prepared: 2/5/2025

Budget Year Ending December 31 (Month D-D) 2024 (Year)

Name: Michael Kaufmann

Phone:

Title: 2-10 N. Van Brunt Street

Email: mkaufmann@cityofenglewood.org

Address: Englewood, NJ 07631

CFO Cert #: N-1564

Michael Kaufmann, being duly sworn, deposes and says: Deponent is the Chief Financial Officer of Englewood City - County of Bergen here and in the statement hereinafter mentioned called the local unit. This Annual Debt Statement is a true statement of the debt condition of the local unit as of the date therein stated above and is computed as provided by the Local Bond Law of New Jersey.

	<b>Gross Debt</b>	<b>Deduction</b>	<b>Net Debt</b>
<b>Total Bonds and Notes for Local School Purposes</b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>Total Bonds and Notes for Regional School Purposes</b>	<u>\$</u>	<u>\$</u>	<u>\$0.00</u>
<b>Total Bonds and Notes for all Utilities</b>	<u>\$</u>	<u>\$</u>	<u>\$0.00</u>
<b>Municipal/County General Obligations</b>	<u>\$102,844,356.00</u>	<u>\$2,153,915.67</u>	<u>\$100,690,440.33</u>
<b>Total</b>	<u>\$102,844,356.00</u>	<u>\$2,153,915.67</u>	<u>\$100,690,440.33</u>

Equalized valuation basis (the average of the equalized valuations of real estate, including improvements and the assessed valuation of class II railroad property of the local unit for the last 3 preceding years).

<u>Year</u>	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	
(1) <u>2021</u>	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	<u>\$5,930,371,563.00</u>
(2) <u>2022</u>	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	<u>\$6,347,412,816.00</u>
(3) <u>2023</u>	Equalized Valuation Real Property with Improvements plus assessed valuation of Class II RR Property	<u>\$6,718,299,189.00</u>
<b>Equalized Valuation Basis - Average of (1), (2) and (3).....</b>		<b><u>\$6,332,027,856.00</u></b>
Net Debt expressed as a percentage of such equalized valuation basis is: %		<b><u>1.590%</u></b>

\$100,000,000

\$6,300,000,000

1.59%

**COST TO RESIDENTS -**

**AVERAGE HOME ASSESSMENT (2024) = \$595,000**

**TAX IMPACT FOR EVERY \$10,000.000 IN BONDING =**

**\$91.00 ANNUALLY**