



Milwaukee County
PARKS

Kosciuszko Community Center

Community Needs Planning Study



Quorum Architects. Inc.

1/13/2021

Public Engagement Process

Locations:

- National Night Out
- MPD District 2 Open House
- Kosciuszko Community Center Open House – In Person
- Kosciuszko Community Center Open House – Virtual
- Current Stakeholder Interviews
- Potential Partner Interview
- Current Athletics/Member Engagement
- Partnership with County Supervisor Sylvia Ortiz-Velez for feedback

Method:

- 4'x8' Dream Board
- Online Survey
- Hand-outs
- Post Cards
- Flyers



Kosciuszko Community Center
Lincoln Village Milwaukee, WI

estudio de planificación arquitectónica

¡Queremos sus comentarios!
¿Qué podría haber AQUÍ?

Cuéntanos lo que piensas en el
Sesión de Participación Comunitaria

Sesión en persona
5:30pm - 7:00pm
28 de Septiembre de 2021
2201 S 7th St.
Milwaukee, WI

Alternativa Virtual
4:00pm - 6:00pm
30 de Septiembre de 2021

Enlace de Zoom:
<https://us06web.zoom.us/j/81080212795>
+1 312 626 6799 US (Chicago)
Meeting ID: 810 8021 2795

¡O envíe sus comentarios en línea!
Escanear código con cámara:



<https://forms.gle/MQRCD1eVvANYJQ2c6>



Kosciuszko Community Center
Lincoln Village Milwaukee, WI

architectural planning study

We want YOUR feedback!
What could be HERE?

Tell us what YOU think at the
Public Engagement Session

In-Person Session
5:30pm - 7:00pm
September 28th, 2021
2201 S 7th St.
Milwaukee, WI

Virtual Alternative
4:00pm - 6:00pm
September 30th, 2021

Zoom Link:
<https://us06web.zoom.us/j/81080212795>
+1 312 626 6799 US (Chicago)
Meeting ID: 810 8021 2795

OR provide your feedback online!
Scan code with camera:



<https://forms.gle/MQRCD1eVvANYJQ2c6>



Kosciuszko Community Center
Lincoln Village Milwaukee, WI

architectural planning study
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Cuéntanos lo que piensas en el

Public Engagement Session
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2201 S 7th St.
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| | |
|----------------------------------|-------------------------------|
| In-person En persona | Virtual En línea |
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**We want YOUR feedback!
What could be HERE?**

¡Queremos sus comentarios!
¿Qué podría haber aquí?





Facility Benchmarking Research

Benchmarking Categories:

- Funding Sources
- Type of project (renovation, addition, new construction)
- Partnership strategies
- Operation/staffing budgets
- Programming

Community Center Precedents:

1. SAY Detroit Play Center at Lipke Park – Detroit, MI
2. United Community Center – Milwaukee, WI
3. Highland Park Community Center – St Paul, MN
4. Frogtown Community Center – St Paul, MN
5. Hawthorne Community Center – Indianapolis, IN
6. Warner Park Community Recreation Center – Madison, WI
7. Grant Park Recreation Center – Atlanta, GA
8. Cleveland Heights Community Center – Cleveland, OH
9. Gloria J. Parks Community Center – Buffalo, NY
10. Damascus Community Center – Damascus, MD
11. Audrey Moore RECenter – Annandale, VA



Preliminary Planning

Study 1: Existing Building with Minor Renovations

- Planning Focus Options:
 - I. Athletics and Recreation Focus
 - II. Arts and Academics Focus

Study 2: Existing Building with Minor Renovations and Small Addition to North/West

- Planning Focus Options :
 - I. Athletics and Recreation Focus
 - II. Arts and Academics Focus

Study 3: Existing Building with Major Renovations and Large Addition

- Planning Focus Option Accommodates Full Program

Study 4: Demolish Old Building, Build New

- Planning Focus Option Accommodates Full Program



Two Proposed Options

Option A: Renovation of Existing Building with Phased Additions

- Phase 1 Existing Building Renovations & MEP Upgrades
- Phase 2 Small Addition & Renovations
- Phase 3 Large Addition & Renovations

Option B: New Construction

- Demolish existing building and build new Kosciuszko Community Center that incorporates all programming needs

Renovate Existing Building with Additions

Program

Increased Sports & Rec Focus

- Larger, upgraded weight room
- New boxing/MMA training facility
- Remodeled gymnasium space
- Dance/Fitness classroom

Increased Learning and Wellness Focus

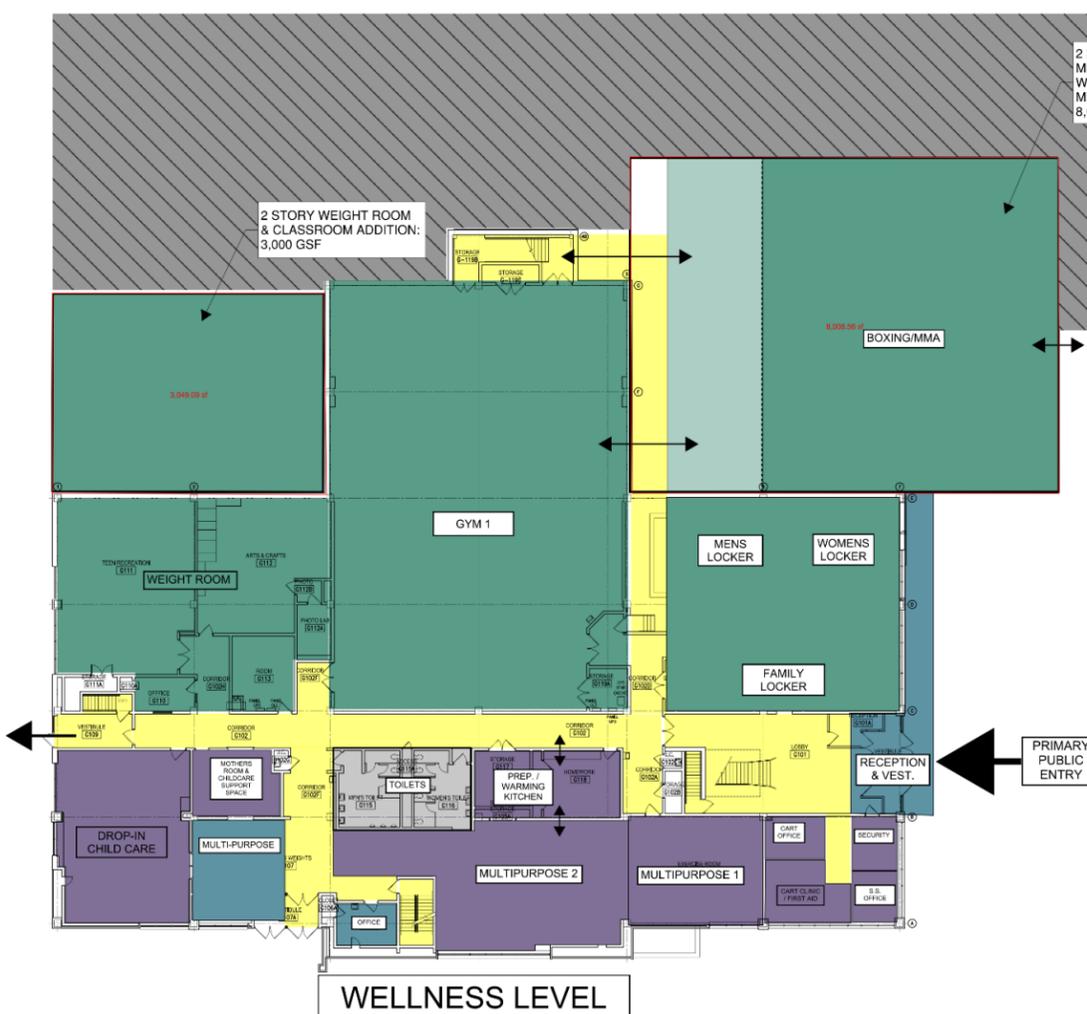
- Upgraded community teaching kitchen
- Community multipurpose classrooms
- Makerspace / STEAM classrooms
- Tutoring Spaces

Learning and Wellness cont.

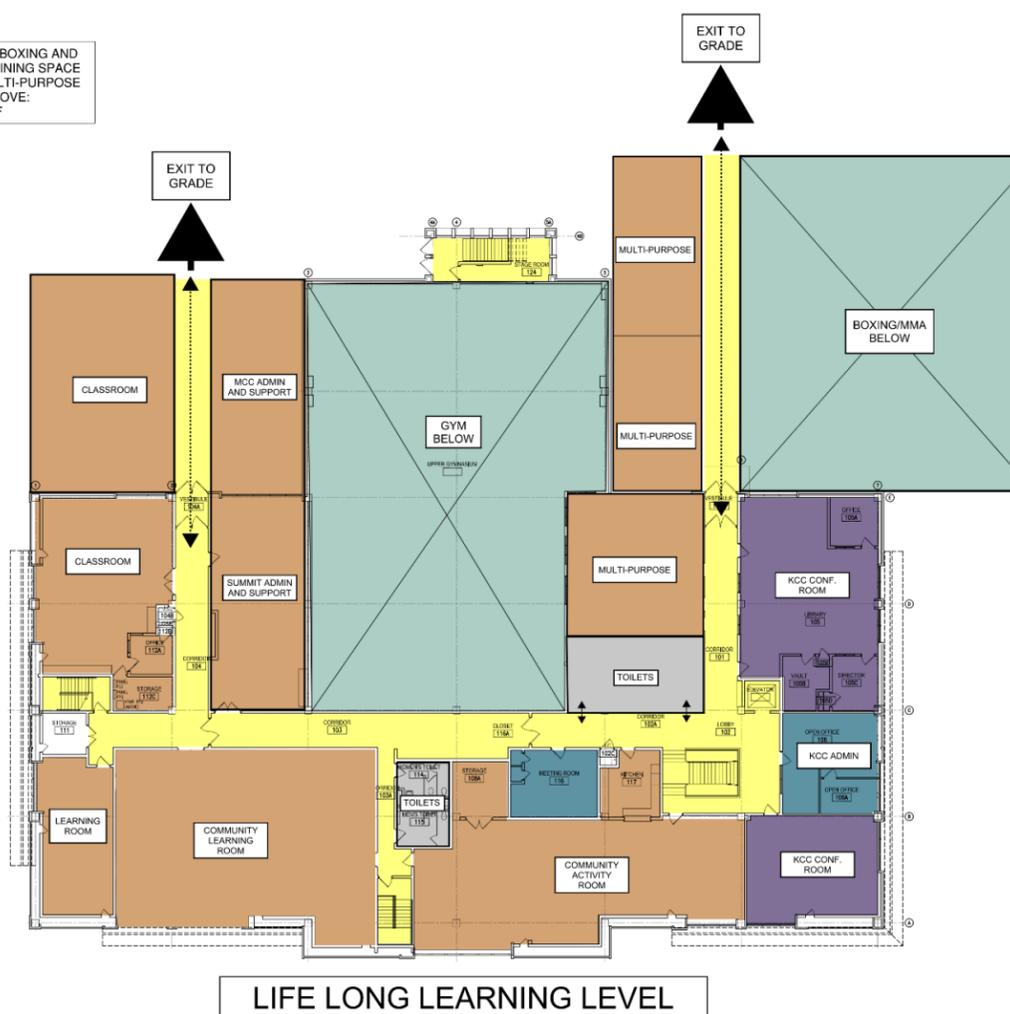
- Wellness and sensory rooms
- Drop-In childcare for gym/rec users
- Food pantry

Administration/Services Upgrades

- Improved administration offices
- Improved conference rooms
- Safety & Security offices in partnership with MPD and Sheriffs office
- Social Service offices for community resources & assistance



2 GROUND FLOOR PLAN



3 FIRST FLOOR PLAN

Proposed Phased Approach

Phase 1

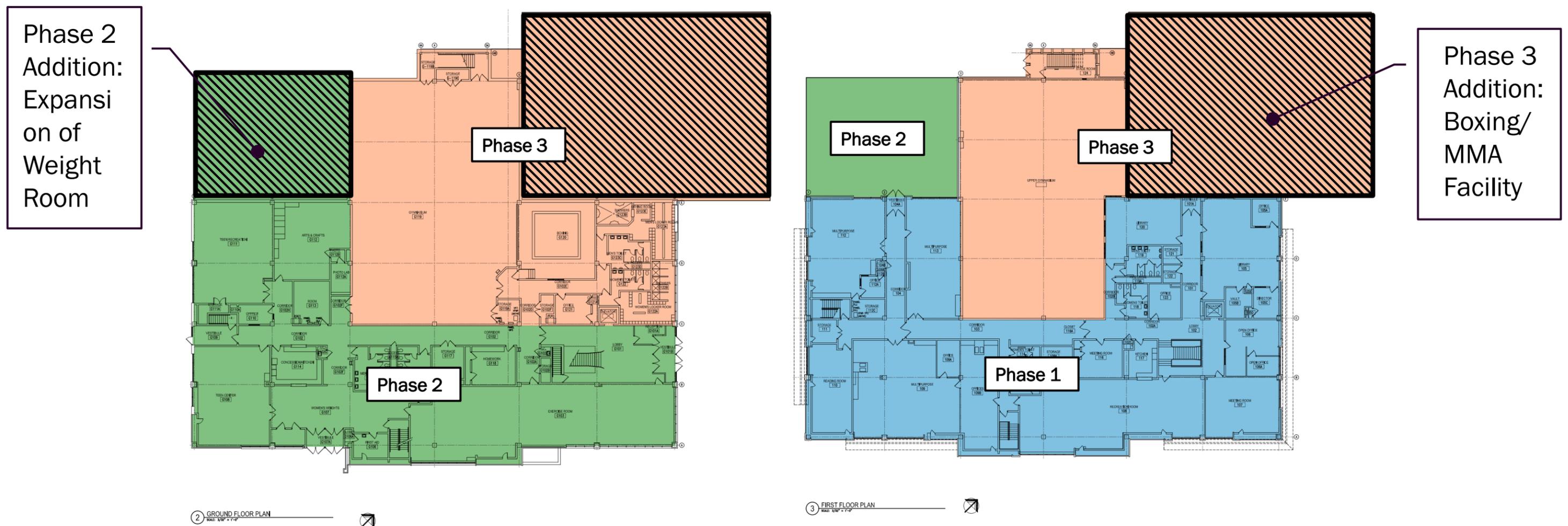
- Major Renovation to the second floor classroom/learning spaces and administration zones

Phase 2

- Major Renovation to the first floor multipurpose / lobby spaces
- Includes 2-story addition to North-West to incorporate more weight room space on first floor and additional learning classrooms on second

Phase 3

- Renovation of existing locker rooms and gymnasium
- Includes 2-story addition to the North-East to provide better boxing facilities and spectator viewing to both gym and boxing spaces





Option A

Building Systems

Mechanical/Plumbing

- (2) Indoor Variable Volume Air Handling Units
- (1) Indoor single zone with VFDs
 - Gymnasium
- Extend New East and West air handling units to serve the following:
 - 2 story classroom and weight room addition
 - MMA/ Boxing

Alternate

- (2) Single Zone Rooftop with VFDs
 - 2 story classroom and weight room addition
 - MMA/ Boxing
- (3) High-Efficiency Sealed Combustion Gas Fired hot water boiler
- (2) 75 Ton Air cooled chillers with glycol water
- Variable pumping systems for Heating and Cooling
- Air terminal units with reheat coils for zone control
- Reusing existing perimeter air distribution
- Low-Flow, Water-Sense certified toilet, locker room, and kitchen fixtures
- Fire-Protection Sprinkler piping

Electrical

- LED Lighting and controls
- Fire Alarm
- Security
- IT

Architectural

- Full interior renovation
- Re-cladding of exterior materials to address structural concerns (See below)
- Additions to be metal panel with brick veneer
- Windows to be evaluated for energy efficiency
- All materials shall be reviewed for their sustainability and carbon footprint
- Create more collaborative spaces that can be shared amongst users

Structural

- Existing water penetration/leak into the existing ground floor precast plank to be investigated
- Existing precast panels on exterior façade are exhibiting cracking and are recommended to be removed
- Additions shall be independent, steel frame, with concrete and metal decking

Civil

- Parking lot/Paving improvements
- ADA Accessibility improvements
- Existing utility services to be evaluated and serviced
- Implementation of storm water management surround building and at parking lot
- Address adjacent open field drainage problem and provide landscaped swale to drain to the pond.

Demolish Existing Building, Build New

Program

Sports & Rec Focus

- Weight Room
- Boxing/MMA training facility
- Double Gymnasium
- Dance/Fitness classrooms

Learning and Wellness Focus

- Community Teaching Kitchen
- Community multipurpose classrooms
- Makerspace / STEAM classrooms
- Tutoring Spaces

Learning and Wellness cont.

- Wellness and sensory rooms
- Drop-In childcare for gym/rec users
- Stage for theater & performances

Administration/Security

- Administration offices
- Tech focused conference rooms
- Safety & Security offices in partnership with MPD and Sheriffs office
- Social Service offices for community resources & assistance



| BUILDING DATA | |
|---------------|------------|
| FIRST FLOOR: | 46,000 GSF |
| SECOND FLOOR: | 12,300 GSF |
| TOTAL: | 58,300 GSF |





Option B

Building Systems

Mechanical/Plumbing

- (1) Indoor Variable Volume Air Handling Units
 - This will serve the balance of the building.
 - Provide unit with heat recovery unit.
- (2) Rooftop Unit, single zone with VFDs
 - Boxing
 - Gymnasium
- (3) High-Efficiency Sealed Combustion Gas Fired hot water boiler
- (2) 120 Ton Air cooled chillers with glycol water
- Variable pumping systems for Heating and Cooling
- Air terminal units with reheat coils for zone control
- Low-Flow, Water-Sense certified toilet, locker room, and kitchen fixtures
- Fire-Protection Sprinkler piping

Electrical

- LED Lighting and controls
- Fire Alarm
- Security
- IT

Architectural

- Sustainability to be at the forefront of new construction
- New building allows for greater programming spaces and flexibility
- Flooring to be mixture of carpet tile, epoxy concrete and vinyl plank
- Energy efficient windows
- Increased insulation values
- 20% better than code required standards at a minimum

Structural

- Structural steel framing
- Composite floor system of concrete and metal deck supported by steel beams
- Gymnasium may be CMU or load-bearing precast wall panels

Civil

- Use of sustainable green infrastructure such as bioretention basins, rain gardens, green roofs and permeable pavers to meet storm water requirements
- New utility services to be ran to building
- New access drive and parking lot
- Address open field drainage problem and provide landscaped swale to drain to the pond.

Comparison of Two Proposed Options



Milwaukee County
PARKS



Cost Comparison

Option A: Renovation of Existing Building with Phased Additions

- Phase 1 Existing Building Renovations & MEP Upgrades
- Phase 2 Small Addition & Renovations
- Phase 3 Large Addition & Renovations
- **Probable Cost Range:
\$17,000,000 - \$20,000,000**

Option B: New Construction

- Demolish existing building and build new Kosciuszko Community Center that incorporates all programming needs
- **Probable Cost Range:
\$29,000,000 - \$33,000,000**

*Costs escalated for 2023 construction start



Next Steps



Comparison of Operating costs for the (2) Proposed Options



Core Team to Select Preferred Option Based on Parks Staff & County Board Feedback



Detailed Cost Estimate of Selected Option with Schedule and Potential Phasing Planning



Further analysis to be included in the Masterplan
March / April 2022

