

McGovern Senior Center Condition Report and Alternative Analysis

Department of Administrative Services
Department of Health and Human Services



Agenda

- McGovern Facility Overview
- Alternatives Analysis
- Vision for MKE Hub
- Conclusions
- Questions



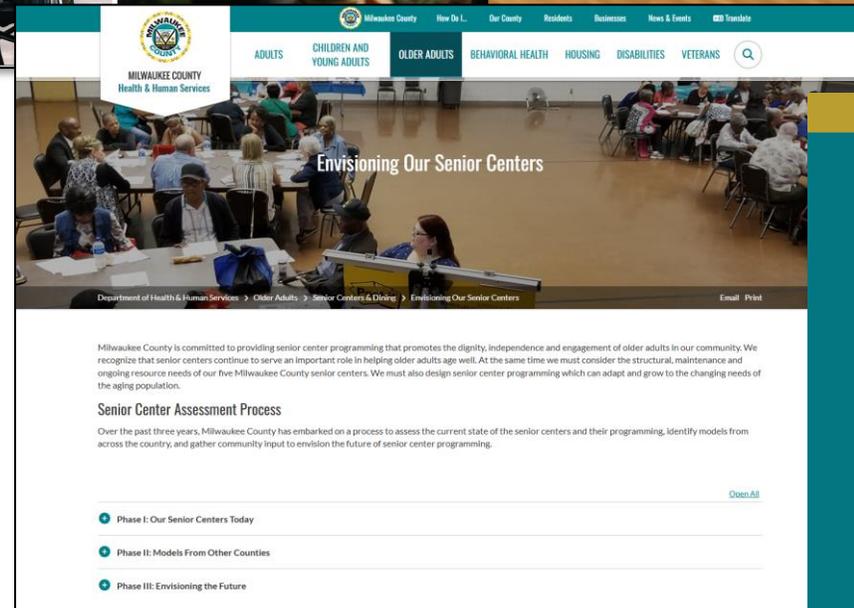
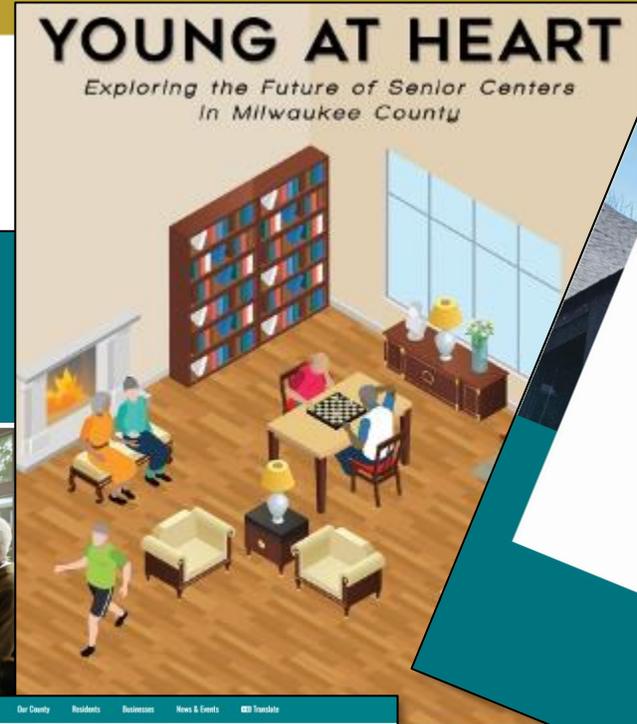
Background

Board Files:

- 25-746
- 25-593
- 25-414
- 24-730
- 19-448
- 14-47

Commission on Aging:

- 24-166
- 23-66
- 21-141
- 19-193
- 18-144



An Overview of Milwaukee County's Senior Center and Wil-O-Ways Facilities

Department of Administrative Services
Department of Health and Human Services

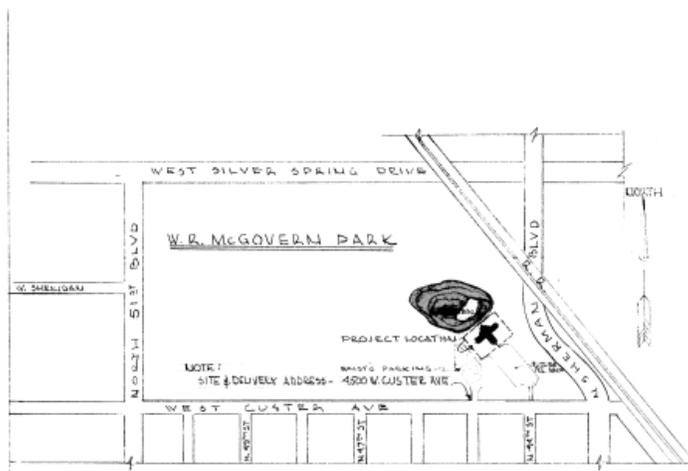
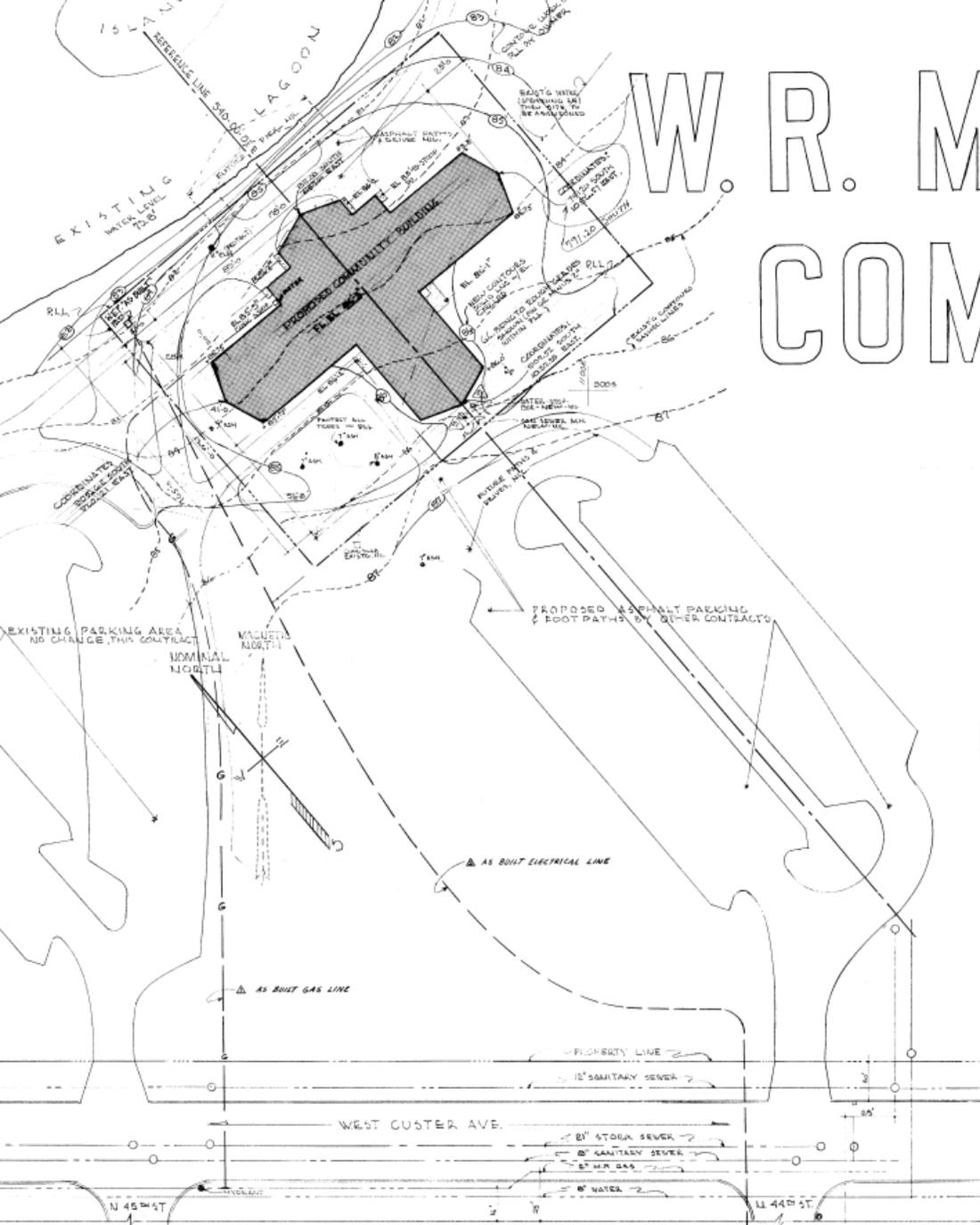


McGovern Facility Overview



W. R. McGOVERN PARK COMMUNITY BUILDING

PROJECT NO. 8209



INDEX TO THE DRAWINGS	
A1	PLOT & LOCATION PLANS; INDEX
A2	FOUNDATION & BASEMENT PLAN-DETAILS
A3	FLOOR PLAN; FINISH SCHEDULE
A4	ELEVATIONS; EXTERIORS; CABINET DETAILS
A5	SECTIONS; INTERIORS; DETAILS-WALL SECTIONS
A6	ELEVATIONS-INTERIORS-SECTIONS & DETAILS
A7	FRAMING PLANS; DOOR, WINDOW & HWID SCHEDULES
P1	PLOT PLAN - GISEC DIAGRAM
P2	PLUMBING PLAN - BASEMENT
P3	PLUMBING PLAN - GROUND FLOOR
HV1	BASEMENT PLAN
HV2	GROUND FLOOR PLAN
E1	SITE PLAN - DIMENSIONS
E2	BASEMENT PLAN; MOTOR, PANEL SCHEDULE
E3	GROUND FL. PLAN; SCHEDULES
E4	GROUND FLOOR HEATING PLAN; GISEC DIAGRAMS

NOTICE TO CONTRACTORS:
 PLAN DEPOSIT WILL BE REFUNDED IF PLANS ARE RETURNED NOT LATER THAN FIVE DAYS FROM DATE OF BID OPENING.
 (Section 31.01 - General Ordinances of Milwaukee County)



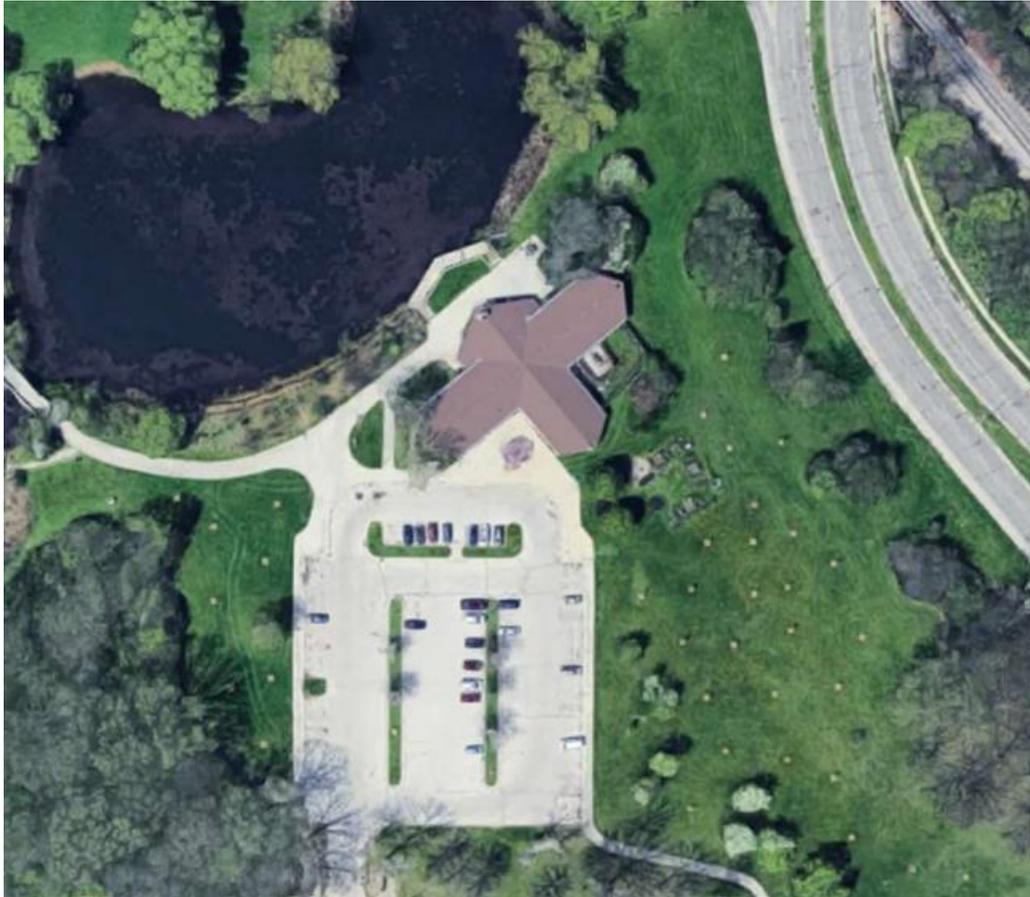
NO.	DATE	REVISIONS	BY
Δ	4-28-78	ADDED GAS LINE 4-28-78	J.C.D.
Δ	4-28-78	ADDED ELECTRICAL LINE 4-28-78	J.C.D.

McGOVERN PARK COMMUNITY BUILDING.
 4020 WEST SILVER SPRING DR. MILWAUKEE, WIS.
 MILWAUKEE COUNTY PARK COMMISSION.

MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS
 ARCHITECTURAL AND ENGINEERING DIVISION

APPROVED: *Albert J. Brown* ARCHITECT DATE: 2/3/74
 APPROVED: *A. J. ...* DATE:

McGovern Senior Center



Facility	Size (Square Feet)	Year Construct ed
Clinton Rose Senior Center	35,706	1982
Kelly Senior Center + Kelly Nutrition Building	17,010	1956
McGovern Park Senior Center	12,983	1974
Washington Park Senior Center	36,820	1967
Wilson Park Senior Center	35,540	1980



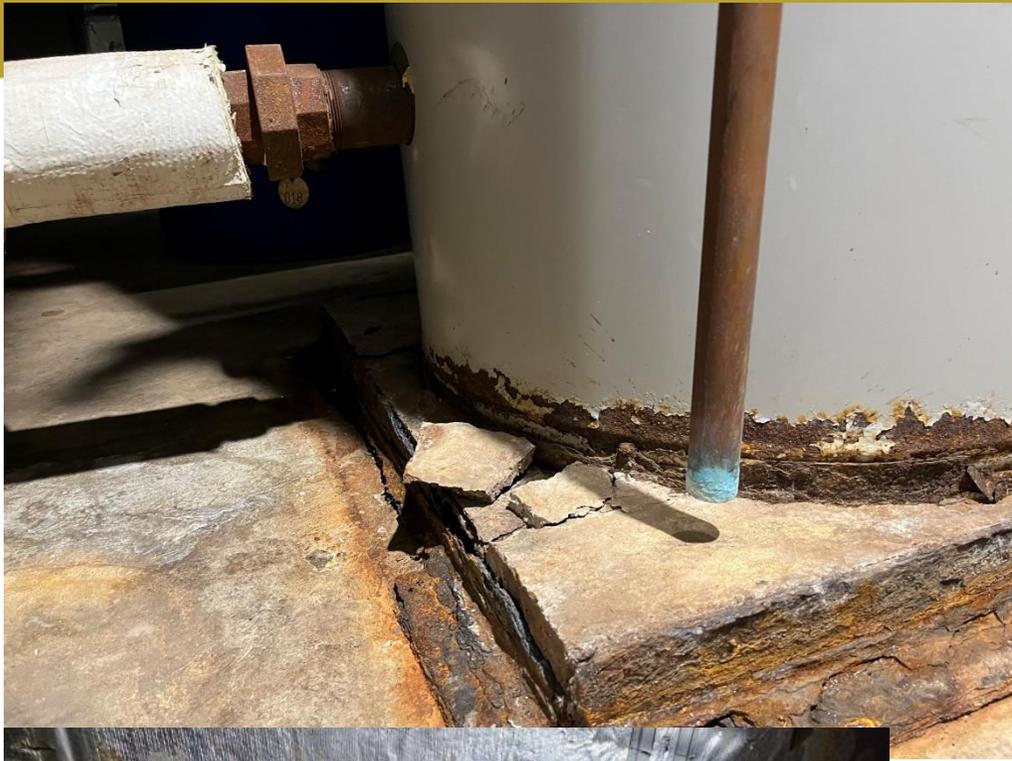
Damaged storm pipes in difficult to access crawl space



Water intrusion at wall penetrations



Persistent standing water



Damaged building systems from repeated flooding

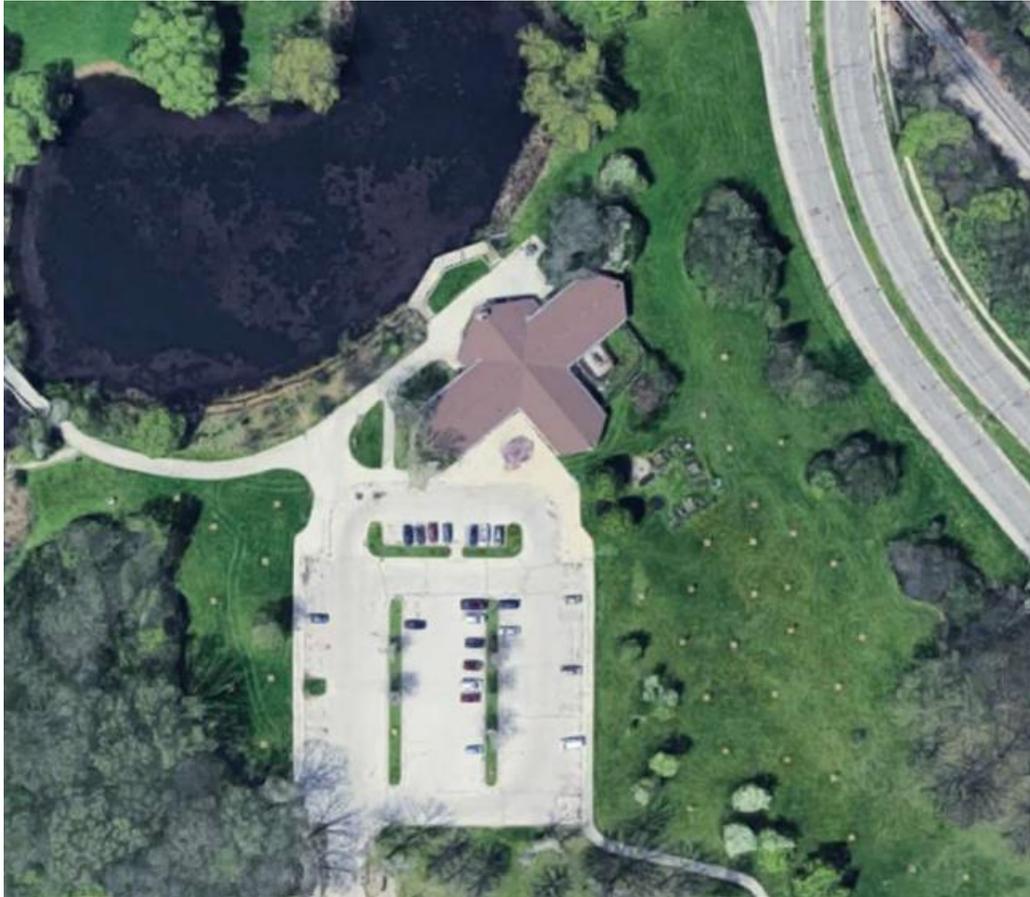


Additional potential sources of moisture intrusion:

- Failing mortar and sealant joints
- Damaged façade
- Aging roof
- Overland drainage



McGovern Senior Center



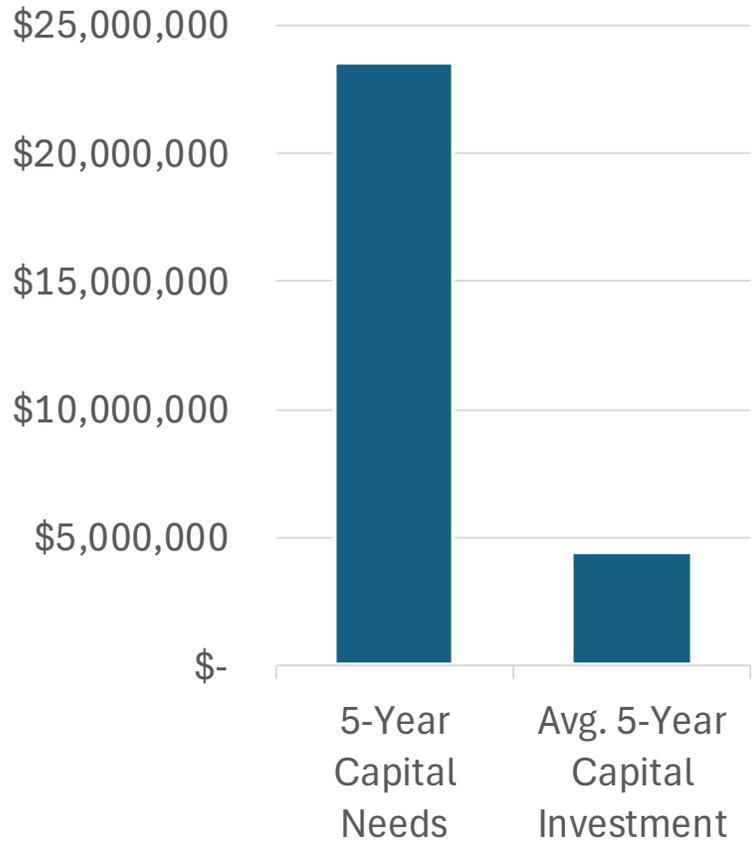
Repair option 1:	\$ 905,000
<u>Additional 5-year needs:</u>	<u>\$1,860,000</u>
Total near term needs:	\$2,765,000*

Repair option 2 (Recommended):	\$1,910,000
<u>Additional 5-year needs:</u>	<u>\$1,860,000</u>
Total near term needs:	\$3,770,000*

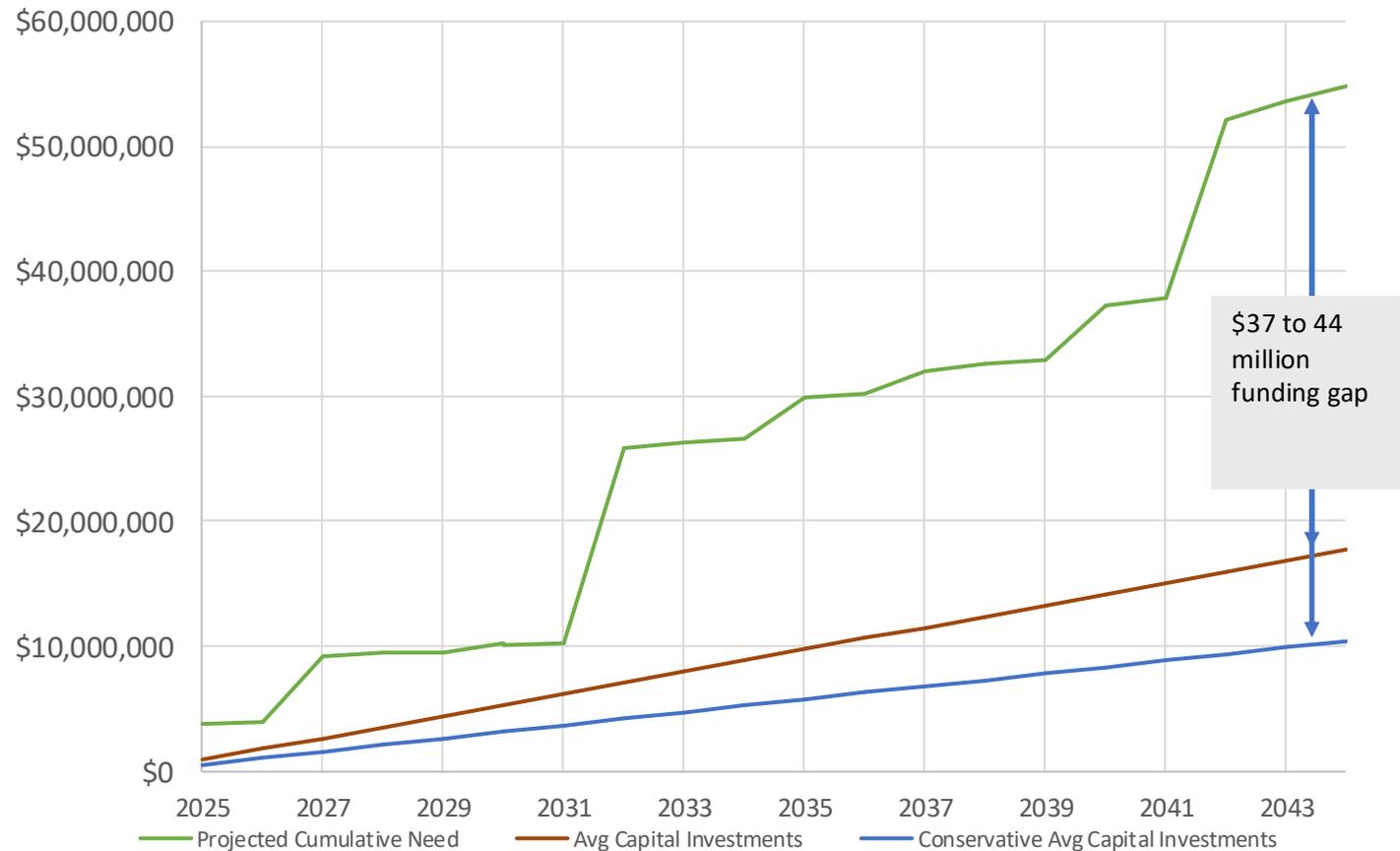
* Does not address programming deficiencies



Senior Center and Wil-O-Way 5-Year Needs v. Avg Spend



Senior Center and Wil-O-Way Long Term Projected Need & Avg Capital Investment



*Figures from board report: 25-746

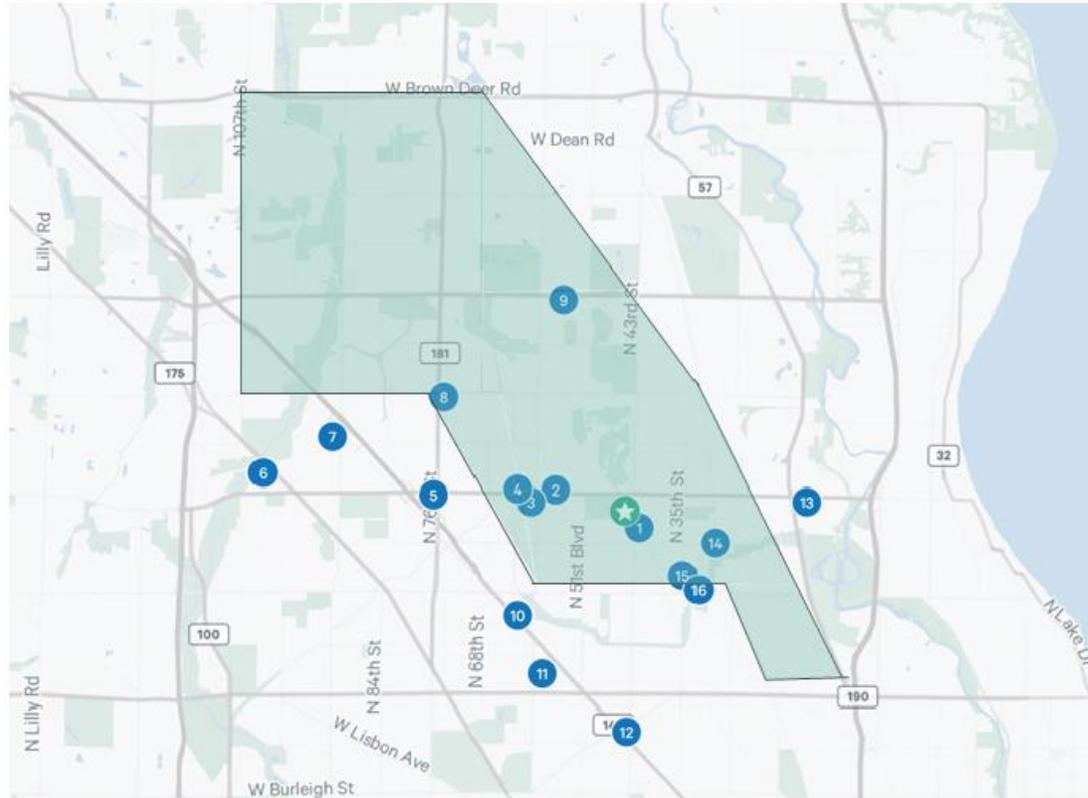
Alternatives Analysis



MILWAUKEE
COUNTY

Location Map

- ★ McGovern Park Senior Center
- 1. 5301 N Hopkins St
- 2. 5540 W Silver Spring Dr
- 3. W Silver Spring Dr & N 60th St
- 4. 6350 W Silver Spring Dr
- 5. 5575 N 76th St
- 6. 10330 W Silver Spring Dr
- 7. 6055 N 91st St
- 8. 6330 N 76th St
- 9. 5555 W Good Hope Rd
- 10. 6246 W Fond du Lac Ave
- 11. 5825 W Hope Ave
- 12. 3725 N Sherman Blvd
- 13. 1735 W Silver Spring Dr
- 14. 3030 W Villard Ave
- 15. 3500 W Mother Daniels Way
- 16. 3200 W Hampton Ave



Short Term Alternatives (1-5 Years)

Alternative Location	Address	Miles to McGovern Senior Center (4500 W Custer Ave, Milwaukee, WI 53218)
Embassy Center MKE	3725 N. Sherman Boulevard, Milwaukee, WI 53216	2.6 miles
Goodwill Facility	6055 N. 91st Street, Milwaukee, WI 53225	3.7 miles
Elks Lodge #46	5555 W. Good Hope Road, Milwaukee, WI 53223	3.4 miles
Capital Cost Estimate	~\$350,000	
Annual Leasing Cost Estimate	~\$165,000 annually	

Permanent Alternatives (3-5 Years Completion)

Alternative Location	Address	Miles to McGovern Senior Center (4500 W Custer Ave, Milwaukee, WI 53218)
Aldi	5301 N. Hopkins Street, WI 53209	0.4 miles
MKE REC at Browning Playfield	5575 N 76th Street, Milwaukee, WI 53218	2.5 miles
Capital Cost Estimate	Up to \$7 million capital need from Milwaukee County and/or fundraising efforts	

Vision for MKE HUBS



Senior Centers as Public Institutions

CHALLENGES

Rising population of older adults equals children by 2035.

Precipitous decline in participation in religious, civic, and social clubs.

Technology and social media encourage people to spend leisure time on their own.

US Surgeon General raises alarm about the devastating impact of the epidemic of loneliness and isolation.

Senior Living campuses w similar programming unaffordable for most.

SOLUTIONS

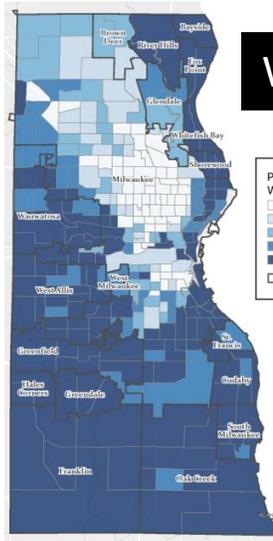
Senior centers that attract older adults across racial social, cultural and economic strata provide an opportunity to redress disparities in:

- Social and political capital
- Health and wellness
- Education and vocation

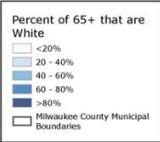
Re-envisioned senior centers in Milwaukee County can build healthier community by:

- Addressing social isolation
- Providing opportunities for recreation and physical exercise
- Improve nutrition and food security

Concentration of 65+ Population by Race/Ethnicity

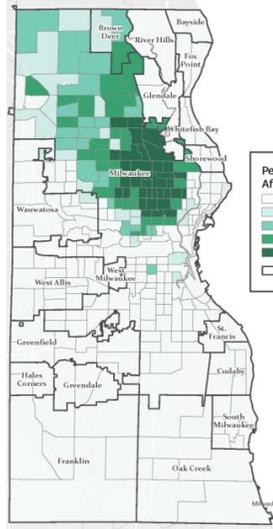


White

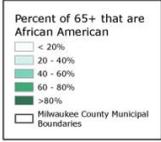


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Data downloaded from: Census Bureau's API for American Community Survey
Date of API call: December 7, 2023
Copyright Text: U.S. Census Bureau's American Community Survey (ACS) 2018-2022 5-year estimates, Tables B01001, B09021, B17020, B18101, B23027, B25072, B25093, B27010, B28005

Milwaukee County Land Info, East, Tom Ison, Gamma, SageGraph, MET/ANSA, USGS, EPA, NPS, USDA, USFWS

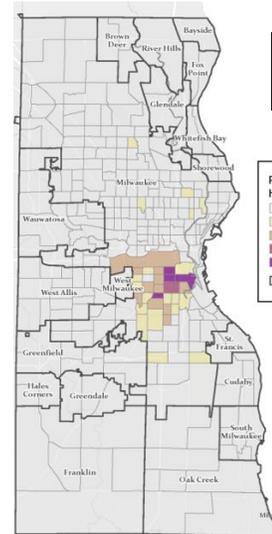


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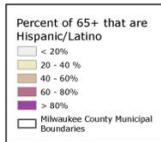


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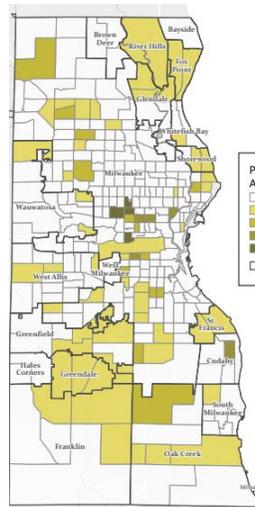


Latinx

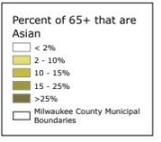


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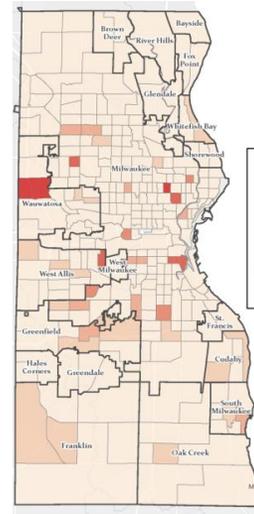


Asian

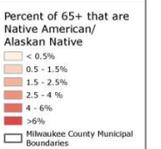


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Native American



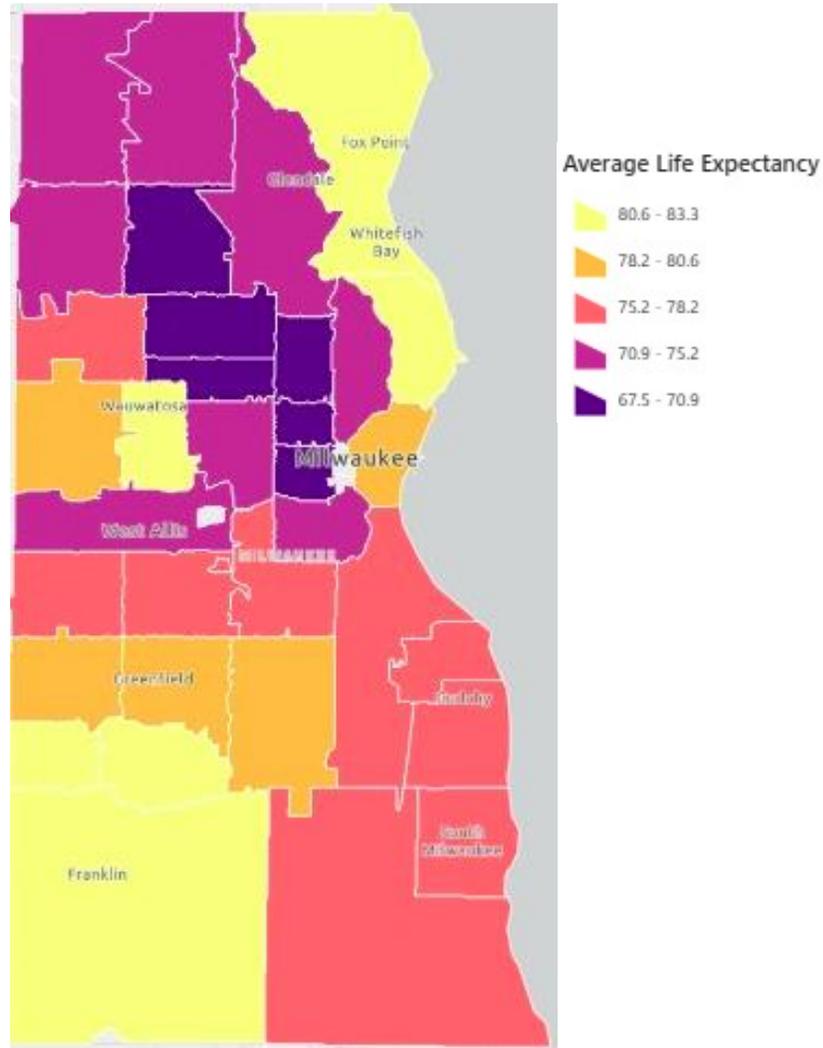
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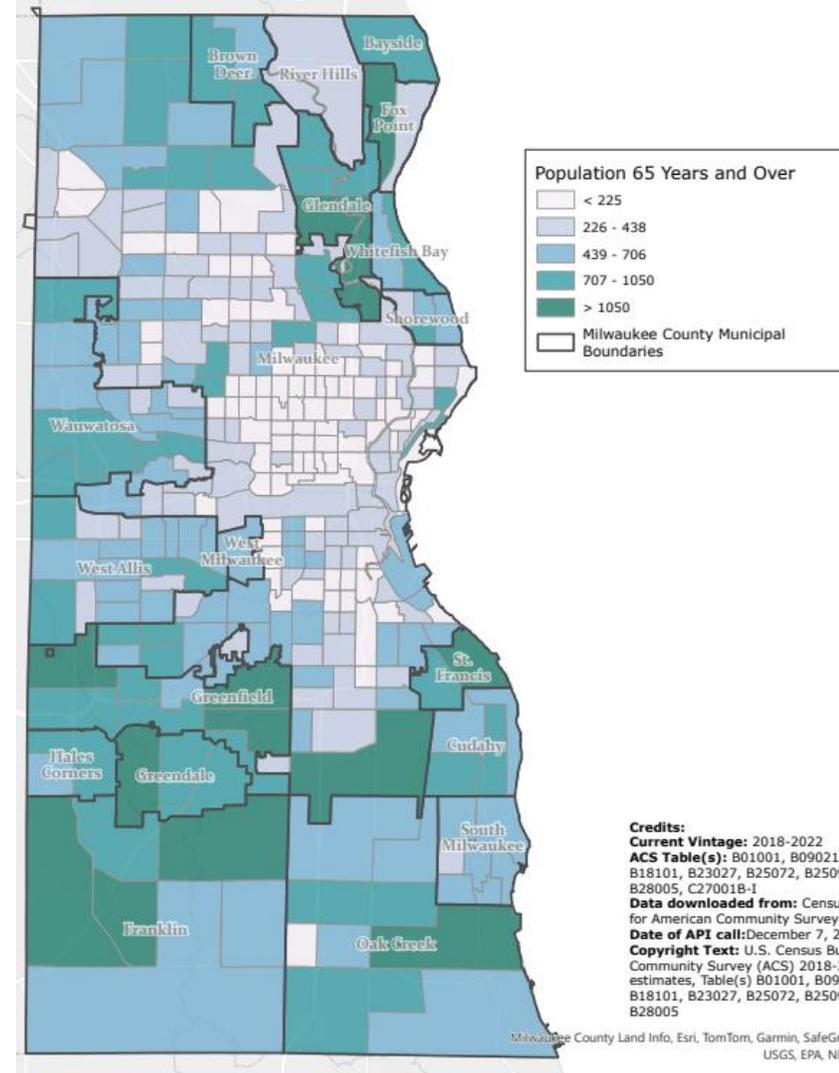


Milwaukee County Population Trends

Life Expectancy



Population 65+



Credits:
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Milwaukee County Land Info, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS

MKE HUBS Vision

Ensure older adults in Milwaukee County enjoy a healthy, engaged life through a wide range of services, programming and facilities that are —

- ❖ Accessible
- ❖ Available
- ❖ Attractive
- ❖ Unbounded
- ❖ Sustainable



Attributes of MKE HUBS

- A welcoming sense of place at the entrance
- Easy socialization
- Café-style food with plenty of choice
- Space for physical fitness
- Space for mental and physical wellness checks
- Connection to support services
- Continual learning, including around technology
- Space for hybrid meetings
- Makers space
- Evening entertainment options



Our Challenge

Not only maintain but *enhance* senior centers to realize the MKE HUBS vision.

Some of this can be done through programming innovations and strategic partnerships.

Some will be achieved by changing the physical space senior center programming is held in.

Spaces don't necessarily need to be owned/managed by Milwaukee County

Considerations



Three Available Options

- **Invest in McGovern**

- Immediate Need: \$1,910,000
- Additional 5 Year Costs: \$1,860,000 (present value)
- Timeline to Open: 12-16 months

- **Short Term Solution**

- Immediate Need: \$465,000 for buildout and 2026 lease
- Additional Costs: On-going Lease of \$165,000+ any annual adjustments
- Timeline to Open: 3-6 months

- **Long Term Solution**

- Immediate Need: \$100,000 for conceptual planning, design and estimating
- Additional Costs: Estimated at \$7,000,000 (could be public or private funding)
- Timeline to Open: 3-5 Years



Conclusion



**MILWAUKEE
COUNTY**

Funding Request

Support a long-term plan for providing senior services on the NW Side of Milwaukee by allocating \$100,000 from contingency for planning, design and cost estimating.

Acknowledgements:

- Finding the right location and potential partnerships will take time
- Divesting of the current McGovern Senior Center Building



Questions





**MILWAUKEE
COUNTY**