

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: December 29, 2021

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: Kosciuszko Community Center Study

File Type: Informational Report

REQUEST

Informational report to share an update regarding ongoing work by Quorum Architects to address existing conditions of the Kosciuszko Community Center, the feasibility of restoration, and potential future uses.

POLICY

Wisconsin State Statutes:	
Milwaukee County Code of General Ordinances:	
Specific Adopted Budget:	2020 Capital Budget
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	WP70001

BACKGROUND

The Kosciuszko Community Center is a two-floor, 58,000 square foot building built in 1981 located at 2201 S. 7th Street in Milwaukee. The Center houses a fitness center/weight room, boxing ring, gym and community programming provided by third party partners. In the 2014 adopted capital budget, planning and design of the HVAC system was appropriated. Design was completed in 2015 and has since awaited construction funding. The VFA replacement value of the building is approximately \$11m dollars and the estimated cost through 2018 for replacement of the HVAC system was \$3.7m. In the spring of 2019, the facility was forced to temporarily close due to electrical issues. In light of the limited resources available to Milwaukee County, the Parks department has initiated a planning effort to determine the soundest approach for long-term success for the Kosciuszko Community Center. The planning effort has included community outreach related to the current building use, anticipated capital needs, as well as the exploration of what a new facility could include.

The scope of work also includes an assessment of the building condition and needed repairs, as well as operating budgets required to sustain the facility into the future.

Related File No's:	18-538, 16-269
Associated File No's (Including Transfer Packets):	21-644
Previous Action Date(s):	

ALIGNMENT TO STRATEGIC PLAN

2A: Determine what, where, and how we deliver services to advance health equity.

FISCAL EFFECT

This project was previously budgeted for and no additional costs are anticipated other than internal staff time.

TERMS

Long-term advisory document

VIRTUAL MEETING INVITES

Sarah Toomsen, Manager of Planning & Development, Parks

Jim Tarantino, Interim Deputy Director, Parks

Peter Nilles, Planning & Development Director, DAS FM

Emily Neal, Quorum Architects, en@quorumarchitects.com

Kate Edwards, Quorum Architects, kate@quorumarchitects.com


Allyson Nemec, Quorum Architects, allyson@quorumarchitects.com

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PREPARED BY:

Sarah Toomsen, Parks Manager of Planning & Development

APPROVED BY:

Guy Smith, Parks Executive Director 

ATTACHMENTS:

A1 - Kosciuszko Community Center Report Summary Presentation

cc: David Crowley, County Executive
Mary Jo Meyers, Chief of Staff, County Executive's Office
Sheldon Wasserman, Parks, Energy & Environment Chair, Supervisor District 3
Steven Shea, Parks, Energy & Environment Committee Vice-Chair, Supervisor District 8
Felesia Martin, Parks, Energy & Environment Committee Member, Supervisor District 7

Sylvia Ortiz-Velez, Parks, Energy & Environment Committee Member, Supervisor District 12
Liz Sumner, Parks, Energy & Environment Committee Member, Supervisor District 1
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors
Janelle M. Jensen, Legislative Services Division Manager, Office of the County Clerk
Aaron Hertzberg, Director, Department of Administrative Services
Joseph Lamers, Fiscal & Budget Director, DAS
Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS
Pamela Bryant, Capital Finance Manager, Comptroller's Office
Justin Rodriguez, Capital Finance Analyst, Comptroller's Office
Kelsey Evans, Committee Coordinator, Office of the County Clerk
Ciara Miller, Research & Policy Analyst, Office of the Comptroller
Anthony Rux, Budget & Management Analyst, DAS-PSB