

REPORT FOR

# CITY OF MARQUETTE SENIOR CENTER STUDY

**FALL 2012**

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# INTRODUCTION

## Description of Study Intent

The intent of the study is to develop a long term plan for the future of the Marquette Senior Center. The plan will need to take into account the operational aspects of the Center, as well as the physical facility of the future Senior Center. The study involves obtaining input from the Public, from current users of the Senior Center, from City Staff, from the Senior Center Task Force, and from service providers for seniors. Information obtained during the study will be compiled and presented to the City Commission for future action.

## Senior Center Research

Research into senior centers across the nation provides a common broad definition of what a senior center is: “a multipurpose community facility where older adults come together for services and activities that reflect their skills, interests, and diverse needs.” This definition comes from the National Council on Aging, a national organization for aging services including senior centers. Senior Centers today provide a wide variety of services and programs, and include a large span of ages serviced. Across the country senior centers typically provide services that include some aspects of the following:

- health and wellness programs
- fitness and exercise programs
- arts and humanities activities
- social networking opportunities
- educational opportunities



*Fitness and Social Networking Opportunities*



- governmental assistance counseling, along with
- meal and nutrition programs

In addition to the programs noted above, many larger senior centers provide in-depth programming in the areas noted above, as well as programs related to the following:

- Intergenerational Activities
- Employment Assistance
- Volunteer Opportunities
- Transportation
- Financial Counseling
- Senior Rights Counseling and Legal Aid
- Leisure Travel Programs
- Support Groups
- Speakers

The Marquette Senior Center currently provides some programming in all of the areas of the first list, as well as some of the programming from the second list. In addition many programs are provided through existing partnerships with the County Health Department, the Peter White Public Library, and the City Arts and Culture Center. There is a potential to increase some of this programming with closer partnerships with entities such as MGH, NMU, the Marquette Food Co-op, and the YMCA. In essence, the Marquette Senior Center is currently very similar in its operational programming to the majority of Senior Centers across the US.

Current national trends for Senior Centers across the nation include expanding services, and incorporating a wider range of age groups. Many Senior Centers are including activities for a more active lifestyle that is a reaction to, and reinforces, the fact that in general many older Americans are more active. These activities not only include exercise and physical movement, but also cultural activities such as dance, hiking/walking, and birding. In addition many Senior Centers are locating within community centers, or in locations that offer more inter-generational opportunities. Senior Centers are no longer seen as simply a place to play cards, have meals, and sign up for services. These activities are still important, particularly to the oldest segment of senior population, but services are expanding as a result of the desires and needs of the younger seniors and the generation behind them. Attracting the younger seniors is an area where the Marquette Senior Center needs to focus some attention, so these trends are important to recognize.

# INTRODUCTION

## Activities Conducted During the Study

The following is a chronological list of activities that were conducted during the course of the study. Information gathered from meetings with various Senior Center stakeholders was reviewed and analyzed to develop the information of this report.

- September 24, 2012, Initial City Staff kick-off meeting and project discussion
- September 25, 2012, Contract signed
- September 28, 2012, Interview with Senior Center Social Workers
- September 29, 2012, Existing Facility condition investigation and walkthrough with DPW maintenance staff
- October 2, 2012, Review meeting with City Staff
- October 1-12, 2012, National research for the report conducted by UPEA
- October 9, 2012, Partnership discussion meeting with MGH (UPEA and City Staff)
- October 12 2012, , Development of preliminary building space program
- October 15, 2012, Initial meeting with Senior Center Task Force
- October 15-26, 2012, Survey of existing service providers delivered and returned
- October 17, 2012, Meeting with Marq-Tran to discuss transportation issues
- October 23, 2012, Review meeting with City and Manager and Staff
- October 22-November 2, 2012, Development of preliminary location list, matrix, and concepts for two options
- November 5, 2012, Review meeting with Senior Center Task Force
- November 13, 2012, Public Input Forums held, one in the afternoon and one in the evening.
- November 5-26, 2012, development of preliminary report
- November 28, 2012, Review of Preliminary Report with City Staff
- December 3, 2012, Revised Draft Report distributed electronically to Senior Center Task Force members.
- December 10, 2012, Draft Report review with Senior Center Task Force. Task Force approves for submittal to City Commission.
- December 21, 2012, Final Report turned over to City.
- January 14, 2013, First reading and presentation to City Commission.

Meeting minutes for the various meetings noted above are included in the Appendix of this report.

## Marquette Demographics

Marquette is the largest community in Michigan’s Upper Peninsula, which is home to approximately 3% of Michigan’s population, or about 318,000 people. With a population of close to 20,000 Marquette has a small city urban environment, surrounded by very rural sparsely populated areas.

Currently the Center provides service to seniors in the City of Marquette, as well as the Townships of Marquette, Chocolay, and Powell. The following data and analysis includes information on all four of these political entities.

As shown in Table 1 below, the City of Marquette gained 641 residents (3% change from 2000) between 2000 and 2010, while two of the three surrounding townships that are served by the Senior Center also showed substantial growth. This is a trend that is not common across most of the region. While the growth in terms of actual population is not large, it still note worthy, as the only counties that grew or stayed the same in the Upper Peninsula were Marquette, Baraga and Houghton County. The population growth in Marquette County and the City of Marquette area can most likely be attributed to the economic activity of the County’s biggest employers including Marquette General Hospital, Cliffs Michigan Mining Company, and Northern Michigan University. In addition to the large employers, the City is also becoming a popular retirement destination, as evidenced by the nomination of Marquette as one of the top 25 places to retire nationally by CNN-Money in 2011. The hospital, the university, and the active recreational opportunities were all listed as major factors in this designation.

Area	2000 Census	2010 Census	Change 2000 - 2010	
			No.	%
City of Marquette	20,714	21,355	641	+3%
Chocolay Township	6,095	5,903	-192	-3%
Marquette Township	3,286	3,905	619	+18%
Powell Township	724	816	92	+12.7%
Marquette County	64,634	67,077	2,443	+4%
Michigan	9,938,444	9,883,640	-54,804	-1%
Source: US Census Bureau				

Age distribution figures for the City of Marquette, Marquette Township, Powell Township, Chocolay Township and County are presented as Table 2. In general, the City of Marquette has a fairly high percentage (approximately 39 percent) of people between the ages of 5 and 25 years. In the surrounding townships however, only about 25% of the population of Marquette and Chocolay is in this age group, while in Powell Township the percentage is even smaller (14%). This gives the City of Marquette a much lower median age than in the surrounding townships. This is likely due to the university, and also suggests that the City may be attracting younger families or newly graduated professionals with children.

In relation to this study, it is important to note the percentage of the population that is over the age of 55. In the City of Marquette this is approximately 24% of the population, while in Marquette and Chocolay Townships the percentages are 32 and 30% respectively. In Powell Township the percent-

# INTRODUCTION

age is substantially more, at 47%. This is the population served by the Marquette Senior Center, and together equates to approximately 27% of the overall population numbers within the Marquette area. This indicates that one in four residents are either within the targeted service age of the Senior Center (over 65), or will be within the next 10 years.

**Table 2: Age Distribution**

Age Group	Marquette City		Marquette Township		Powell Township		Chocolay Township		Marquette County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5 years	788	3.7	170	4.4	22	2.7	291	4.9	3,491	5.2
5 to 9 years	630	3	170	4.4	30	3.7	348	5.9	3,293	4.9
10 to 14 years	706	3.3	216	5.5	27	3.3	458	7.8	3,472	5.2
15 to 19 years	2,355	11	243	6.2	28	3.4	357	6.0	5,140	7.7
20 to 24 years	4,661	21.8	340	8.7	32	3.9	278	4.7	7,026	10.5
25 to 29 years	1,797	8.4	246	6.3	42	5.1	265	4.5	4,328	6.5
30 to 34 years	1,136	5.3	215	5.5	30	3.7	326	5.5	3,789	5.6
35 to 39 years	923	4.3	181	4.6	39	4.8	340	5.8	3,480	5.2
40 to 44 years	912	4.3	222	5.7	35	4.3	418	7.1	3,811	5.7
45 to 49 years	1,161	5.4	317	8.1	63	7.7	500	8.5	4,637	6.9
50 to 54 years	1,219	5.7	347	8.9	86	10.5	521	8.8	5,194	7.7
55 to 59 years	1,315	6.2	354	9.1	102	12.5	452	7.7	5,333	8.0
60 to 64 years	985	4.6	265	6.8	98	12	510	8.6	4,256	6.3
65 to 69 years	616	2.9	183	4.7	64	7.8	151	2.6	2,893	4.3
70 to 74 years	565	2.6	136	3.5	43	5.3	186	3.2	2,269	3.4
75 to 79 years	543	2.5	112	2.9	35	4.3	233	3.9	1,759	2.6
80 to 84 years	444	2.1	103	2.6	23	2.8	122	2.1	1,447	2.2
85 years & over	599	2.8	85	2.2	17	2.1	147	2.5	1,459	2.2
<b>Total</b>	<b>21,355</b>	<b>100</b>	<b>3,905</b>	<b>100</b>	<b>816</b>	<b>100</b>	<b>5,903</b>	<b>100</b>	<b>67,077</b>	<b>100</b>
<b>Median Age</b>	<b>29.1 Years</b>		<b>43.9 Years</b>		<b>53.7 Years</b>		<b>38.1 Years</b>		<b>39.4 Years</b>	
2000 Median Age	30.6 Years		40.1 Years		46.1 Years		38.1 Years		37.5 Years	

Median household income is the dollar amount that divides the income distribution into two equal groups—half with income above the median and half with income below the median. It provides one measure regarding the ability of households to meet the costs of food, clothing, housing, health care, transportation, childcare, and higher education. Table 3 below shows income ranges for the residents in the City of Marquette, which are fairly well diversified among the categories.

Median and Mean household incomes are lower in the City than in the surrounding Townships or the County, primarily because the city has a higher percentage of young single adults (many attending NMU), and non-family households, including retirees.

**Table 3: Income and Benefits per Household**

Income and Benefits	City of Marquette		Marquette Township		Powell Township		Chocolay Township		Marquette County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Households	8,069	100%	1,564		235		2,149		25,364	100%
Less than \$10,000	1,498	18.60%	87	5.60%	28	11.9	76	3.50	2,700	10.6%
\$10,000 to \$14,999	755	9.40%	155	9.90%	3	1.3	108	5.00	1,824	7.2%
\$15,000 to \$24,999	1,256	15.60%	179	11.40%	9	3.8	173	8.10	3,112	12.3%
\$25,000 to \$34,999	736	9.10%	163	10.40%	34	14.5	126	5.90	2,809	11.1%
\$35,000 to \$49,999	964	11.90%	108	6.90%	40	17	306	14.20	3,576	14.1%
\$50,000 to \$74,999	1,257	15.60%	306	19.60%	61	26	443	20.60	5,011	19.8%
\$75,000 to \$99,999	678	8.40%	248	15.90%	49	20.9	384	17.90	3,057	12.1%
\$100,000 to \$149,999	577	7.20%	169	10.80%	8	3.4	349	16.20	2,253	8.9%
\$150,000 to \$199,999	229	2.80%	72	4.60%	3	1.3	70	3.30	560	2.2%
\$200,000 or more	119	1.50%	77	4.90%	0	0	114	5.30	462	1.8%
Median household income	31,912		58,750		52,546		64,043		43,692	
Mean household income	50,316		69,387		52,000		77,204		56,278	

Source: US Census Bureau

Regarding the type of households the census figures indicate the Marquette area is following a typical trend found in most US cities. The City has a substantially higher percentage of households where the householder is living alone than Marquette Township, and Chocolay Townships, and a much higher percentage of homes where the householder is not living alone (indicating some type of non-traditional family) than any of the surrounding Townships. This is likely due to the number of students, as well as the number of apartments and rental units.

**Table 4: Household by Type**

HOUSEHOLD BY TYPE	City of Marquette		Marquette Township		Powell Township		Chocolay Township		Marquette County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Households	8,071		1,734		423		2,453		27,538	
Husband-wife family	2,768	33.3%	879	50.7%	204	48.2%	1,477	60.2%	13,170	47.8%
Male householder, no wife present	271	3.3%	63	3.6%	12	2.8%	92	3.8%	1,131	4.1%
Female householders, no husband	749	9.0%	108	6.2%	23	5.4%	172	7%	2,363	8.6%
Householder living alone	3,176	38.2%	521	30.0%	152	35.9%	572	23.3%	8,361	30.4%
Householder not living alone	1,357	16.3%	163	9.4%	32	7.6%	140	5.7%	2,513	9.1%

Source: US Census Bureau

## INTRODUCTION

Another piece of demographic information that is worth noting is the number of seniors served by the Marquette Senior Center through the County Millage Allocation funding. This provides for Social Worker services, Homemaker Aides, and Senior Center activities. As indicated in Table 5, approximately 70% of the seniors served through this operational funding are City Residents, which equates roughly to the same percentage split in the total population of the City versus the Townships.

SERVICE AREA	CITY OF MARQUETTE	MARQUETTE TOWNSHIP	CHOCOLAY TOWNSHIP	POWELL TOWNSHIP
Clients Served	330	87	44	6
Units (Hours)	8614.75	1011.75	322.25	18.00

Based on the demographic information, seniors will continue to be a substantial portion of the community, in the City as well as the Townships. Given the continued growth of the community, and Marquette's designation as a desired retirement location, the percentage of the population that falls within the Senior Center's service range will also likely grow, indicating a continued strong need for programs serving this demographic.

## Barrier-free and Universal Design

The Recreation Master Plan expands the City's commitment to barrier-free access by including Universal Design concepts into plans for new facilities and renovation projects. Universal Design is a process for designing facilities beyond written codes and laws that regulate accessibility. Universal Design looks to the population as a whole and the wide array of physical challenges across all age groups; issues like low vision, hearing loss, and what many refer to as their "bum knee".

It extends to paint color to increase ambient light for aging baby boomers, to more open visually connected spaces for people with failing hearing that rely more on vision. It includes the attention to the small details that provide additional comfort to those with disability beyond the letter of the code. For example control joints struck into wet concrete meet the letter of barrier free codes and laws. However they transmit considerable force thru the hard tires of a wheel chair. This not only causes premature failure of the bearings but is very uncomfortable for those with spinal injury. Saw cutting the joints serves the same structural purpose and greatly reduces the negative effect of tooled joints.

The importance of universal design to the City of Marquette and its Recreation program is supported simply by its aging demographic. The greatest source of disability in America today is not accident, but aging. Looking beyond the regulations that govern accessible design is the challenge. The result is a better, higher functioning built environment for a greater number of people. Additional information on Inclusive Design can be found at the Institute for Human Centered Design, <http://www.adaptenv.org/>



*Examples of Barrier Free Entrance Design*

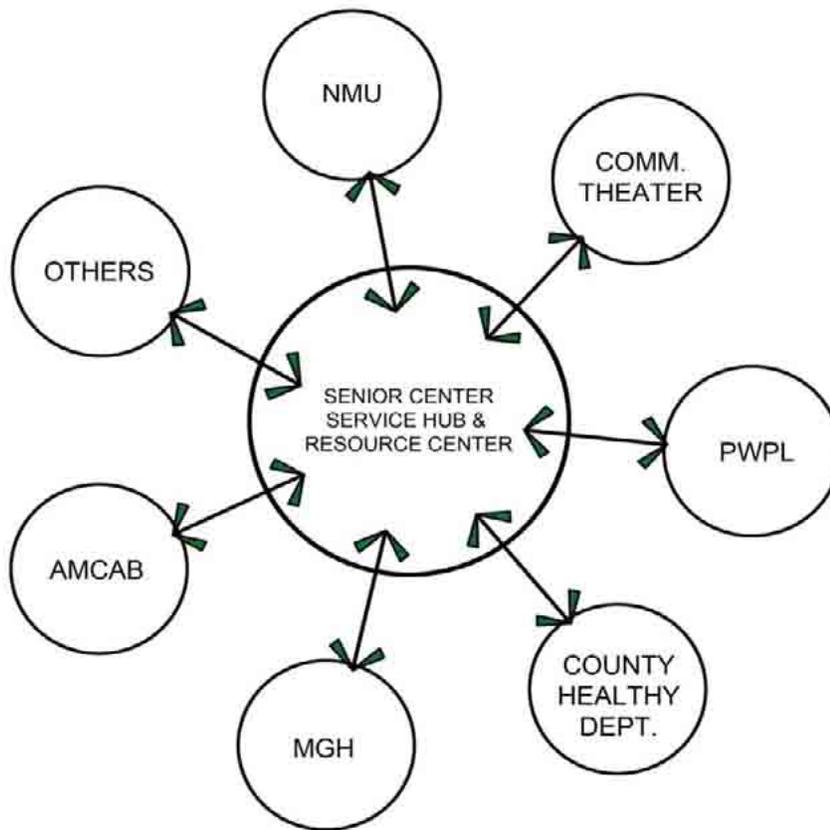
# PROGRAM DEVELOPMENT

## Vision for the Marquette Senior Center

Based on the research conducted by UPEA regarding senior centers nationally, partnership discussions with various other entities, discussions with City Staff, and the historical activities of the Senior Center, the following Vision Statement has been developed to guide the discussion for the future space needs of the Marquette Senior Center.

The Marquette Senior Center will be the prime service center for senior services within the Marquette Region, utilizing partners to avoid duplication of services within the community. Working with a wide variety of partners the Senior Center will be the main hub for these services, with spokes extending out to the various partners for expanded services as may be desired.

The following diagram indicates the intent of this Vision:



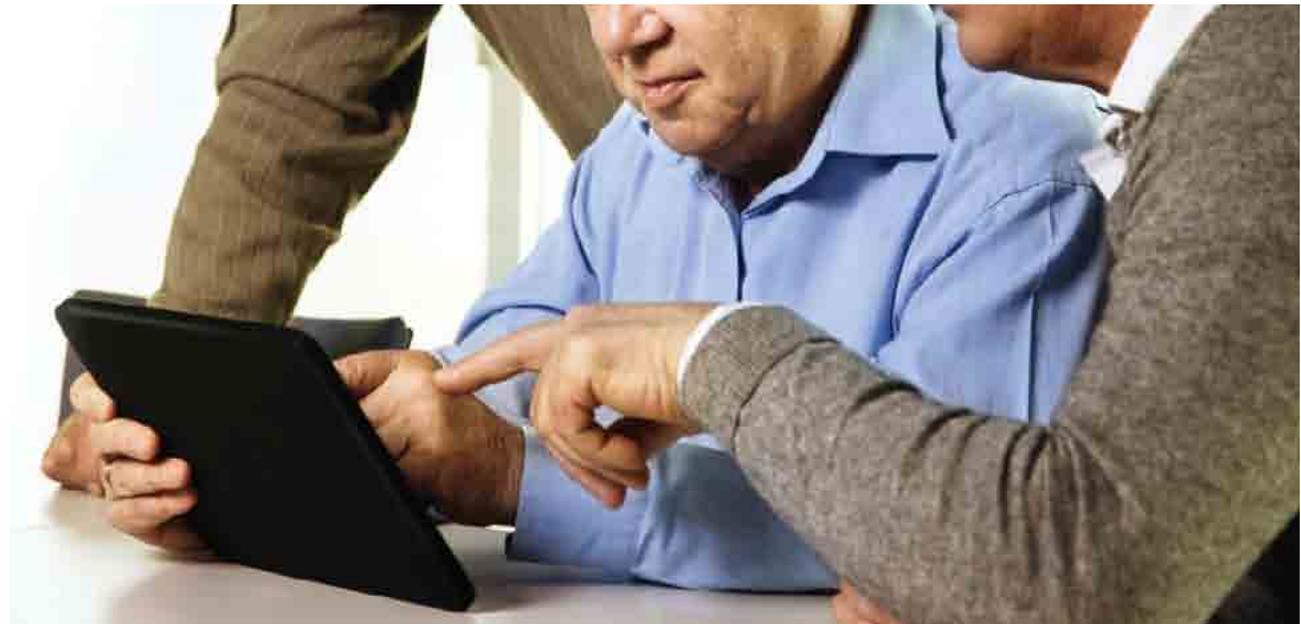
VARIOUS PARTNERS PROVIDING PROGRAMS,  
WITH ENHANCED & SPECIALIZED PROGRAMS  
AT THEIR FACILITY.

### Senior Center Facility Goals

The space needs and the facility design will need to support and facilitate the following operational goals for the Senior Center.

- The Center should be designed to go beyond the barrier-free code requirements and include universal access concepts
- The Center should be designed with flexibility and multi-use in mind to accommodate today's and tomorrow's operational needs.
- Access to physical activity spaces (such as group exercise or gym) should be provided, not necessarily as part of the center but adjacent to.
- The need for highly specialized spaces (such as theater, cooking class, etc) will be provided by partners that already require this type of space to avoid duplication.
- The office area should be designed to allow for maximum privacy for social work clients, as well as control of access into the facility
- The facility should provide wireless access for use by visitor portable devices such as smart phones, tablets, and future devices.
- Good access to public transportation should be accommodated in the design of the facility.

Any facility remodel or new facility project should begin with these goals.



*Goal to provide wireless access*

# PROGRAM DEVELOPMENT

## Space Program

Based on the vision and goals noted above, a building space program has been developed as noted in the table below. This table provides a list of rooms in the facility, size desired for each room, and number of each room needed. Factors are then provided to account for walls, corridors, structure and infrastructure to come up with a Gross Square Foot requirement. This program will provide the Senior Center with sufficient space to provide flexible and multi-use space while not having an access of space that is minimally used.

MARQUETTE SENIOR CENTER PRELIMINARY BUILDING PROGRAM					
SPACE	SIZE	NO.	NET S.F.	GROSS S.F. 1.1 FACTOR	REMARKS
LOBBY	160	1	160	176	WAITING FOR 6
RECEPTION/ SUPPORT OFFICE	120	1	120	132	FOR 2 STAFF MEMBERS
ADMIN. OFFICE	120	1	120	132	
CONFERENCE ROOM	140	1	140	154	FOR 6 PEOPLE
SOCIAL WORK OFFICE	140	3	420	462	INCLUDE SPACE FOR FAMILY, ETC.
ACTIVITY ROOM	1,000	2	2,000	2,200	CAN BECOME ONE LARGE ROOM FOR UP TO 80 PEOPLE
STORAGE	120	3	360	396	3 ROOMS - GENERAL, ACTIVITY, FILES
TOILETS	60	4	240	264	2 INDIVIDUAL ROOMS PER SEX
KITCHEN	160	1	160	176	FOR WARMING AND SERVING
SUBTOTAL	2020		3720	4092	
BUILDING GROSSING FACTOR (80% EFFICIENT)				818	FOR STRUCTURE, MECHANICAL/ELECTRICAL, CORRIDORS, ETC.
<b>TOTAL GROSS SF</b>				<b>4,910</b>	

Other potential spaces that might be considered if center is moved: gymnasium/exercise space

# EXISTING BUILDING EVALUATION

The existing Senior Center is located in the basement of an old high school gym that was constructed during the later 1960's as an addition to an older parochial high school. The area was originally locker rooms and support spaces for athletics to support the gym above. When the high school was demolished and the new (in 1972) City Hall was constructed on the site, the gymnasium was retained and a connection made into the lower level of City Hall. Shortly afterward some minimum renovation was made, and the Marquette Senior Center was inaugurated in this space. It has been located in this building since with only minor changes.

## Physical Structure

The existing building and structure are generally in good or fair condition. The majority of the actual physical structure is the gym, which has been fairly well maintained. The gym has newer windows, along with a newer roof that added considerable insulation to the building. Both these measures were done about 3 years ago, and they made a considerable difference in energy usage. The exterior masonry walls are in good condition with no obvious signs of water damage, distress, or structural failure. The few windows that are high up on the outside wall of the Senior Center are very old, mostly glass block, and should be replaced in the future. The sidewalk outside the building is in rather poor condition, and is in need of replacement. The existing exterior doors are in fair condition, but do not provide barrier-free power-assist operation or lever type handles. There are no major building envelope or structure issues that require immediate attention at this time.



*Existing Senior Center*

## Interior Space

The interior of the building has changed little since the space was minimally remodeled in the 1970's to become the City Senior Center. The lights are old style fluorescent T-12 fixtures; the floors are older VCT (possibly asbestos) with floors that still slope to closed off floor drains. The interior finishes are all old, dated, and not at all 'home-like'. The toilets in the facility are original and outdated. The ceiling tiles are older 2x4 lay-in type pads which are sagging and in need of replacement. In general the over-



*Existing Accessible Entrance*

# EXISTING BUILDING EVALUATION

all appearance of the interior is worn, tired, and outdated. While it has been fairly well maintained and is not in need of immediate repairs, it does need a major facelift.

## Building Systems

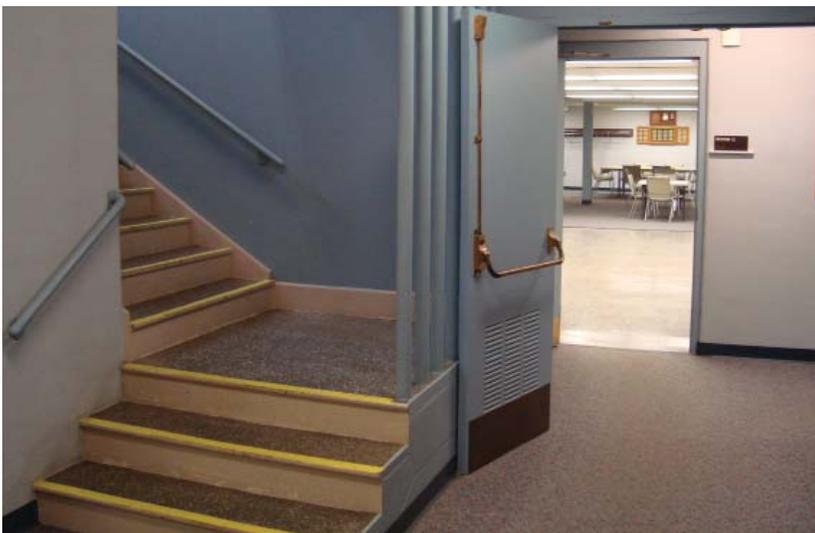
The mechanical, plumbing, and electrical systems for the building are also in fair condition, but are generally older and in need of updating. There are no drawings or documents of the building systems, and very little historical knowledge with the staff due to lack of documentation and retirements. Thus much of the infrastructure condition is indeterminate at this point. City staff has started a program to gather information regarding the existing systems, but this is a very recent endeavor.

The AHU (air handling unit) serving the Senior Center seems to be original and past its useful life with-out a major overhaul. The extent and condition of the ductwork is unknown, but is at least 40 years old. The AHU serves VAV (variable air volume) units throughout the space to provide additional heating in areas. The number and location of these units is not known at this time, but again these units are

probably about 40 years old. An air conditioning condenser was installed for the AHU about 7 years ago, which has provided somewhat reasonable cooling. The heat for the AHU comes from the central steam boilers that serve the entire facility, including City Hall. The steam is converted to hot water, and then piped to the AHU and the VAV units. These boilers were replaced in the 1980's, and had new burners installed sometime during the 1990's. This system is older, but still provides reasonable service. The entire air handling system however, is not well controlled, uneven in its distribution, and not very efficient.



*Existing Interior*



*Existing Interior*

The building plumbing and sewer service does not seem to have any issues that require remediation. Both hot and cold water service seems adequate with sufficient pressure. There has not been any history of sewer backups, and the roof drains have been separated from the sanitary service. The plumbing does not seem to be a concern.

The electrical service to the facility dates back to the 1970's City Hall construction, and is 120/208, 1200 amp, 3-phase service. Pow-

er from this main is then fed to a sub-panel that provides service to the gym and the Senior Center, and appears to date back to the original 1960's construction. The service seems in fair condition and is not dangerous or problematic. Distribution however is not very good, with inadequate numbers and locations of outlets.

The phone system is fairly new, as is the minimal data service. Distribution however, is very minimal, with no computer or wireless service except in the existing office space.

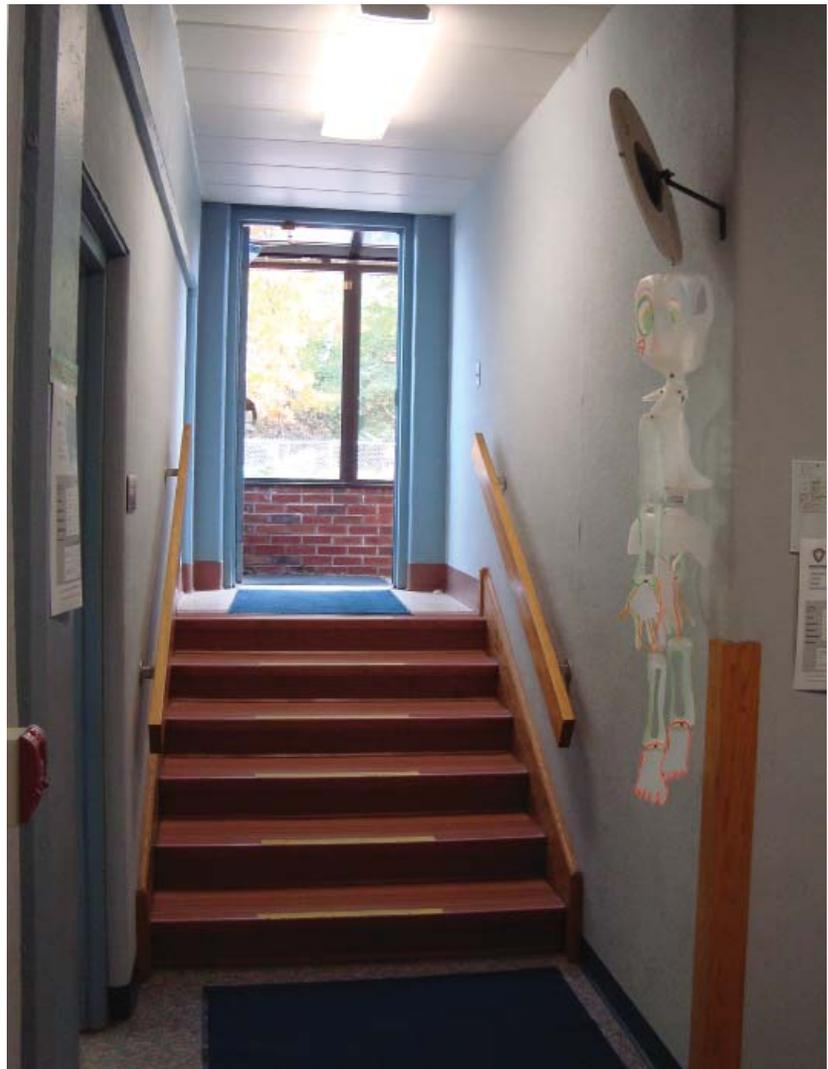
The fire alarm system is newer (about 2-3 years old), and has proper distribution and alarms meeting current code requirements.

### **Barrier-free Issues**

Barrier-free accessibility issues are a major concern with the existing facility. None of the entrance doors meet current requirements for clearances, opening force, or handle styles. Once inside the doors there are steps at all locations into the Senior Center, although on door has an old (about 40 years old) wheelchair lift that is in poor condition, is not user friendly, and should be replaced. The floors still slope to old plugged floor drains, which are difficult for seniors with walkers or balance issues. The toilet rooms do not have barrier-free entrances, and the stalls are not barrier-free although they do have grab bars. There is no barrier-free access to the gym or City Hall from the senior center, and the only barrier-free access to the gym is through the lower level of City Hall, which is the opposite



*Existing Building Systems*



*Existing Entrance*

## EXISTING BUILDING EVALUATION

side of the whole facility. Barrier-free access is a major concern with the existing Senior Center.

### **Building Functionality**

As noted above the Senior Center was originally built and utilized as large locker rooms for the gym above. In the 1970's the area received minimal remodeling to become the Senior Center. Thus from the beginning the facility was not well designed to fit its use, and it has not gotten better. While the space is large enough, there are a number of major concerns. The closely spaced structural columns inhibit the functionality of the large multi-use rooms. The entrances with the barrier-free lift and with stairs are not able to be monitored by staff, which is a major concern. There is no waiting space at the entrances for seniors waiting for rides. The offices for the social workers are not at all sound proof, creating client confidentiality concerns. The offices for the support staff are inadequate, and poorly located to monitor activities within the center. There is no loading dock for delivery of services, food, or other products. Parking for the Center is very poor, with only about a dozen spots along the street. The Senior Center's visibility from the street is minimal, making it hard to find for newcomers. Bus access with the narrow street is difficult, leading to minimal public transit service for seniors.

Overall the existing Senior Center facility has some major drawbacks that require attention. These issues need to be addressed in order for the space to be utilized as a Senior Center into the future.



*Existing Wheelchair Lift*



*Existing Street Appearance*

Reviewing and discussing location options for the Marquette Senior Center was a major component of this study. A number of potential location options were reviewed and discussed with City Staff, the Senior Center Task Force, and the City Manager. The potential locations included the concept of a new building, and the concept of updating and renovating an existing location, whether that was the existing Marquette Senior Center location, or a different existing building location.

## **NEW LOCATION**

The idea of a new 'stand-alone' building on property already owned by the City was investigated. This would involve constructing a building of about 5,000 SF to accommodate the program indicated earlier in this report. It would also require a site that was just under an acre in size minimum. Some pros and cons for this option are as follows:

### *Pros:*

- The building would be designed specifically for the Senior Center function, including universal access elements.
- Alternate transportation access and issues would be addressed from the beginning of the design
- Adequate parking would be provided on the site.

### *Cons*

- 5,000 SF building program did not include a gym or exercise/active room, which if included would increase the size of the project.
- A new 'stand alone' building would not encourage development of the Senior Center as a multi-generational community center in conjunction with other activities.
- There is no City owned site of this size that would not be better used for a more comprehensive project.
- The cost for this option (approximately \$1.25 million not including property purchase) is fairly high.

After further discussion of this option it was determined not to pursue this further. Given the cost of the project, and the desire to integrate the Senior Center into a more comprehensive 'Community Center', this did not seem to be a realistic option.

## **EXISTING LOCATION**

The other concept was to locate the Senior Center in an existing building that would be renovated to fit the needs of the Center. A wide variety of options for this concept were initially proposed and considered. Some criteria that were developed to initially screen out some of the options included:

- Does the option provide sufficient space required for the Senior Center, based on the Building Program developed for the Center?

## LOCATION OPTIONS

- Does the option provide opportunities for access, parking, and transportation?
- Does the option utilize City or other governmental entity space that was otherwise not well utilized?
- Does the location provide opportunities for more inter-generational interaction, potential wider use of the space, and joint programming and activities with other entities?
- Do adjoining uses seem compatible

A list of the options that were initially considered is noted below.

### City Owned Properties

- The existing Senior Center
- Lakeview Arena
- The DPW Service Center
- Peter White Public Library
- Founders Landing Facility
- Pine/Ridge Housing
- Other

### Other Governmental Agency Space

- Former Coast Guard Building
- Former MSU Extension Office on Wright St.
- Former Prison Gift Shop
- Graveraet School
- Northern Michigan University Space

### Privately Owned Locations for Possible Lease

- Current State Police District Office (they are constructing a new location)
- Downtown Masonic Building
- Current Marquette Food Co-op location
- Joint location with private senior housing/assisted living facility
- Marquette General Location

Of the options, it was determined by City Staff that the optimum situation would be a location that was City Owned, with the next best scenario space that was inter-agency utilization. This value was added as criteria for evaluating some of the options noted above.

Following is a table indicating how the options compared utilizing the criteria noted.

## MARQUETTE SENIOR CENTER STUDY LOCATION EVALUATION

OPTION	ACCESS- IBILITY	PARKING	AVAILABL E SPACE	PROXIMIT Y TO OTHER ACTIVITIES	ABILITY TO BECOME COMMUNI TY CENTER	APPROP- RIATE SPACE FOR USE	BUS ACCESS	CITY OWNED	SCORE	REMARKS
Existing Location	2	2	5	3	4	3	1	5	25	Street frontage and access are major problems
Lakeview Arena	4	4	3	4	3	3	4	5	30	What is long-term plan for building?
DPW Service Center	4	4	1	1	1	1	3	5	20	No available space, and not compatible functions
Peter White Public Library	4	3	1	4	3	2	3	5	25	Would eliminate Arts and Culture Center
Founders Landing Facility	2	1	4	3	1	1	1	5	18	Not large enough
PineRidge Housing	4	1	1	1	1	3	3	5	19	Community room not large enough
Graveraet School	1	2	2	3	4	3	2	3	20	Would require major entrance remodel, and MAPS future use not defined.
Former Coast Guard Facility	1	3	3	3	3	1	1	3	18	Former housing unit would require extensive remodel
Former MSU Extension	4	4	3	1	3	3	3	3	24	Older facility, not adjacent to other compatible spaces, much larger than required.
Former Prison Gift Shop	4	3	4	1	1	2	3	3	21	Poor location on busy highway
Space at NMU	4	1	1	3	1	3	3	3	19	No available space per discussions with them.
Downtown Masonic Mall	3	2	4	4	3	2	2	1	21	Space is in the basement, and location is more appropriate for
Current State Police District Office	1	4	3	2	2	2	4	1	19	Would require extensive remodel and expensive lease
Current Marquette Coop Location	4	3	4	3	3	2	1	1	21	More appropriate use as retail, proximity to other uses can be difficult for senior access.
Marquette General Hospital	4	1	1	3	1	3	3	1	17	No available space per discussions with them.

### Scale: 1-5 with 5 being the highest score

Of the location options noted in the table, there were four that scored the highest utilizing the criteria that had been developed. These four were the Existing Senior Center location, Lakeview Arena, the Peter White Library, and the former MSU Extension Building. After further review and investigation it was determined that the Peter White Library and the MSU Extension Buildings would not be suitable as location options for the Marquette Senior Center.

Space at the Peter White Library would only be available if the City Arts and Culture Center were removed from this location, with the Senior Center renovating and occupying that space. This concept is not really practical since the space functions very well for its current use, there is no other viable location to relocate the Arts and Culture Center to, and the City would simply be trading one problem for another.

# LOCATION OPTIONS

The MSU Extension Building is currently vacant and available, however it is much larger than what is required for the Senior Center (11,000 SF vs. 4,900 SF). In addition with the age and condition of the building considerable upgrade and renovation would be necessary for it to function well as a Senior Center. Another concern with this building is its location on Wright Street adjacent to the NMU power plant. Traffic in this area can be very heavy at times, which could make access to the site difficult for older drivers.

The two remaining locations are still considered as viable options for locating the Senior Center. The first option is to remain in the current location, while the second would be to relocate to Lakeview Arena. Both locations would require renovations and changes, and both would have many positive aspects after remodeling. Note the revised scores in the following table for each location after remodeling.

## LOCATION EVALUATION AFTER RENOVATION

OPTION	ACCESS- IBILITY	PARKING	AVAILABL E SPACE	PROXIMIT Y TO OTHER ACTIVITIES	ABILITY TO BECOME COMMUNI TY CENTER	APPROP- RIATE SPACE FOR USE	BUS ACCESS	CITY OWNED	SCORE	REMARKS
Existing Location	4	4	5	3	4	5	4	5	34	
Lakeview Arena	5	4	5	4	5	5	5	5	38	Appropriate

The following is a list of pros and cons for each location after remodeling:

### Existing Senior Center:

**Pros:** Central location within the City, history as Senior Center location, new elevator addition creates visible entrance, elevator would also provide access to gym and city hall, location provides more space than is required, parking would be vastly improved, bus access would be improved, and building would be well suited to be utilized as potential community center.

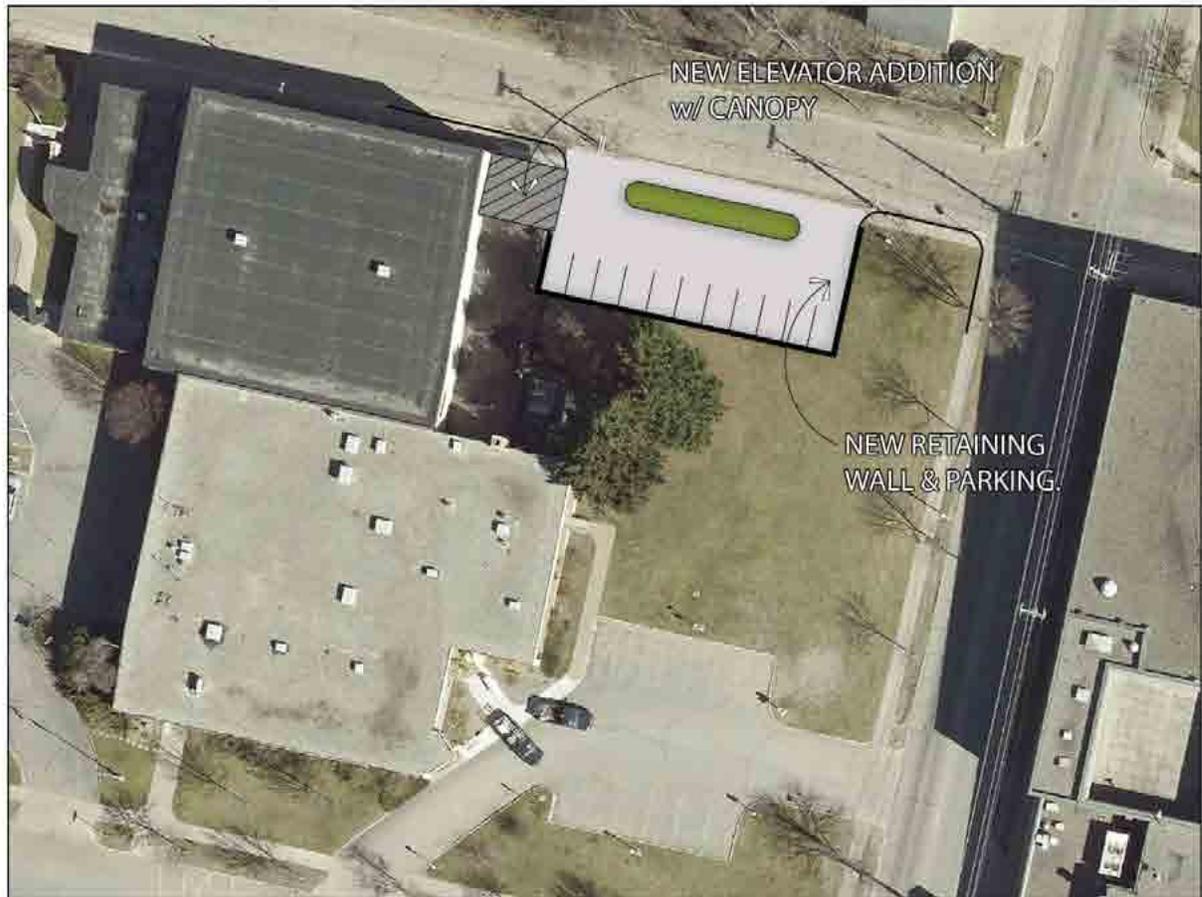
**Cons:** Parking still limited for larger events, sound from floor above would still be an issue, additional maintenance would be required due to the elevator and yearly inspections, snow removal at the new parking lot would be more problematic, Center would have to relocate during renovations, and development of location as visible community center would need more work.

### Lakeview Arena:

**Pros:** considerable multi-generational activities already occur at this location, location is underutilized space currently, access to bike paths and lakeshore, parking is very close by, bus access would be very easy, location is very visible, development as a community center has already begun at this location, no elevator or lift is required for access, and location seems to be the most cost effective.

**Cons:** Still a tired old building shell, parking could become competitive with other activities occurring at this location at various times and would require changes, location is not as central as existing near downtown, and connection to YMCA is not optimal.

## EXISTING LOCATION



**MQT. SENIOR CENTER STUDY**  
EXISTING LOCATION



### **CONSTRUCTION COST CONCEPT \$673,000**

Note: This is not a project budget as A/E fees, furniture/equipment, and other costs are not included.

Cost concept does include renovation costs, new elevator, upgraded electrical, new HVAC, and parking lot/retaining wall costs.

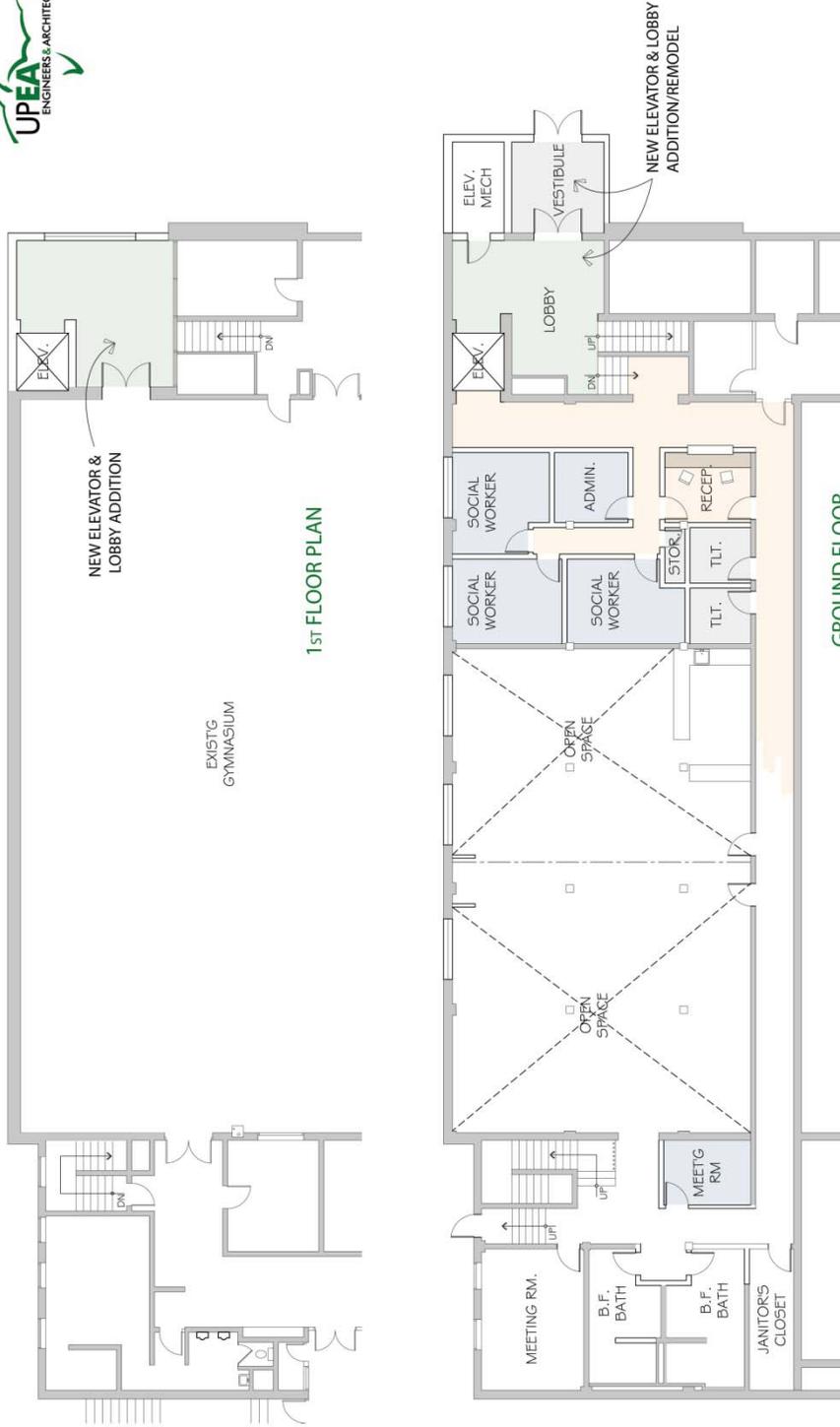
# LOCATION OPTIONS

## EXISTING LOCATION continued.



**MQT. SENIOR CENTER STUDY**  
EXISTING LOCATION

## EXISTING LOCATION continued.



**MQT. SENIOR CENTER STUDY** -RENOVATION PLANS  
 EXISTING LOCATION 6,400 SF w/ NEW ADDITION

# LOCATION OPTIONS

## LAKEVIEW ARENA LOCATION



MQT. SENIOR CENTER STUDY  
LAKEVIEW ARENA LOCATION



### CONSTRUCTION COST CONCEPT \$585,000

Note: This is not a project budget as A/E fees, furniture/equipment, and other costs are not included.

Cost concept does include renovation costs, new parking and sidewalk costs, upgraded electrical and HVAC, and costs for redesign/rework of existing parking lot.

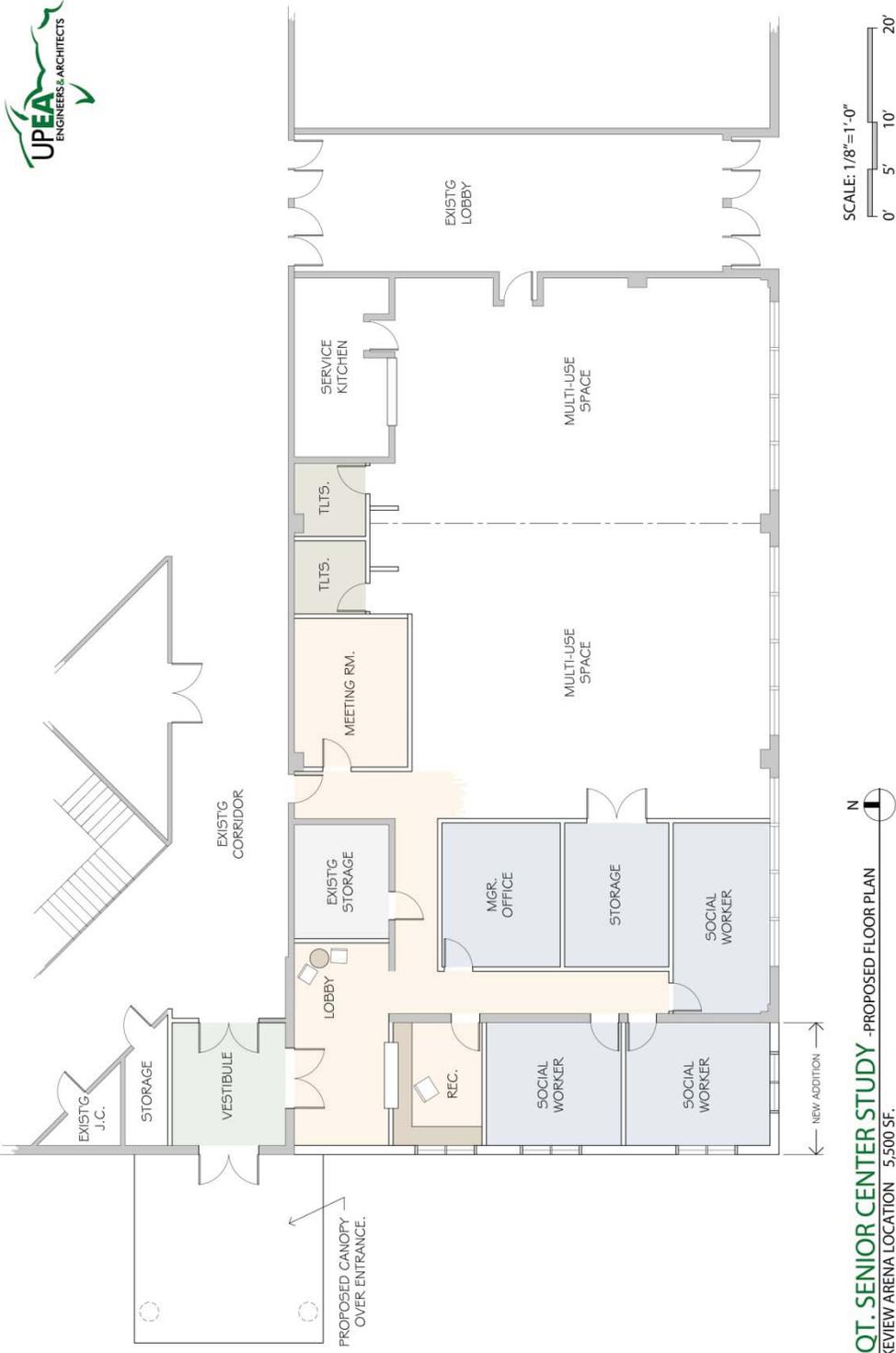
## LAKEVIEW ARENA LOCATION continued.



**MQT. SENIOR CENTER STUDY**  
-LAKEVIEW ARENA LOCATION

# PARTNERSHIP OPTIONS

## LAKEVIEW ARENA LOCATION *continued.*



**MQT. SENIOR CENTER STUDY** -PROPOSED FLOOR PLAN  
LAKEVIEW ARENA LOCATION 5,500 SF.



## Discussion

During the course of the study partnerships with various entities were discussed and explored in two different ways. The first type of partnership, and by far the most common, involves operational partnerships to provide services to seniors. Within an operational partnership, actual programs and services for seniors at the senior center would be provided and run by other entities that are already providing these services. This might include MGH for nutritional and health programs, AMCAB for congregate meals, NMU for educational programs, etc. Some of these entities are currently partners with the Marquette Senior Center; however the partnership could be expanded to include more programs and closer ties. Other entities are not currently partners, but their programs and services could be a benefit to seniors through a partnership with the Senior Center.

This dovetails into the vision of the Marquette Senior Center as a Hub for senior services, and as a resource for more in-depth specialized services. By having various entities come into the Center to provide initial programs and services, the Center maintains its role as the Hub for services. Then if more in-depth programs or information is desired seniors can work directly with the partners to obtain this. An example of this might be the Marquette Food Coop; the Coop could provide a program at the Center regarding local food and farmers. Other programs outside the Center by the Coop might include trips to their store or to the Farmers Market, or more in-depth educational opportunities on this subject.

The second type of partnership that has been discussed during the course of the project might involve a closer type of relationship, where by the Senior Center is actually located with (or within) another entities facility. It could also potentially involve having the operations of the Senior Center be coordinated with, or perhaps run by, another entity. The concept of co-location was brought up with some other entities during some study discussions, however the only option that seems to be realistic is within a potential expansion of the YMCA. This project is only a concept at this point, and would require some in-depth discussion between the YMCA and the City. The idea of joint operations would also require in-depth review by the City, and further discussion with whatever other entity might be considered for this.



*Health Program Partnership Opportunities*



*Local Food and Farmer Program Opportunities*

# PARTNERSHIP OPTIONS

## List of Potential Partners

The following entities have been discussed as potential partners during the course of the study. This list is not intended to be all-inclusive, nor have these potential partnerships been pursued as part of this study. The intent of this list is to indicate potential partners, with follow up required by the Center's staff in order to create new or expanded partnerships that are not currently part of the Senior Center's services.

- MGH
- PWPL
- YMCA
- AMCAB
- NMU
- Senior Housing/Assisted Living/Nursing Homes
- Schools (MAPS)
- Marquette Co-op
- County Health Dept
- MSU Extension
- Tribal Partners (KBIC/Sault)



*Promote Multi-Generational and Active Services*



*Promote Connections to Walking/Biking Trails*

### **Partnership Conclusion**

The City and the Senior Center should continue to pursue partnerships as part of providing comprehensive services to the seniors of Marquette. In this era of constrained governmental monies it simply makes sense to make sure that services provided are not duplicated by various other entities. The City of Marquette does not have the resources to provide all needed and desired programs, however by bringing in resources from others the Center can enhance its role as the hub and resource center for seniors.

Further research into a partnership in terms of becoming part of another larger comprehensive building project is beyond the scope of this study. It is our recommendation that the City however, should continue to investigate this option to determine if a comprehensive project seems feasible. This might include a new City complex that replaces Lakeview Arena, or is a simpler project that expands the YMCA in its current location. There could be great benefit to the Senior Center to become part of a project that creates more of an inter-generational community center that serves all parts of the Marquette population.

# RECOMMENDATION AND ACTION PLAN

## RECOMMENDATION

In conclusion UPEA makes the following recommendations in regards to the future of the Marquette Senior Center.

1. That the Senior Center pursues additional and expanded partnerships with various entities as identified in this study, and as may come forward in the future, to provide a wider variety and expanded scope of programs and services that would appeal to a broader range within the senior age group. This would help create more interest in the Senior Center amongst the younger senior age group, which is a group that currently under served by the Senior Center.
2. That the Senior Center implement the concept of a 'Hub' for senior services, and serve as the primary resource center for information on senior services in the area.
3. That the Senior Center works on its branding and develops a campaign to update the image and perception of the Senior Center as a dynamic and exciting organization that is multi-generational and active in scope and services.
4. That the City follows up with the concept of moving the Senior Center to Lakeview Arena. This provides a number of advantages for the Senior Center such as: access and proximity to the YMCA and their fitness programs, creates a multi-generational activity area, creates a much higher level of visibility in the community, provides easy access to walking/biking trails along the lakeshore, allows for renovation and construction work that will not interfere with the current daily operation of the Senior Center.
5. That as part of the move to the Lakeview Arena location, the City pursues discussions with the YMCA and other potential partners regarding expansion/renovation/new building projects for a possible Community Center. This project could range from a complete replacement facility for Lakeview Arena, to inclusion of a new City Hall, to simply an expansion of the YMCA on the existing site. If a potential project seems feasible, and if it seems to be a good fit for inclusion of the Senior Center, then this concept should be pursued.



Lakeview Arena



## **ACTION PLAN**

UPEA provides the following proposed Action Plan and Schedule to implement the Recommendations for the Senior Center that are indicated above.

Immediately begin implementing Recommendations 1 and 2. This would involve City Staff gathering comprehensive information regarding potential partners (see the list provided in the 'Partnership Options section'), and having discussions on potential new or expanded services that might be done through the Senior Center. This information could perhaps be incorporated onto the City web site as a link, as well as providing hard copies at the Senior Center and other locations (such as at the PWPL, senior housing locations, MGH, and others). Additional programs could be done at the Senior Center, or perhaps at various other locations as would work best for the program. The important aspect of these two recommendations is to expand the scope and variety of programs to appeal to a wider audience. Determining what programs will generate interest and best serve the needs of the community will involve some type of survey, some trial and error, and some type of advertising and announcements. To an extent the success of these new programs will be dependent on the implementation of Recommendation #3.

Concurrently with implementing Recommendations 1 and 2, discussions on implementing Recommendation 3 should occur. This might include retaining an outside expert on branding and advertisement, along with including some major partners of the Senior Center. The important issue is to update and expand the community's impression of the Senior Center. On one hand the Senior Center has a very good reputation for providing quality services in certain areas, but that reputation seems to be primarily within a fairly small segment of the population. The image and service range of the Senior Center should be expanded in order to better service the 1 in 4 members of the Marquette Area population that fall within the service range of the Center. This will likely take a longer period of time, and will also be somewhat dependent on the success of expanding the range of programs offered.

Implementation of Recommendations 4 and 5 would be influenced by some of the decisions that are made along the way. The major steps would include the following:

1. Determine the scope and location of the project
2. Retain a consultant to develop the specific schematic design and a more detailed project cost estimate.
3. Determine final funding source and allocate monies.
4. Complete construction documents and implement construction.
5. Upon completion of construction install furniture/equipment and other owner provided items, than move in.

The one decision that would impact the implementation schedule the most is related to the scope of the project. If the Senior Center is included within a much larger development project as discussed in Recommendation 5, than the schedule would be dependent on the timing of that project; whereas the Senior Center as a single relocation/renovation project could be accomplished within a schedule as noted below.

## RECOMMENDATION AND ACTION PLAN

The following schedule is based on the assumption that the Senior Center will be relocated to Lakeview Arena as indicated on the concept plans that have been incorporated into this study. Another assumption is that the funding for the project will be through an additional millage (see funding option discussion).

- January-February 2013: Finalize scope, and obtain approval from City Commission to proceed with implementation.
- March-May 2013: Retain consultant to develop schematic design for the Senior Center, including architectural, structural, mechanical, electrical, and civil/landscape components. Develop cost estimate for the project.
- May-July 2013: Develop bond proposal amount and language, obtain City Commission approval to proceed, and submit for inclusion in November 2013 election.
- August-October 2013: Educate community on the shortcomings of the existing facility and the need for an updated Senior Center.
- November 2013: Bond issue election.
- December 2013 – February 2014: Consultant to complete bidding and construction documents.
- March-October 2014: Bidding, contract award and construction for the new facility location at Lakeview Arena.
- November 2014: Move in.

### Funding Options

Funding options for a ‘bricks and mortar’ project are limited at this time. Potential options at this time would include the Federal Government, the State Government, Municipal Government funding, National Foundations, or Local Fundraising. These are described in more detail below.

*Federal Government:* Funding for Senior Centers is distributed through the Department of Health and Human Services, which provides block grants to States for senior programs. At this time the only potential source of federal monies for a renovation project would be through specific earmarks by the local federal legislatures. Given the current federal deficit and the ‘fiscal cliff’ issue, this source of money is very unlikely for the foreseeable future.

*State Government:* Current funding for senior services is distributed through various entities including County Health Departments, health care providers, the Department of Health and Services Department, and transportation agencies. There are currently no opportunities for funding construction projects through the State.

*Municipal Government:* Currently funding for operations of senior centers in Marquette County is funded through a County millage, which is distributed to the various independent senior centers, including the Marquette Senior Center. The County monies provide funding to serve seniors in the City as well as the surrounding Townships of Marquette, Chocolay, and Powell. The Marquette Senior Center also receives additional operational monies from a millage within the City to serve City residents. Both of these millage sources are specific for operations and would not fund a construction project. There is the option of the City and the three townships providing general funds for this project, however given

## RECOMMENDATION AND ACTION PLAN

current budget realities this is not very likely. The one potential option would be to put a specific ballot issue for this project out for a vote. Given the level of support for the operational millages over the past decade within the County and in the City, there could be very strong support for this proposal if the case were successfully made regarding the need. One mil for property tax within the City would generate about \$571,500, while one mil in Marquette Township would generate approximately \$200,000 and one mil in Chocolay Township would generate about \$180,000.

*National Foundations:* There are a number of national foundations that grant millions of dollars a year including; Kellogg Foundation, Bill and Melinda Gates Foundation, Hartford Foundation, and others. Many of these have focus areas that do not include senior programs, but some such as the Hartford Foundation do. Most fund operational programs however, not facilities. There could be some opportunity to fund a portion of the project through a creative grant application that combined facilities with program issues in the request. Funding the entire project through this means however is unlikely.

*Local Fundraising:* There have been a number of large fund-raising projects in the County over the past 15 years, and this could be a potential for funding some or all of the project. Some potential local sources might be local foundations (such as the new Superior Health Foundation), local businesses and corporations, and individuals. Given the number of recent and current projects with fundraising projects however, this could only be counted on to provide a smaller portion of the project.



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## MARQUETTE SENIOR CENTER KICK-OFF MEETING SEPTEMBER 24, 2012

ATTENDEES: Karl Zueger, City of Marquette  
Jane Palmer, Marquette Senior Center  
Jake Guter, UPEA

Discussed project, project timeline, and general issues that City Staff are concerned with.

- Service area is City of Marquette, Marquette Township, Powell Township, and Chocolay Township
- Social Work Services is one of the major services provided by the Senior Center
- Barrier Free access is one of the major problems with the existing facility. Parking is another concern.
- 20,000 visitors every year go through the front door of the Center
- Outreach; they do a fair amount of this with various partners, including the PWPL, the City Arts and Culture Center, and others.
- Some possible location ideas include the PWPL and Lakeview Arena (old Ranger's Office and Community Forum), in addition to the existing location.
- Current funding for the Center comes from the following;
  - Senior Task Force City Millage 200K/Yr.
  - County Millage 260 K/Yr. (for services)
- Senior Center Task Force is only in place until end of calendar year. If at all possible need to complete study by then. Discussed project dates and milestones based on this. See the attached preliminary timeline. Try to get to Commission by December 17.
- The next Task Force meeting is set for the 2<sup>nd</sup> Monday @ 9 a.m. (October 8). UPEA will be at this meeting.
- Discussed other potential City Staff meetings. Agreed the following might make sense:
  - Eric Steiman – Facilities Mgr.
  - Staff from Community Development (Dennis or Dave)
  - City Manager Bill Vadja
- Discussed the Community Forum meeting and what this would entail. Intent would be to present some ideas and concepts to generate input and reaction. Should have the forum in the afternoon, with perhaps another one in the evening.



## MARQUETTE SENIOR CENTER MEETING WITH FACILITY DIRECTOR SEPTEMBER 28, 2012

ATTENDEES: Eric Steiman, Marquette DPW  
Jake Guter, UPEA

Walk-through inspection of facility was done with Eric, and the following notes were taken of the discussion that occurred during the walk-thru.

- Built in the 1960's
- No prints available of facility infrastructure. These have disappeared over the years.
- HVAC Units
  - One dedicated AHU for this with separate A/C (put in only about 7 yrs. ago)
  - Honeywell control system, 10-15 yrs. old, for AC only
  - Pneumatics for other controls
  - Steam heat from central boiler also feeds City Hall
    - 2 boilers (875 BTuH) from 1980's – burners upgraded 1990's; minimal traps in system; no maintenance has been done on them.
- Gym gets warm, control of heat system is poor
- Distribution is ductwork to VAV's (constant volume)
- Steam to hot water convertor; Pipes likely un-insulated in ceilings
- Gym – no ventilation; big steam heaters not working
  - New roof insulation and new windows have made gym warm
- Trying to figure out HVAC and plumbing system this fall/winter
  - No knowledge of number of VAV's
- Plumbing
  - Might be galvanized pipes, but unsure
  - No sewer issues
  - Roof drains now run to storms
- Electrical
  - Main feed to City Hall 208/3 Phase 1200 amp
  - No emergency power to Senior Center or Gym
  - Fire alarm system – new a few years ago
  - Service original to H.S.

- IT/Phones decent but not extensive – no wireless
- Emergency lights – battery pack
- Issue with roof leaking above the NE entrance at roof/building transition.
- Exterior doors older, and some are in not very good condition
- Lift is not very good or functional. Age is unclear, might be 30 years old
- No asbestos survey has been done of the facility, although it is likely to be present.



## MARQUETTE SENIOR CENTER MEETING WITH SOCIAL WORKERS SEPTEMBER 28, 2012

ATTENDEES: Vicki Bullock, Social Worker  
Gale Hermann, Social Worker  
Lisa Balko, Social Worker  
Jane Palmer, Marquette Senior Center  
Jake Guter, UPEA

Meeting held with Senior Center staff to discuss issues and concerns with the existing senior center from their point of view. Open discussion included reviewing items of concern, along with ideas for what an ideal new design might include. Items of discussion were as follows.

- Concern with privacy and confidentiality in existing offices
  - Can hear much of the discussion through the existing walls as they are not sound proof
  - Have to talk loudly with clients many times due to their hearing issues, as well as noise levels from outside the offices.
- Would be better to have a location that is away from activities, not have to walk through the activity rooms to get to the offices
- Access into building is a major problem for many of the Center's clientele. The lift is not user friendly and scary to many elderly, and there is no other barrier free access.
- Connection to City Hall is either through stairs, or having to go outside around the block. While proximity is nice, actual connection is very poor.
- Current location does have some advantages
  - Central location within city
  - Gym upstairs to use for exercise and physical activity programs.
  - Emotional connection to old Baraga Gym by many of the older clients.
- Existing toilets are not very convenient, not really barrier free, and located on far end of existing space.
  - Larger bathrooms with be more accessible
  - Higher seats on stools would be easier for the elderly
  - Grab bars are needed.
  - Larger stalls would make use of toilets easier, and allow space for caregivers if needed.

- Waiting at entrance – seniors wait for rides from Marq-Tran, from relatives, and others. Need to accommodate this as much as possible.
- Designated drop-off/wait area for buses should be provided
- At entrance, some type of visible reception would be good to monitor activities.
- Social workers offices need a connection to administrative work room for use of copier, etc.
- New or remodeled facility should have better traffic flow and way-finding as entering current facility can be very confusing as to where to go.
- Should have some type of visual recognition from outside. Current facility is not at all obvious from the street.
- Should have some type of covered canopy or drive-thru for pick-up and drop-off.
- Facility currently has two kitchens, which is not needed. Small serving type of kitchen is needed, but cooking does not occur here. Counter space is very important however, as there is serving of congregate meals that are cooked elsewhere, as well as serving during other events.
- Structural columns in middle of room (closely spaced) is inconvenient and obstructs views during large events.
- Storage
  - For materials, supplies, chairs, etc. is currently adequate
  - File retention storage – should be in a good safe lockable area
  - 3 yr. active files – currently (2) 5-drawer units should accommodate some more
- Activity Space
  - Current space is adequate
  - Also use gym upstairs for Tai-Chi, Walking, and other physical activity programs
  - Barrier-free access to gym is very poor
- Future technology and Wi-Fi should be considered in any future design.
- Finishes
  - For physical activity – hard surface is better
  - Offices, card playing – carpet is good
- Sometimes 3-4 people with social workers in office, more often 1-2
  - Table situation is better for layout, but need access to computer and desk
- Seniors in age range from 65-90+. Social workers also go to older folks homes.
- Sensory decline is an issue to consider when designing the space: hearing, smell, and sight.
- Lots of physical disabilities within this age range.
- Good ventilation is a must – currently bathrooms have little, if any
- Access to windows and natural light would be a real positive
  
- Activity rooms, ability to have different light levels should be provided for different activities.
- Proximity of bathroom to activity room should not be far due to elderly continent issues.

- Main Office discussion
  - Director should have own office for staff/client discussions
  - Office should be more observable; Should have visualization of center and entrances – maybe even a ‘fish bowl’ type situation
  - Copy machine – also does scanning and fax – needs work space next to it, and needs to be accessible to social workers.



## MARQUETTE SENIOR CENTER PROGRESS MEETING OCTOBER 2, 2012

ATTENDEES: Jane Palmer, Marquette Senior Center  
Karl Zueger, City of Marquette  
Jake Guter, UPEA

- Discussion regarding MGH partnership issues and possibilities prior to discussion on phone with Dr. Piggot, Medical Director of Community Services at MGH
- Need to develop list of questions for current service provider partners for survey. Jake will get this to Jane sometime in the next week or so.
- Social Worker activity; primarily centered around Medicare Part D advice, as well as assisting senior with receiving other services as eligible.
- Senior Center currently acts as a resource center for senior services to some extent, but this could be expanded to include more partners and services in the future.
- Transportation concerns with the existing facility are a concern. Another partner discussion should be with Marq-Tran
- Called Dr. Piggot, and arranged a meeting on Tuesday, October 9, noon at MGH



## MARQUETTE SENIOR CENTER MEETING WITH MGH OCTOBER 9, 2012

ATTENDEES: Jake Guter, UPEA  
Dr. Kevin Piggot, MGH  
Pam Roose, MGH  
Karl Zueger, City of Marquette

Discussion of elderly services, and how MGH and the Senior Center might partner on serving seniors in the future.

- MGH has recently completed a community needs survey for Marquette County for all population segments, and servicing seniors fits into six of the seven categories. These categories are 1) Nutrition and Fitness, 2) Prevention and Immunization, 3) Substance Abuse, 4) Built Environment, 5) Communication, and 6) Access to health resources. The one that would not apply to seniors is Neonatal and Infant services.
- 60 Plus age group is considered senior by many demographers.
- There is a wide range of needs and issues within this large age group, but there are also commonalities
- After Age 65, there are many more men that require help than women today, as traditionally many don't know how to cook or take care of domestic issues.
- Consistent access and with a central location would seem to be a key for the senior center and providing services
- Public Transportation servicing a senior center is seen as a key requirement. A discussion with Marq-Tran would seem appropriate.
- Barrier Free access is extremely important with a senior center, given the many types of infirmaries that can afflict the senior population.
- Cooking and nutrition classes are also very important for seniors.
- Demographics for the area indicates the overall population is getting older
- Healthcare services nationally are changing rapidly, and this is as true in the UP as elsewhere. There is much more of a focus on overall population community health, and preventing disease proactively with healthy lifestyles and screening.
- Discussion of the Senior Center as a hub for senior services, with partnerships and virtual connections outside the center. The intent would be to not duplicate services that other entities are already offering.

- MGH would very much like to be an operational partner with the Senior Center to provide services. At this time the idea of jointly providing and operating some type of facility however, does not seem realistic for the foreseeable future. There are many resources that MGH could assist with for programs and services, and this should be explored in the future.

## MARQUETTE SENIOR CENTER TASK FORCE MEETING OCTOBER 15, 2012

ATTENDEES: Jane Palmer, Marquette Senior Center  
Jayme Michels, Senior Center Task Force  
Ceora Hull, Senior Center Task Force  
Paul Guindon, Senior Center Task Force  
Stan Bigham, Chairperson, Senior Center Task Force  
Jake Guter, UPEA

This was the first meeting with the task force since the study contract was finalized by the City in late September. As such the intent was to review the general direction for the study and the timeline. A discussion of three main questions was indicated as important by UPEA to determine the general direction. These questions were 1) What is deemed the primary purpose of the Center? 2) What are viable location options to consider? and 3) Who might be considered primary partners? There were some general handouts that were given indicating some preliminary information on these questions for reaction.

- Project timeline was reviewed and accepted.
- A review of activities to date was done by Jake, indicating the existing facility survey, the staff discussions and meetings, and the MGH meeting, and the research done to date.
- A preliminary facility building program was distributed indicating a facility size of about 4,000 SF. This has been reviewed by staff, and the task force thought this seemed reasonable.

A discussion of the first question, Primary Purpose, was begun.

- Senior Center is seen as Hub of Wheel
  - Informs
  - Educates
  - Advises
  - Referrals
  - Promote Health
  - Resource
  - Socialization
- Would like to see Senior Center as more of a Community Center, more multi-generational.

- There are three diverse groups that the Center could provide services for:
  - Young seniors in denial
  - Seniors that use center as social
  - Older that need help
  - Wide range of ages and abilities serviced

A discussion of the second question, location, was then begun.

- Some locations were introduced, these included
  - Existing location
  - PWPL
  - Lake view arena

Other ideas were then discussed

- YMCA, City and NMU apparently talking about property and YMCA expansion
- Old Co-op location was suggested
- Downtown and the Masonic Mall
- Location in the township was mentioned
  - Graveraet? Possible, but maybe not best choice.
  - MSU Extension Building
  - New Building
- Access and accessibility, not location, are more the concern
  - Concern about getting tied into NMU or MGH and losing control

The third question, partners, was then discussed.

- MGH
- PWPL
- YMCA
- AMCAB
- NMU
- Senior Housing/Assisted Living/Nursing Homes
- Schools (MAPS)
- Marquette Co-op
- County Health Dept
- MSU Extension
- Tribal Partners? (KBIC/Sault)



## MARQUETTE SENIOR CENTER MARQTRAN MEETING OCTOBER 17, 2012

ATTENDEES: Delynn Klein, Marq-Tran  
Jane Palmer, Marquette Senior Center  
Karl Zueger, City of Marquette  
Jake Guter, UPEA

- Door-to-Door is most likely (smaller buses 25' – 29' long). Accommodates wheelchairs/walkers
- Fixed route down Spring not possible due to narrow street, size of busses, and unloading with ramp.
- Baraga Avenue could be fixed route, but hard to get to Center from there.
- Canopy is highly recommended – Delynn will check on height needed for busses
- Buses are diesel, watch out for air intakes as this has been a problem at other locations.
- Trends:
  - People coming back to U.P. to retire
  - Younger folks want to be on bus routes
  - Mass transit is seen as a 'green' solution, less costly
  - Increased usage is the predicted trend, particularly with increasing fuel costs.
- Marq-Tran would very much like to partner with the Senior Center in increasing transportation options for seniors. Their delivery/drop-off needs should be considered with any renovation/building project.



## MARQUETTE SENIOR CENTER CITY MANAGER MEETING OCTOBER 23, 2012

ATTENDEES: Bill Vajda, Marquette City Manager  
Karl Zueger, City of Marquette  
Jane Palmer, Marquette Senior Center  
Jake Guter, UPEA

Meeting to update Manager on the project, and obtain input on preliminary location matrix that UPEA had developed. Description of activity to date was provided by Jake.

Discussion ensued regarding list of potential locations. It was noted during the discussion that the first choice for location would be an existing City owned facility, whether the existing location or elsewhere. The next preference would be a facility of another governmental jurisdiction. The last choice would be all other locations. The idea of locating the Center somewhere outside of the City is seen as not desirable given the City tax payer support for the Center.

Given this information, leased space from private entities was not seen as desirable to investigate in-depth. Space downtown is seen as having a commercial use priority, and some inter-governmental use such as Graveraet are very dependent on decisions by others.

This information will be incorporated into a revised matrix, along with revising the list of potential options.



## MARQUETTE SENIOR CENTER TASK FORCE MEETING NOVEMBER 5, 2012

ATTENDEES: Jane Palmer, Marquette Senior Center  
Karl Zueger, City of Marquette  
Jayme Michels, Senior Center Task Force  
Ceora Hull, Senior Center Task Force  
Paul Guindon, Senior Center Task Force  
Stan Bigham, Chairperson, Senior Center Task Force  
Jake Guter, UPEA  
Pat Coleman, UPEA

Met to review the following agenda items.

1. Review of location options considered
2. Review of 'top 3' options
3. Partnership discussion
4. Review of public meeting agendas.

### Priority Locations

- City-owned property
- Other government space
- Private

### Peter White

- Office space
- No bus stop
- No expansion space (drop this option)

### Existing Space

- Visible and central location
- By Snowberry
- Noise from Basket Ball thumping
  - Limits use of gym during day
- \$35,000 annual cost for use of Senior space

### Lakeview

- Expansion – addition possible
- YMCA – partnership/expanding

Comments:

- Seniors are more active physically
  - Plus for working with the YMCA and City parks
- Collaboration/Partnerships
  - YMCA/City/Duke Lifepoint

Discussed proceeding with public forum next week to present study intent, progress to date, and location options.



424 South Pine Street Ishpeming, MI 49849

906-485-1011 • 877-834-3827 • Fax: 906-485-1013

MARQUETTE SENIOR CENTER  
PUBLIC FORUM NOTES  
NOVEMBER 13, 2012  
1 P.M.

NEEDS/CONCERNS/IDEAS:

- Legal services and tax preparation
- Better/more marketing
- Current access is challenging
- Education should be part of vision
- Inter-generational activity requires more space
  - Partnership with the YMCA could expand this
- Music events
- Behavioral Health Counseling
- Food - potluck
- More women than men participate
- Location Comments
  - Parking is important
  - "New, Young" seniors may like inter-generational opportunities
  - MSU Extension Building



MARQUETTE SENIOR CENTER  
PUBLIC FORUM NOTES  
NOVEMBER 13, 2012  
6:30 P.M.

NEEDS/CONCERNS/IDEAS:

- Diverse activities will attract more use and people
- Education
- Outdoor space
  - Gardening
  - Gathering
- Location
  - Roundhouse Site
    - Mixed-use site with housing
  - Founders Landing – South
  - Cliff Dow
  - Lakeview
    - Like proximity to YMCA but feels constrained



## MARQUETTE SENIOR CENTER TASK FORCE MEETING NOVEMBER 15, 2012

### Priority Locations

- City-owned property
- Other government space
- Private

### Peter White

- Office space
- No bus stop
- No expansion space (drop this option)

### Existing Space

- Visible and central location
- By Snowberry
- Noise from BB-thumping
  - Limits use of gym during day
- \$35,000 annual cost for use of Senior space

### Lakeview

- Expansion – addition possible
- YMCA – partnership/expanding

### Comments:

- Seniors are more active physically
  - Plus for working with the YMCA and City parks
- Collaboration/Partnerships
  - YMCA/City/Duke Lifepoint



## MARQUETTE SENIOR CENTER STAFF REVIEW MEETING November 28, 2012

ATTENDEES: Karl Zueger, City of Marquette  
Jane Palmer, Marquette Senior Center  
Scott Cambensy, Marquette DPW  
Eric Steiman, Marquette DPW/Maintenance  
Jake Guter, UPEA

- No Action Plan included in Draft, need to provide
- Include Matrix, from when renovations are complete
- Baraga location – Increase maintenance due to elevator and new parking lot  
Elevator – water issue on Spring Street, might be a concern
- Issue with parking at Lakeview. Should have parking lot looked at as a whole
- Jane has concern about parking competition at YMCA. Handicap spaces, Center itself could use at least 12. Also has concern about lack of toilets close by at Lakeview.
- Con at Lakeview
  - Parking
  - Toilets
  - NMU Public Service Academy – would still need to be accommodated; 1-2 per month.
  - Open space would be community space, close off offices

### ACTION PLAN

- Millage, passing millage; pay off in about 2 years
- Timetable
- Funding

UPEA will endeavor to incorporate comments noted above into Plan.



## MARQUETTE SENIOR CENTER TASK FORCE MEETING December 10, 2012

ATTENDEES: Karl Zueger, City of Marquette  
Jayme Michels, Senior Center Task Force  
Laura Murawski, Senior Center Task Force  
Jean Priante, Senior Center Task Force  
Ceora Hull, Senior Center Task Force  
Paul Guindon, Senior Center Task Force  
Earl Hawn, Senior Center Task Force  
Stan Bigham, Chairperson, Senior Center Task Force  
Jake Guter, UPEA

Review of draft final report by reviewing each section.

Discussed demographics section. Need to include information from the Townships as well.

Indicated need to include more information about the 'new stand alone' building idea, and how this was determined to be not a viable option.

Discussed final two options. Should include a better description of what the Cost Concept does or does not include.

Discussed funding options, and in particular the idea of municipal funding. Indicated we should note the number of residents from the surrounding Townships that are served by the Center. Also discussed idea of millage, and feasibility of passage in the City and the Townships. Noted that if a millage request occurs in the City and the Townships, might wish to set it up so that failure in one Township does not mandate total failure of the issue.

After some further discussion and minor corrections the Task Force made the following motion:

To accept the report as presented with the corrections made as noted (staff may verify this), to recommend that the City Commission adopt the report and the recommendations, and to implement the recommendations.

The motion was seconded, and approved unanimously.

Name  
Address  
Marquette, MI 49855

Re: Senior Center Facility Plan

Dear Facility Partner:

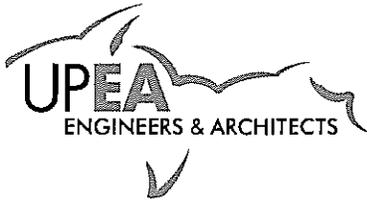
The City of Marquette is conducting a facility evaluation that will result in a facility improvement plan for the Marquette Senior Center. UP Engineers and Architects has been contracted to lead the planning process. Part of their data gathering requires a facility needs assessment from the Center's service partners.

Enclosed you will find a questionnaire inquiring of any specific needs or limitations you have experienced with the facility. The City is asking that you please take some time to review the questions and respond. The consultant is requesting all questionnaires be returned by **October 26, 2013**.

Your response will be considered when determining recommended building improvement of the existing facility or an alternative facility option. If you have any questions regarding the questionnaire or the project, please feel free to call Jane Palmer, Senior Center Coordinator at 225-8564.

Sincerely,

Jane Palmer  
Senior Center Coordinator



## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

Space Limitations  
List spaces \_\_\_\_\_

Loading Area

Barrier-free Access/Entrance

Traffic Flow

Reception

Lighting

Kitchen

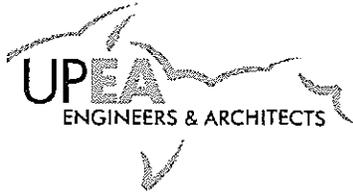
Technology

Activity Area

Daylighting

Other \_\_\_\_\_

3) Do you see a benefit to having the Senior Center co-located with your entity?  
If yes, why?



## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?

*yes - they do not allow the gym to be used during the day.*

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- Space Limitations  
List spaces \_\_\_\_\_
- Loading Area
- Barrier-free Access/Entrance
- Traffic Flow
- Reception
- Lighting
- Kitchen
- Technology
- Activity Area
- Daylighting
- Other \_\_\_\_\_

3) Do you see a benefit to having the Senior Center co-located with your entity?

If yes, why? *yes it would be a great benefit to city senior residence, they could participate in programs with the y.*

*Question please call me.*



## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?

*no*

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Space Limitations<br>List spaces _____ | <input type="checkbox"/> Loading Area |
| <input type="checkbox"/> Barrier-free Access/Entrance           | <input type="checkbox"/> Traffic Flow |
| <input type="checkbox"/> Reception                              | <input type="checkbox"/> Lighting     |
| <input type="checkbox"/> Kitchen                                | <input type="checkbox"/> Technology   |
| <input type="checkbox"/> Activity Area                          | <input type="checkbox"/> Daylighting  |
| <input type="checkbox"/> Other _____                            |                                       |

*Works fine now*

3) Do you see a benefit to having the Senior Center co-located with your entity?  
If yes, why?

*NA*



### MARQUETTE SENIOR CENTER

#### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services? *It should be all on one floor - no steps involved. Present parking is limited - located on busy streets.*

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

Space Limitations  
List spaces \_\_\_\_\_  Loading Area

Barrier-free Access/Entrance  Traffic Flow

Reception  Lighting

Kitchen  Technology

Activity Area *cards, crafts*  Daylighting

Other *Exercise Room, Social Workers' Offices, Parking*

*Thank you!*

3) Do you see a benefit to having the Senior Center co-located with your entity? If yes, why? *The Senior Center should share space with other entities who provide services to seniors - like a one-stop & stop. Presently, seniors have to go all over to get help, not easy for them to get around if disabled.*



## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services? *No*

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- |   |  |
|---|--|
| <input type="checkbox"/> Space Limitations<br>List spaces _____ | <input type="checkbox"/> Loading Area          |
| <input type="checkbox"/> Barrier-free Access/Entrance           | <input type="checkbox"/> Traffic Flow          |
| <input checked="" type="checkbox"/> Reception                   | <input type="checkbox"/> Lighting              |
| <input type="checkbox"/> Kitchen                                | <input checked="" type="checkbox"/> Technology |
| <input type="checkbox"/> Activity Area                          | <input type="checkbox"/> Daylighting           |
| <input type="checkbox"/> Other _____                            |  |

3) Do you see a benefit to having the Senior Center co-located with your entity?  
If yes, why? *No*



### MARQUETTE SENIOR CENTER

#### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?

*Bad parking situation  
Inaccessibility*

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

Space Limitations  
List spaces \_\_\_\_\_

Loading Area

Barrier-free Access/Entrance

Traffic Flow

Reception

Lighting

Kitchen

Technology

Activity Area

Daylighting

Other Full kitchen

3) Do you see a benefit to having the Senior Center co-located with your entity? If yes, why?

*No. but availability + easy  
\* access to bus/public transport  
route would be valuable.*



## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

- 1) Are there physical limitations in the current facility that inhibit or limit your services?

*RIGHT TURN WHEN YOU FIRST ENTER. HAVE NOT BEEN THERE RECENTLY SO MAYBE THAT HAS CHANGED.*

- 2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

Space Limitations  
List spaces \_\_\_\_\_

Loading Area

Barrier-free Access/Entrance

Traffic Flow

Reception

Lighting

Kitchen

Technology

Activity Area

Daylighting

Other \_\_\_\_\_

- 3) Do you see a benefit to having the Senior Center co-located with your entity? If yes, why?



# MARQUETTE SENIOR CENTER

## QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?

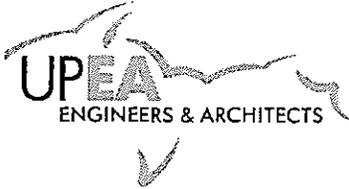
Limited parking close to Sr. Center Door  
Not well designated as Sr Center/entry place (signage isn't great)

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- Space Limitations  
List spaces \_\_\_\_\_
- Loading Area
- Barrier-free Access/Entrance
- Traffic Flow
- Reception
- Lighting
- Kitchen
- Technology
- Activity Area
- Daylighting

Other Basement/Old school feel/look - no windows  
Should look more like a clubhouse or neighborhood gathering place.

3) Do you see a benefit to having the Senior Center co-located with your entity?  
If yes, why?  
N/A



## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?  
*Parking - loading & unloading passengers, & passengers with disabilities i.e. walkers/wc's -*

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- |  |  |
|--|--|
| <input type="checkbox"/> Space Limitations<br>List spaces _____  | <input checked="" type="checkbox"/> Loading Area |
| <input checked="" type="checkbox"/> Barrier-free Access/Entrance | <input checked="" type="checkbox"/> Traffic Flow |
| <input type="checkbox"/> Reception                               | <input type="checkbox"/> Lighting                |
| <input type="checkbox"/> Kitchen                                 | <input type="checkbox"/> Technology              |
| <input type="checkbox"/> Activity Area                           | <input type="checkbox"/> Daylighting             |
| <input type="checkbox"/> Other _____                             |  |

3) Do you see a benefit to having the Senior Center co-located with your entity?  
 If yes, why? *not at this time.*

*MARQ-TRAN - Delia Kleir*



## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?

No.

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

Space Limitations  
List spaces \_\_\_\_\_

Loading Area

Barrier-free Access/Entrance

Traffic Flow

Reception

Lighting

Kitchen

Technology

Activity Area

Daylighting

Other \_\_\_\_\_

3) Do you see a benefit to having the Senior Center co-located with your entity?  
If yes, why?

No.



### MARQUETTE SENIOR CENTER

#### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?

yes

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

Space Limitations

List spaces \_\_\_\_\_

Loading Area

Barrier-free Access/Entrance

one small elevator has to be manually operated

Reception

Kitchen

Activity Area Seniors need a comfortable seating area for small visits & TV viewing

Other \_\_\_\_\_

Traffic Flow Parking - maybe a one way street so parking is available on both sides

Lighting more handicapped friendly & restent light produces glare & tired eyes for older people

Technology No internet access

Daylighting Need None available

3) Do you see a benefit to having the Senior Center co-located with your entity? If yes, why?

Kathleen Lickner  
AARP Taxaide



*Fax to 225-8569.*

424 South Pine Street Ishpeming, MI 49849

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## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- Space Limitations  
List spaces \_\_\_\_\_
- Barrier-free Access/Entrance
- Reception
- Kitchen
- Activity Area
- Other \_\_\_\_\_
- Loading Area
- Traffic Flow
- Lighting
- Technology
- Daylighting

3) Do you see a benefit to having the Senior Center co-located with your entity?  
If yes, why? *No, but I do see ~~of the~~  
Yes being a natural fit.  
(Ymca)*

Office also in:  
Houghton  
Iron Mountain  
Marinette  
Sault Ste Marie

U.P. Engineers & Architects, Inc.

www.UPEA.com

## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

- 1) Are there physical limitations in the current facility that inhibit or limit your services?

no.

- 2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

Space Limitations

List spaces \_\_\_\_\_

Loading Area

Barrier-free Access/Entrance

Traffic Flow

Reception

Lighting

Kitchen

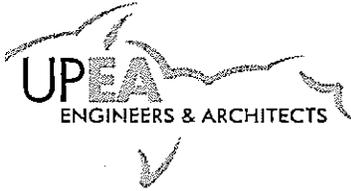
Technology

Activity Area

Daylighting

Other \_\_\_\_\_

- 3) Do you see a benefit to having the Senior Center co-located with your entity?  
If yes, why?



## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

- 1) Are there physical limitations in the current facility that inhibit or limit your services?

*Access / Entrance*

- 2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- |  |  |
|--|--|
| <input type="checkbox"/> Space Limitations<br>List spaces _____  | <input type="checkbox"/> Loading Area            |
| <input checked="" type="checkbox"/> Barrier-free Access/Entrance | <input checked="" type="checkbox"/> Traffic Flow |
| <input type="checkbox"/> Reception                               | <input checked="" type="checkbox"/> Lighting     |
| <input type="checkbox"/> Kitchen                                 | <input type="checkbox"/> Technology              |
| <input type="checkbox"/> Activity Area                           | <input type="checkbox"/> Daylighting             |
| <input type="checkbox"/> Other <u><i>Parking sometimes</i></u>   |  |

- 3) Do you see a benefit to having the Senior Center co-located with your entity? If yes, why?

*That would be a possibility but we dont have the space.*



## MARQUETTE SENIOR CENTER

### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?

stairs

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- Space Limitations  
List spaces \_\_\_\_\_
- Loading Area
- Barrier-free Access/Entrance
- Traffic Flow
- Reception
- Lighting
- Kitchen
- Technology
- Activity Area
- Daylighting
- Other \_\_\_\_\_

3) Do you see a benefit to having the Senior Center co-located with your entity? If yes, why?

Yes.

RECEIVED

OCT 15 2012

Marquette County  
Dept. of Human Services



### MARQUETTE SENIOR CENTER

#### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

1) Are there physical limitations in the current facility that inhibit or limit your services?  
*We don't provide any services there, I have only been to a few meetings there.*

2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- Space Limitations  
List spaces \_\_\_\_\_
- Loading Area
- Barrier-free Access/Entrance
- Traffic Flow
- Reception *not obvious*
- Lighting
- Kitchen
- Technology
- Activity Area
- Daylighting

Other aesthetically, it's a pretty unattractive space which I would think might limit people wanting to spend time there

3) Do you see a benefit to having the Senior Center co-located with your entity?  
 If yes, why? *We are also looking for/considering building new facility. It makes a lot of sense to have senior services at the same location*

*Melissa Luttrell 226-2142 Mgt. Adult Day Service  
 170 N. Front WAT*



### MARQUETTE SENIOR CENTER

#### QUESTIONS FOR CURRENT PARTNERS AND SERVICE PROVIDERS

- 1) Are there physical limitations in the current facility that inhibit or limit your services? *The services we partner with Sr. Center on are held at PWPL - computer classes, Senior Dance, etc.*
- 2) In a possible future renovation or new facility, what physical building issues should be addressed based on your interaction with the current facility. Check all that you regard as a priority:

- |  |  |
|--|--|
| <input type="checkbox"/> Space Limitations<br>List spaces _____  | <input type="checkbox"/> Loading Area            |
| <input checked="" type="checkbox"/> Barrier-free Access/Entrance | <input checked="" type="checkbox"/> Traffic Flow |
| <input type="checkbox"/> Reception                               | <input type="checkbox"/> Lighting                |
| <input type="checkbox"/> Kitchen                                 | <input type="checkbox"/> Technology              |
| <input checked="" type="checkbox"/> Activity Area                | <input type="checkbox"/> Daylighting             |
| <input type="checkbox"/> Other _____                             |  |

- 3) Do you see a benefit to having the Senior Center co-located with your entity? If yes, why? *The PWPL has no space for inclusion of Sr. Center but a facility close by would be beneficial.*

*Fam Christensen  
PWPL*

# MARQUETTE SENIOR CENTER STUDY

FALL 2012

U.P. ENGINEERS & ARCHITECTS

11/13/2012



## MARQUETTE SENIOR CENTER STUDY

### Senior Center definition:

- ▶ “A multipurpose community facility where older adults come together for services and activities that reflect their skills, interests, and diverse needs.”
- ▶ Servicing both individuals and groups.

11/13/2012



## MARQUETTE SENIOR CENTER STUDY

### Purpose of Study

- Involve Stakeholders
- Determine Vision and Direction of Center
- Develop Future Vision and Space Program
- Evaluate the Existing Center
- Review other Location Options
- Develop Recommendation for the City Commission regarding the future of the Center.

11/13/2012



## MARQUETTE SENIOR CENTER STUDY



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## MARQUETTE SENIOR CENTER STUDY

### Stakeholders:

- Senior Center Task Force
- Current Users
- General Public and Potential Future Users
- Service Providers
- City Staff



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## MARQUETTE SENIOR CENTER STUDY

### Goal for Today:

**Provide Feedback on the following three questions**

1. **Broad Vision;** What should Marquette's senior center be in the future?
2. **Specific Services;** What services should be provided by or through the Marquette Senior Center in the future?
3. **Location;** Where should the Senior Center be located in the future?



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## MARQUETTE SENIOR CENTER STUDY



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## MARQUETTE SENIOR CENTER STUDY

### BROAD VISION

#### WHAT SHOULD MARQUETTE'S SENIOR CENTER BE IN THE FUTURE?

- ▶ Providing Social Support
- ▶ Community Based Social Activities and Stimulation
- ▶ Focal Point for Receiving Aging Services
- ▶ Part of Intergenerational Community Center
- ▶ Other?...Your ideas wanted!!!

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## MARQUETTE SENIOR CENTER STUDY

### LOCATION

#### WHERE SHOULD THE MARQUETTE SENIOR CENTER BE LOCATED IN THE FUTURE?

- ▶ Existing Location
- ▶ Lakeview Arena
- ▶ PineRidge Housing
- ▶ Graveraet School
- ▶ Former Coast Guard Facility
- ▶ Former MSU Extension Building
- ▶ NMU Location
- ▶ MGH Location
- ▶ Downtown Masonic Mall
- ▶ Others?



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## MARQUETTE SENIOR CENTER STUDY

### Location Review Criteria

- ▶ Is it accessible?
- ▶ Does it provide parking?
- ▶ Does it have sufficient space?
- ▶ Is the space appropriate?
- ▶ Proximity to other activities
- ▶ Can it also become a community center?
- ▶ Does it provide bus/transportation access?
- ▶ Is the property city owned?



11/13/2012

