

**MLK and West Dallas Multipurpose
Center Needs
Environmental and Health Services**

Presentation to the
Neighborhood Quality of Life Committee
May 8, 2006

Background

- Martin Luther King, Jr. Community Center (MLKCC)
 - Funded by a 1967 capital improvement bond
 - Opened its doors to the community in 1971
 - Located in the heart of South Dallas on MLK Boulevard
 - Approximately 32,000 sq. ft. in core facility

Background

- West Dallas Multi-Purpose Center (WDMC)
 - Funded from a 1982 bond program
 - Opened its doors to the community in 1988
 - Located in the heart of West Dallas off of Singleton Boulevard between Hampton Road and Westmoreland Road
 - Approximately 20,000 sq. ft.

MLKCC Master Plan

- MLKCC 10 Year Master Plan and Needs Assessment, December 1998
 - Phase I: \$1,976,200
 - Development of on-campus Central Exterior Activity Space
 - Stormwater Management improvements
 - Landscape/Hardscape Improvements
 - Relocation of the Central Plant
 - Phase II: \$4,778,620
 - Remodeling of the 27,600 sq. ft. Health Services Building
 - Phase III: \$4,147,800
 - Construction of a 25,416 sq. ft. Multipurpose Building
 - Phase IV: \$2,389,700
 - Updating of the Building Fascias throughout the Campus

MLKCC Master Plan

- Items deleted from Master Plan but identified as part of the needs assessment
 - Renovations to Core services building meeting and break rooms
 - Prepare schematic space plan for proposed multi-purpose building
 - Prepare ADA survey and recommendations for entire campus
 - Prepare as-built boundary and topographic study
 - Prepare storm drainage calculations, analysis, narratives
 - Prepare a landscape, hardscape, site context evaluation
 - Prepare irrigation plans, specifications
 - Preparation of schematic design for connecting canopies
 - Development of site lighting, signage for entire campus
 - MEP consulting services for Health Services building planning
 - Schematic design for Health Services building
 - Evaluation of existing roofs for each building on campus
 - Structural evaluations for each building
 - Analyze capacity of Central plant to accommodate multi-purpose building
 - Evaluation of Central plant to accommodate new and existing buildings
 - Consulting hours to coordinate community involvement
 - Prepare 3D model or virtual reality flyby of master plan improvements
 - Preparation of master plan documentation for each of the above items

WDMC Master Plan

- WDMC Master Plan, November 1998
 - Four-phase expansion of facility from 19,280 to 41,200 sq. ft. for improved meeting space, circulation, and access
 - Landscape/hardscape improvements that increase visibility, space for outdoor activities
 - Mechanical, electrical, plumbing upgrades to meet expansion needs
 - Estimated cost \$5,333,430 for 1999
 - 6% escalation in costs each year thereafter

Citywide Facilities Master Plan

- Dallas City-Wide Service Facilities Master Plan, March 2002
 - Plan focused on service centers, but included additional findings for MLKCC, WDMC needs
 - Recommends additional 6,015 sq. ft. through construction of new facility in close proximity to an existing recreation center

EHS Bond Proposal Request

- Replace chill/hot water lines: \$264,000
- Replace HVAC: \$400,000
- Implementation of Phase I and Phase III of the MLK Master Plan
 - Phase I : \$1,976,200 (1998 estimated costs)
 - Development of on-campus Central Exterior Activity Space
 - Landscape/Hardscape Improvements
 - Relocation of Central Plant
 - Stormwater Management
 - Phase III: \$4,147,800 (1998 estimated costs)
 - Construction of a 25,416 sq. ft. Multipurpose Building

Total in 1998 dollars: \$6,124,000
 - Phase I and Phase III would address the need for additional communal activity space
 - Center participates in a number of community oriented celebrations and festivals
 - Would also house the various senior and social service activities
 - Large banquet hall

EHS Bond Proposal Request

- Replace HVAC: \$274,701
- Implementation of the WDMC Master Plan
 - An expansion of the facility from 19,280 to 41,200 sq ft
 - Would integrate the existing facility with new facility while addressing the needs for expansion, circulation, visibility, access
 - New and enlarged areas for existing programs
 - Storage space
 - More community meeting rooms

Total in 1998 dollars: \$4,470,620

Alternate Proposal

- Request development of a comprehensive Citywide Master Plan for Multipurpose Centers, and include updates to WDMC and MLKCC Master Plans