

**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