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