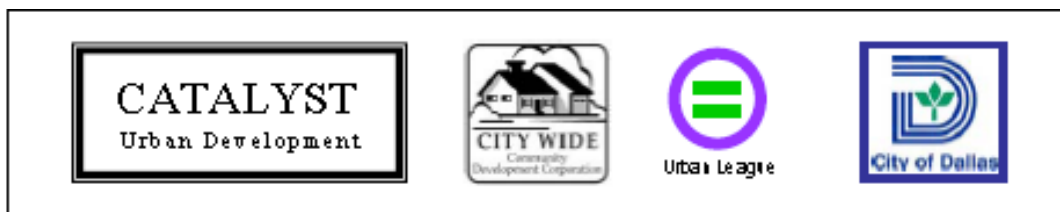


# URBAN LEAGUE GREATER DALLAS Blueprint....A choice for the Future



The Urban League proposes a 50,000 sf expansion to its existing facilities in order to better serve its community's needs. Building on the success of its training programs and continued demand for its services, the Dallas Urban League has identified need for new technical and mechanical training facilities. These new facilities will add a large training shop space, technical classrooms, additional instructor offices and a large meeting room.

## TRADES/TECHNICAL SKILLS TRAINING CENTER



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*"A partner agency of United Way of Metropolitan Dallas"*

## Expansion Vision

Building on the success of our efforts and understanding the present and future needs of area industries and citizens, the League is now embarking on the construction of a 50,000 sq.ft. Trade/Vocational Training Center located next to the League's headquarters in Oak Cliff. Being leveraged as part of the larger *Lancaster Re-development Project*, the League's expansion plans underscore it as an agent of positive change in growth in the Southern Sector of Dallas.

For decades, the need has existed for skilled individuals with expertise in the technical, vocational and trade arena. In the past, many of these industry skills were taught in high school. These skills sets have served as the foundation for building and maintaining our homes, communities and cities. In addition, the trades provided citizens a path to great careers, high salaries that provided livable wages and the opportunity to become business entrepreneurs.

Over the years, cities and the industries have experienced a decline in the number of licensed and/or certified tradesmen and yet the demand remains high. Our *justifications* for creating the *Center for the Trades/Vocational Training* are:

- Many individuals, including our youth, choose not to continue into college. However they have the desire and capability to become productive citizens. If not given alternatives to higher education and or skills training, many will be caught up in the judiciary system. This path not only affects the individuals but all citizens who bear the tax burden of our court and jail systems as well as the safety of community members.
- The area's technical training institutions require tuition fees which are often beyond the reach of many potential participants.
- These training schools/centers are located in the northern sectors of Dallas County and yet the southern sector has one of the larger potential workforces in need of skills training. In addition, transportation remains an issue to access the northern institutions.
- There is no facility in the southern Dallas sector that offers the various certified trade and technical trainings within the same center.
- The industry trades remain a viable means for enabling citizens to move out of poverty.
- The demand for certified skilled industry specific employees remains high.

### ***Projected Center Impact:***

- Area industry employers can hire skilled certified workers from diverse cultural and ethnic backgrounds with good work ethics.
- The area tax base will expand with more individuals becoming wage earners and tax payers.
- Area businesses to tap a growing customer base, now capable of buying products and services
- Lower demand for housing and other assistance, as more individuals are employed and Earning livable wages
- Decrease activity in the criminal justice system as individuals are motivated and capable of living and working as productive contributing citizens
- Reduce the negative impact of the juvenile justice system as challenged youth turn to skills training and away from crime
- Break the cycle of unhealthy lifestyles triggered by unemployment and underemployment
- The Dallas financial community will benefit from individuals capable of saving and investing

## Facility Overview

The proposed Center complex will be located in the southern sector of Dallas, easily accessible by public transportation, highway traffic and walk-in traffic. It is projected that approximately 50,000 sq. ft. of space will be required to meet the various industry specific and other training needs. In addition:

- The facility will have classrooms and an auditorium (capacity of 250) for general studies/assemblies and specific classrooms equipped with computers and telecommunication links that will provide distant learning opportunities from area corporations and educational institutions. State of the art technology will allow down linking to provide student participation in relevant conferences across the nation.
- Other classrooms/designated areas will be designed and house industry specific training equipment as determined by our **Industry Coalition** members.
- Conference rooms will accommodate group meetings for students and community partners. As designed, conference and some classrooms can easily be reconfigured as needed.
- The facility should accommodate approximately 300 to 400 students based on the class size and the number of classes being offered .
- The Center will be open five days a week (8:00am—9:00pm) and some Saturdays, when necessary. The evening hours will allow for students who may have part-time employment during the day.
- The emphasis will be placed on “learning by doing” in an environment where students are provided hands on opportunities to apply the skills training. The training will include intensive classroom and industry specific applications on industry standard equipment.
- In addition to the skills training, students will be offered GED, work ready classes, money management, life and social skills. These additional classes will ensure well-rounded future industry employees and citizens.

## Training Courses/Curriculum

Our Industry Committee will determine the skills necessary for the industry’s present and future needs. Curriculum will be developed with input from area industry training institutes. However, proposed training/certification tracks may include:

- Mechanical, electrical and plumbing systems
- Basic CADD drafting
- A+, Net+ and other computer certifications
- Construction materials, methods and equipment
- Safety
- Masonry, carpentry, roofing
- Welding
- Green jobs training
- Other areas as demanded

## Revenue:

Land acquisition has begun and will be completed by the later part of 2009 at a projected cost of \$13.5 million dollars. We project actual construction of the Urban League’s facility to begin the last quarter of 2010 dependent on the campaign. Below is the breakout cost of the facility.

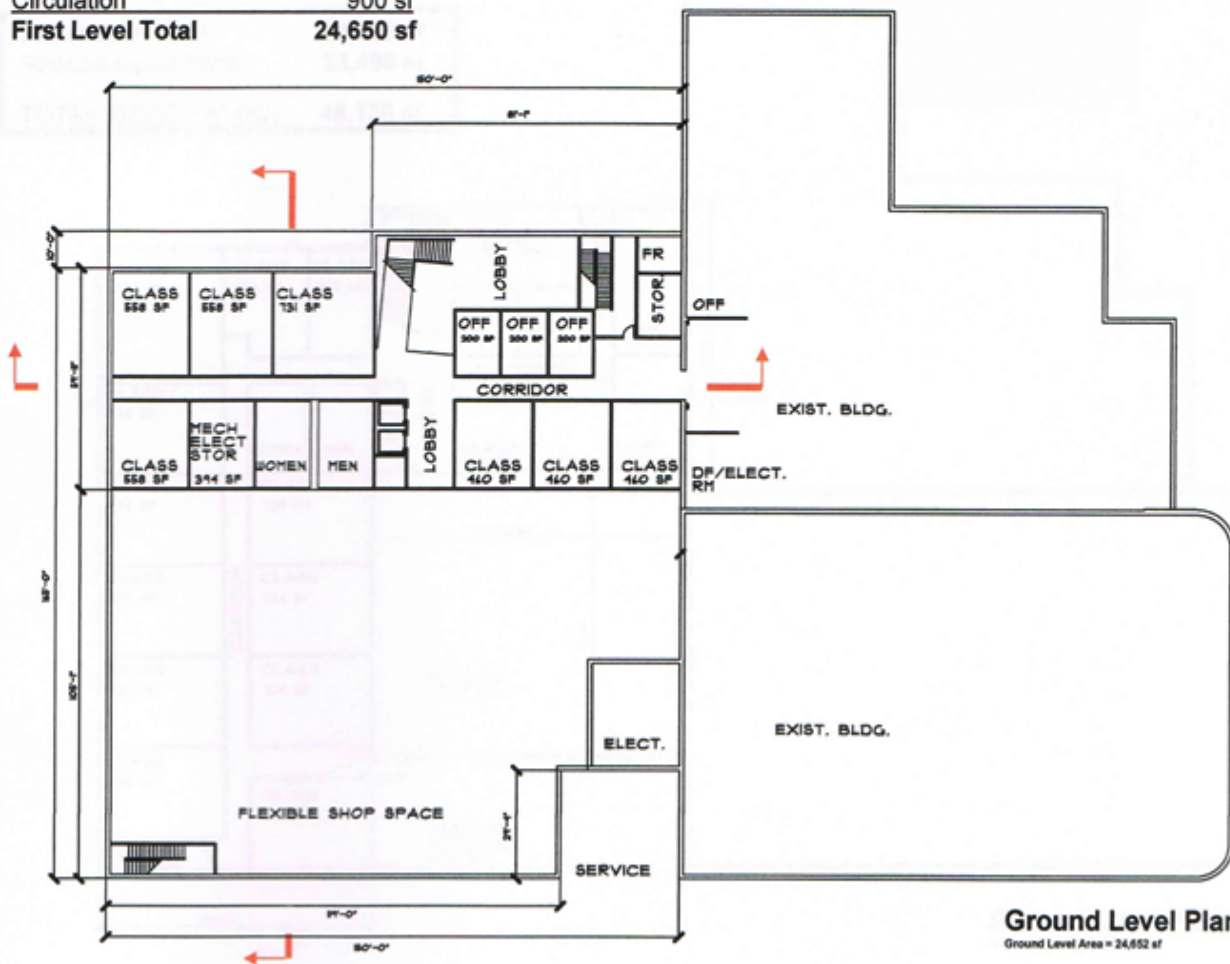
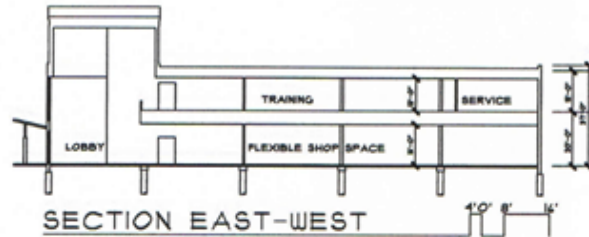
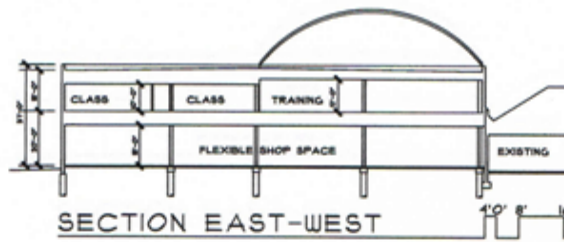
SOURCES AND USES			
<b>REVENUE</b>		<b>EXPENSES</b>	
Capital Campaign	\$3,600,000	Land	\$865,663
Public Private Partnership	\$865,663	Sitework	\$96,000
New Market Tax Credits	\$6,102,826	Hard Costs	\$6,116,675
Renewable Energy	\$200,000	Soft Costs	\$2,380,743
		Training Equipment/Furnishings	\$379,737
		Contingency	\$429,671
		Furnishings	\$500,000
<b>TOTAL SOURCES</b>	<b>\$10,768,489</b>	<b>TOTAL SOURCES</b>	<b>\$10,768,489</b>

### First Level Building Program

The first level provides a new formal building entry adjacent to the parking and drop off areas. This ground level is centered around a major shop space that is designed for flexibility and also a series of classrooms for training.

The existing Urban League buildings are connected to this expansion through a central corridor leading to the lobby.

Lobby and Common Area	4,140 sf
7 Classrooms	3,785 sf
3 Offices	600 sf
Flexible Shop Space	13,615 sf
Mechanical/Storage	780 sf
Restrooms	830 sf
Circulation	900 sf
<b>First Level Total</b>	<b>24,650 sf</b>



**Ground Level Plan**  
Ground Level Area = 24,652 sf

### Urban League Expansion – Building Plans

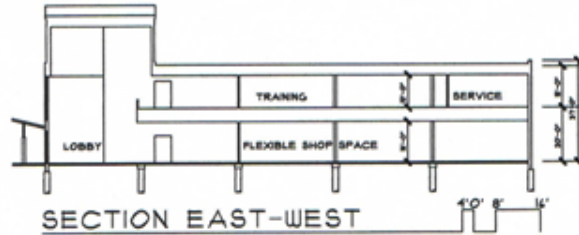
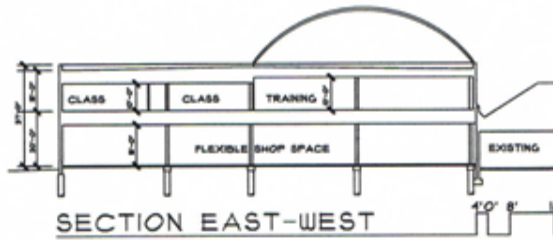
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## LANCASTER URBAN VILLAGE

*A Mixed-Use Community Anchored by the Dallas Urban League and the VA Medical Center*

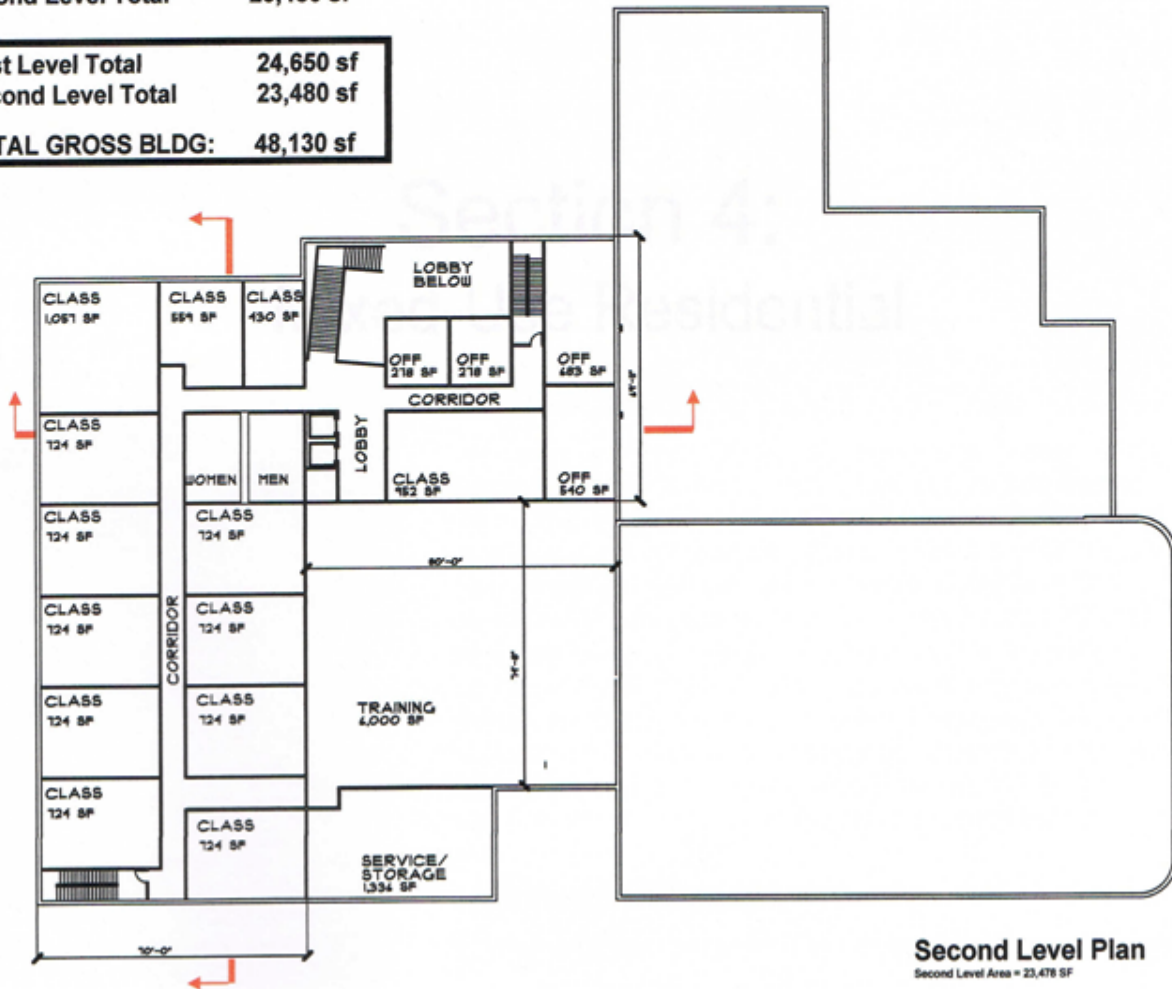
## Second Level Building Program

The second level plan is centered around a large training room that can accommodate a flexible range of activities. In addition, this level has a series of classrooms and instructor offices that all emphasize the League's technical training program.



Lobby and Common Area	2,670 sf
13 Classrooms	9,515 sf
4 Offices	1,780 sf
Training Room	6,000 sf
Restrooms	830 sf
Service/Storage	1,335 sf
Circulation	1,350 sf
<b>Second Level Total</b>	<b>23,480 sf</b>

<b>First Level Total</b>	<b>24,650 sf</b>
<b>Second Level Total</b>	<b>23,480 sf</b>
<b>TOTAL GROSS BLDG:</b>	<b>48,130 sf</b>



**Second Level Plan**  
Second Level Area = 23,478 SF

## Urban League Expansion – Building Plans

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