



WORKFORCE DEVELOPMENT CENTER

Background

- During the LCI planning process the community was asked what the major issues the community faces. The response was unemployment. To begin to address this response Fort Mac LRA is seeking funding for this project through the Economic Development Agency (EDA).
- EDA Regional Director, Phil Paradice, and his team have shown strong support for a newly constructed Workforce Development Center at Fort McPherson.

Currently

- Fort Mac LRA has submitted a preliminary application for funding and is now collaborating with our partners listed on reverse on programming for the WDC.
- Fort Mac LRA will build and own the facility and work with its partners to manage the operations.

Budget

| HARD COSTS | |
|----------------------------------|---------------------|
| Construction | \$ 3,200,000 |
| Site Work | \$ 200,000 |
| Hard Cost Contingency | \$ 160,000 |
| Subtotal Hard Cost | \$ 3,560,000 |
| SOFT COSTS | |
| Architecture and Engineering | \$ 80,000 |
| Appraisal (As-Built) | \$ 10,000 |
| Construction Management | \$ 40,000 |
| Environmental | \$ 3,000 |
| Insurance Owner's Risk/Liability | \$ 5,000 |
| Legal | \$ 3,000 |
| Survey | \$ 3,000 |
| Utilities (during const.) | \$ 5,000 |
| Soft Cost Contingency | \$ 15,000 |
| FF&E | \$ 150,000 |
| Subtotal Soft Cost | \$ 314,000 |
| Developer Fees | \$ 165,000 |
| TOTAL DEVELOPMENT COST | \$ 4,039,000 |

Funding Source

- EDA Grant: \$3,004,725
- Local Match: \$3,004,725

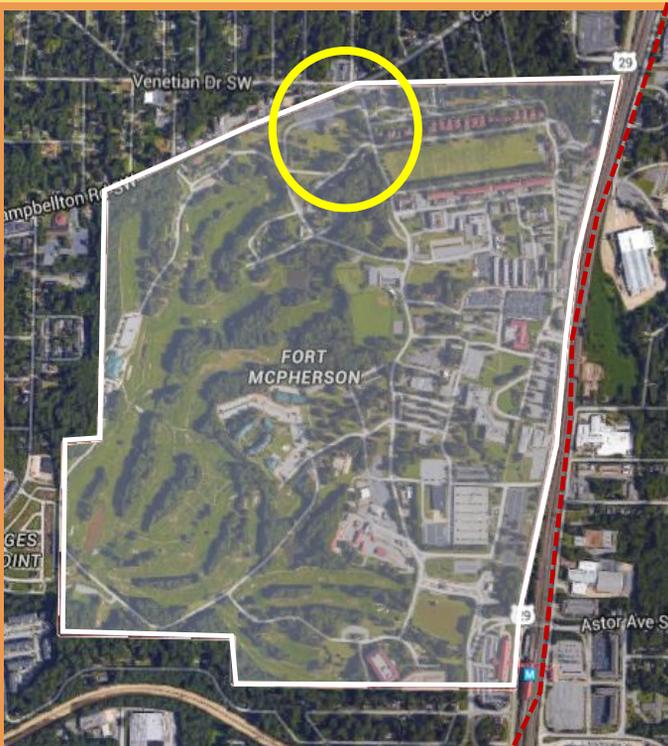


Fig. Project Location



Fig: Future Work Force Development Center

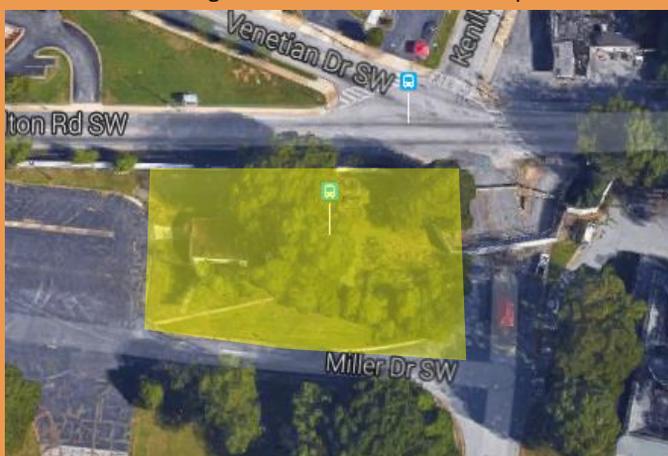


Fig. Project Site



WORKFORCE DEVELOPMENT CENTER

Goals and Objectives

- Serve as a collaborative state-of-the-art workforce training center.
- Serve as a catalyst for local residents to increase their household income.
- Serve as a “workforce center for excellence.”
- Serve as a resource center for the surrounding community.

Potential Partners

- Community Engagement Subcommittee job task force led by Council Member Joyce Sheperd
- City of Atlanta
- Tyler Perry Studios
- Urban League of Greater Atlanta
- Atlanta Workforce Development Center
- Georgia Film Academy
- Fulton County Workforce Development Center
- Center for Working Families
- Atlanta Technical College/Atlanta Metropolitan State College/Georgia Piedmont Technical College
- Families First

Strategic Approach

- Create a coalition of collaborative partners.
- Create a sustainable multi-year funding model.
- Create a culture of family empowerment.
- Be a catalyst for entrepreneurship and small/big business development.
- Be a proactive force for economic and human capital development.



Flexible Training Space



Computer Labs



Multi-purpose Community Space

WDC Components



Corner Market

Caterer's Kitchen



Coffee Shop

