

Metropolitan Masjid Project

Islamic Center of South Dallas

Masjid Ibn Uthaymeen

Updated January 2010

ICOSD-Metropolitan Masjid Project

In the Name of Allah, The Most Gracious, The Most Merciful

EXECUTIVE SUMMARY

The Islamic Center of South Dallas launched a project to build a masjid, Islamic center and public Islamic library in the Downtown Dallas area in 2006. This document serves as a guide for project development and fundraising efforts. This document will outline the various concepts for the intended project and develop initial estimates of the remaining project cost in a more quantitative manner. These estimates will aid the Board of Directors in planning the major milestones of this important community project. This document summarizes the vision of the Metropolitan Masjid project, it includes an initial analysis of community needs which was used as a basis for the new Masjid and Islamic center requirements and cost estimates. The combined masjid and Islamic library gross floor area is 7400 sq. ft. The project is divided into three phases. Phase I consists of paying off the remainder balance for the current property which is \$46,500.00 USD and the purchase of the adjacent three properties at a cost of an estimated \$225,000.00 USD. Phase II will consist of the construction of the masjid, Islamic center, public Islamic library, and parking lot at a cost of \$682,117.00 USD. Phase III will consist of the revenue generating portion of the project with the construction of a mixed-use building consisting of retail spaces and apartment rental units. The estimated cost will be \$1,191,789.00 USD. Therefore, the total remaining project cost would be in the range of \$2,098,906.00 USD assuming average conditions. The cost estimates are based on the current real estate market and will be used as a guide in defining fundraising goals and objectives.

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DALLAS-FORT WORTH (DFW) METROPOLITAN AREA

DFW is located in the northern portion of the state of Texas. In 2007, the region reported 6.3 million residents making it the largest metropolitan area in Texas, fourth largest in the United States and larger than 33 states. The largest of the cities in the DFW metropolitan area is Dallas with a population of 2,412,827 and is the eighth-largest city in the United States. DFW area is home to 20 public and private 4 year colleges and universities. Texas has the eight-largest Muslim population in the United States and Dallas is home to greater than 40,000 Muslims.

THE ISLAMIC CENTER OF SOUH DALLAS

The Islamic Center of South Dallas is a tax-exempt non-profit religious organization established in 2006. The masjid was established by a small group of concerned brothers who saw the need for a masjid to cater to the Muslims in the area. The masjid was established in a leased facility, a former church, at 2806 Martin Luther King Boulevard near Fair Park. The masjid serves Downtown Dallas and surrounding areas including Uptown, Lakewood, Bishop Arts District, North Oak Cliff and White Rock Lake. With the explosive growth and revitalization of Downtown, Fair Park and surrounding areas, the need for the masjid is critical.

Background

In Ramadan 2007, the administration of the masjid was informed that the landlord intended to sell the property and the masjid would have to be closed. The administration of the masjid approached the landlord in an effort to save the masjid. After negotiations, the landlord offered to sell the property on installment for \$220,000 without interest. The price included the masjid (1,900 sq. ft.), an adjacent storefront (1,800 sq. ft) and an empty lot (7,837.50 sq. ft.) to one side of the masjid. By the Mercy of Allah we have paid \$173,000 of the outstanding balance with \$46,500 remaining.

Our Project/Accomplishments

The masjid currently offers the following services: Five daily prayers, Friday sermon and prayer, Arabic and Islamic classes, marriage services, and Ramadan services (taraweeh prayers and iftar). In addition, the masjid operates an Islamic radio station on the internet. The station broadcasts lectures on various Islamic topics 24 hours a day.

Due to the nature of the community surrounding the masjid, there is a great opportunity to make da'wah to the non-Muslims of the area by way of social services and outreach activities. This is being facilitated by a monthly Feed Our Neighbor program. Free food is served and da'wah material is made available. This program has brought a tremendous awareness and interest in

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Islam in the area. In addition, hundreds of CDs and pamphlets are given out on a weekly basis and we are unable to keep up with the demand for Qurans.

THE ISLAMIC CENTER OF SOUTH DALLAS VISION

We envision the construction of an Islamic center that will meet the needs of our Muslim community. It will facilitate the worship, social and service needs of our community. It will have adequate space for the daily prayers, Jumah prayer, classes for adults and children and social gatherings.

The center will have space for a food bank and oversized kitchen to facilitate our outreach program. It will serve as a source for those who are in need in the local community from amongst the Muslims and non-Muslims. This will allow us to contribute to our local community and serves as a source of da'wah for the non-Muslims.

With the explosive growth of Islam as well as the interest it has stirred up in the non-Muslim community in the United States as a whole, there is a great need for an Islamic library of international standards in the United States.

We envision the Ibn Taimiyyah Islamic Library to be a center for scholarly learning and research for Muslim and non-Muslim scholars alike. Our vision is to have the most complete collection of Islamic works and manuscripts outside the Muslim world housed and maintained at the library center.

The library will be opened to the general public. On top of having a large collection of Islamic works in the Arabic language, the library will also have a collection of translated works in the English language. The center will also establish a team of translators to translate classical and contemporary scholarly works on Islam into the English language.

We also envision that the library will evolve into a center of learning where classes on various Islamic sciences will be held and will include classes taught by visiting scholars from various Muslim countries around the world.

The Islamic Center of South Dallas will oversee and operate a mixed-use building consisting of three 1900 sq. ft. retail spaces and eight apartment rental units. The funds generated from this operation will serve as the income source for the Islamic center projects. This is a very important feature as it will relieve some of the growing financial burden placed on the Muslim community in the United States.

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ISLAMIC CENTER FACILITY DESCRIPTION

In estimating future needs of the Muslim community which determines building requirements, an annual growth rate in Muslim population of 6% are assumed for future forecasts.

Building Components

1. Prayer hall area
2. Lobby
3. Restrooms and wudu areas for men and women
4. Food pantry and kitchen
5. Multi-purpose classrooms and meeting space
6. Children's quiet area
7. Administrative offices
8. Public library space
9. Interior circulation areas/walkways
10. Parking and exterior walkways
11. Landscape

Floor Area Calculations

1. Prayer hall: the largest and most important component of any masjid is the prayer hall area. It will measure 2,200 sq. ft.
2. Management office: a small office in the proximity of 120 sq. ft.
3. Public library: it will encompass 1,457 sq. ft. It will consist of Islamic book collections, media center and interlibrary loan office.
4. Multi-purpose classroom and meeting space: it will measure 864 sq. ft. The multi-purpose space will be used for Arabic and Islamic classes and social gatherings
5. Food pantry and kitchen: it will measure 864 sq. ft. Donated food items will be stored and meals prepared for our outreach programs.
6. Entrance, lobby, interior walkways, restrooms and wudu areas will occupy the remaining 1,895 sq. ft.

To satisfy building permit requirements, the Islamic center will have 40 parking spaces on premises.

Cost Estimates

Phase I: The remaining balance on the current property is \$46,500 USD. The estimated cost of obtaining the three adjacent properties based on current real estate market prices is \$215,000

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USD. This is subject to change based on changes in market conditions. The total for the completion of Phase I is **\$261,500.00 USD**.

Phase II: The cost of construction of the masjid, Islamic center, Islamic library and parking lot is \$682,117.00 USD based upon current construction costs and includes exterior landscaping. Estimated costs to equip the kitchen and food pantry, offices, classrooms, library, bathrooms (excluding plumbing as it is included in construction costs), interior spaces is \$28,750.00 USD based upon current material and retail costs. Cost for library materials (books, audio-visual media etc.) have not been included in current estimate as there will be an effort made to have these donated by various Islamic institutions around the Muslim world. In the event this is not obtainable we will adjust Phase II costs accordingly. The total for Phase II is **\$710,867.00 USD**.

Phase III: The estimated construction cost of the mix-use building including architecture fees is \$1,191,789.00 USD based upon current construction costs. There will be no additional parking construction required for this phase as the plot of land for this use will be reassigned into the Islamic center plot thus allowing combined use of the Islamic center parking spaces. Total cost for Phase III is **\$1,191,789.00 USD**.

PROJECT FUNDRAISING

By the Mercy of Allah, the ICOSD has raised \$173,000 USD. ICOSD will continue to contact area mosques for fundraising opportunities with special emphasis during Ramadan. We will continue three mailing campaigns each year to our list of donors to solicit donations from individuals. ICOSD will seek funding sources outside the United States who specialize in funding projects of this nature. ICOSD will research local grants and funding since the center is located in an economic development zone.

CLOSING REMARKS

The Islamic Center of South Dallas started the Metropolitan Masjid project in October of 2006. It will contain the first ever public Islamic library of international standards in North America. The Islamic center will serve the needs of the Muslim community in the South Dallas area and the community at large. The Islamic center, masjid and library will be 7,400 sq. ft. The mixed-use building will be 17,100 sq. ft. and will consist of three retail spaces and eight apartment units. The total cost of the project is an estimated \$2,164,156 USD. This project will be developed over three phases. The initial concern is to pay off the remaining debt of \$46,500 for the current building and land. All estimates are based on current the current real estate market and construction prices and will be used as a guide in defining fundraising goals and objectives.

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