

# UA Local 67 - Pipe Dreams Welding School Business Plan

In June 2009, Two Row Architect, along with U.A. Local 67 Submitted a Business plan for the implementation of a Welders Training Facility. Included in the plan was a content plan, schematic design, construction cost estimate, construction schedule, operating and Maintenance cost projections and a calendar of the proposed curriculum. The plan also contained material that illustrated the logistical and financial viability of the project in accordance with the needs of the United Association of Journeymen and Apprentices of the Plumbing and Pipefitting Industry of United States and Canada and was in joint development with the Niagara Peninsula Aboriginal Area Management Board (NPAAMB).

The business plan was developed for two major reasons, firstly, to secure federal grants, and secondly, to establish multi-year cash flow projections.

The plan also includes:

- Project Rationale
- Sustainability & Environmental Planning
- Space List
- Site Data and Servicing
- Schematic Design
- Cost Estimate Report
- Sources of Funds
- Schedule & Cash Flow
- Revenue from Leases
- Implementation Strategy

Most importantly the plan demonstrates that the project demonstrates both sustained economic viability as well as an innovated partnership. These combined aspects proved attractive to Federal and Provincial funding agencies whom in turn awarded the initiative with a 1.7 Million dollar training grant from HRSDC's Aboriginal Skills and Employment Partnership (ASEP) Program.



Client: UA Local 67 / NPAAMB  
Size: 33,000 ft<sup>2</sup>  
Cost: Est. \$3.0 M Project Cost  
Architect/Consultant: Two Row Architect  
Open: September 2010

