IPRO 356
Concert Hall Concept for Michael Reese Site
The Site

- 37-acre site of the former Michael Reese Hospital
- Bordered on east by Lake Shore Drive with views of the lake and downtown Chicago
- Purchased by the city in 2009 for $86 million
- Currently, nearly all of the buildings have been demolished
- Previous IPRO semester planned a continuing care facility to be built of the site with 900 units.
Design a profitable and feasible second anchor for the Michael Reese campus to join the continued care facility planned by previous IPRO groups.
PROJECT GOALS

- Develop idea for site
- Perform construction cost estimates
- Estimate yearly profit and payback period
- Calculate structural loads and design for them
- Design building to be acoustically superior
Trial and Error

- The original idea
  - Grocery Store
  - Retail Space
  - Residential
- Lack of demographics
- Sought advice from professionals
  - Ray Hodges & Julia Kirsch
Why a Concert Hall?

- Demographic and Market Research was performed
  - Current area population does not allow for dedicated retail spaces to be developed yet

- Market for musical entertainment in Chicago
  - 9 Large Scale Performance Spaces near site that bring in large numbers
  - Most sites specialize in a performance style
  - Most sites located in downtown Chicago

- Outdoor venues like Ravinia’s Pavilion bring in 600,000 visitors a year
  - Closed during winter months
  - Most give up acoustic quality for outdoor ambiance

- Various orchestras in Chicago looking for a permanent performance space
NEAREST COMPETITION
Hall Features

• 3,400 seats
• Underground Practice Rooms
• Operable glass side walls
Hall Features

- Acoustics comparable with top indoor concert halls like the Berlin Konzerthaus
- Modular design will allow space to be used for a variety of music styles, from Baroque choral music to contemporary jazz
- Outdoor environment during summer months, but still useable during winter months
Site Features

• Acoustics with the brilliance and intimacy of an indoor venue, energy and environment of an outdoor venue
• Ample on-site parking not found in downtown venues
• Uses only 30% of the current “block” space meaning other developments like housing can be placed on site
Site Features

• Located north of continued care community
• View of lake and Chicago skyline provides amazing natural backdrop for performers
• Close to public transportation and a main roadway
The Experience
PROGRESS

- Market research performed
- Building program developed
- Site massing
- Preliminary floor plans drawn
- Initial cost estimates
- Cost of operation
Progress- Initial Estimates

- Cost of Construction
  - Theater Space: $9,507,500
  - Practice and Administration Spaces: $2,057,000
  - Parking Structure: $5,503,000
  - Civil Work: $166,980

- Expenses
  - Maintenance
  - Utilities
  - Staff Wages

- Revenue: TDB
ANTICIPATED CHALLENGES

- Performing engineering calculations without accurate site information available
  - Site is currently closed
  - Topographic information is unavailable
- Selling idea to city planners
- Utilizing entirety of site
QUESTIONS?