

IPRO 356

Concert Hall Concept for Michael Reese Site

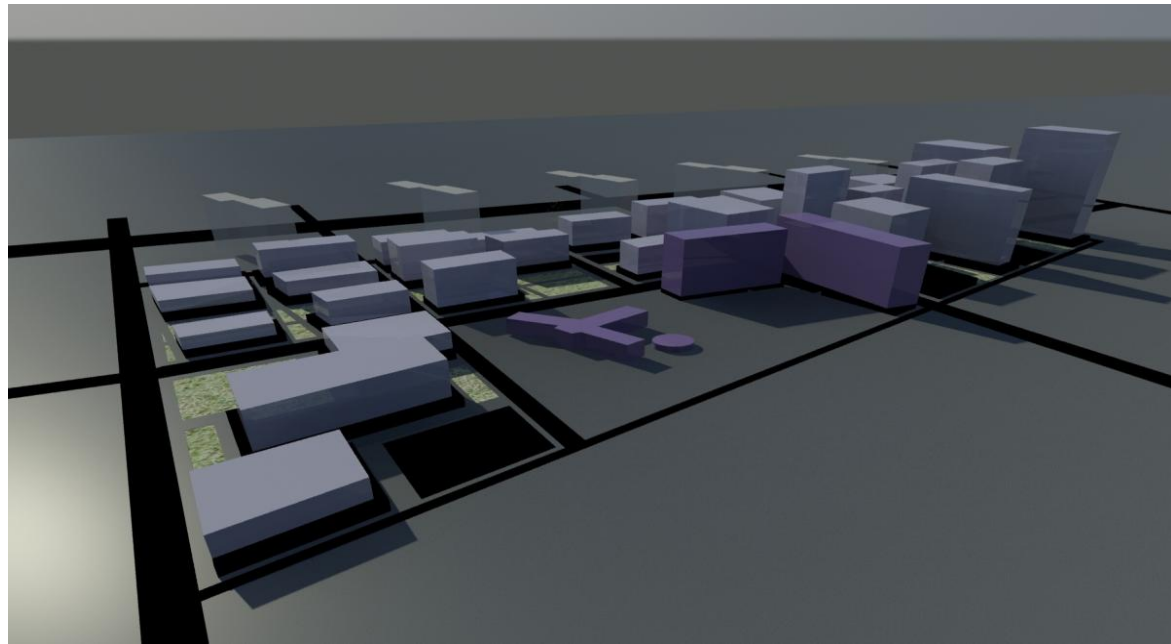


The Site

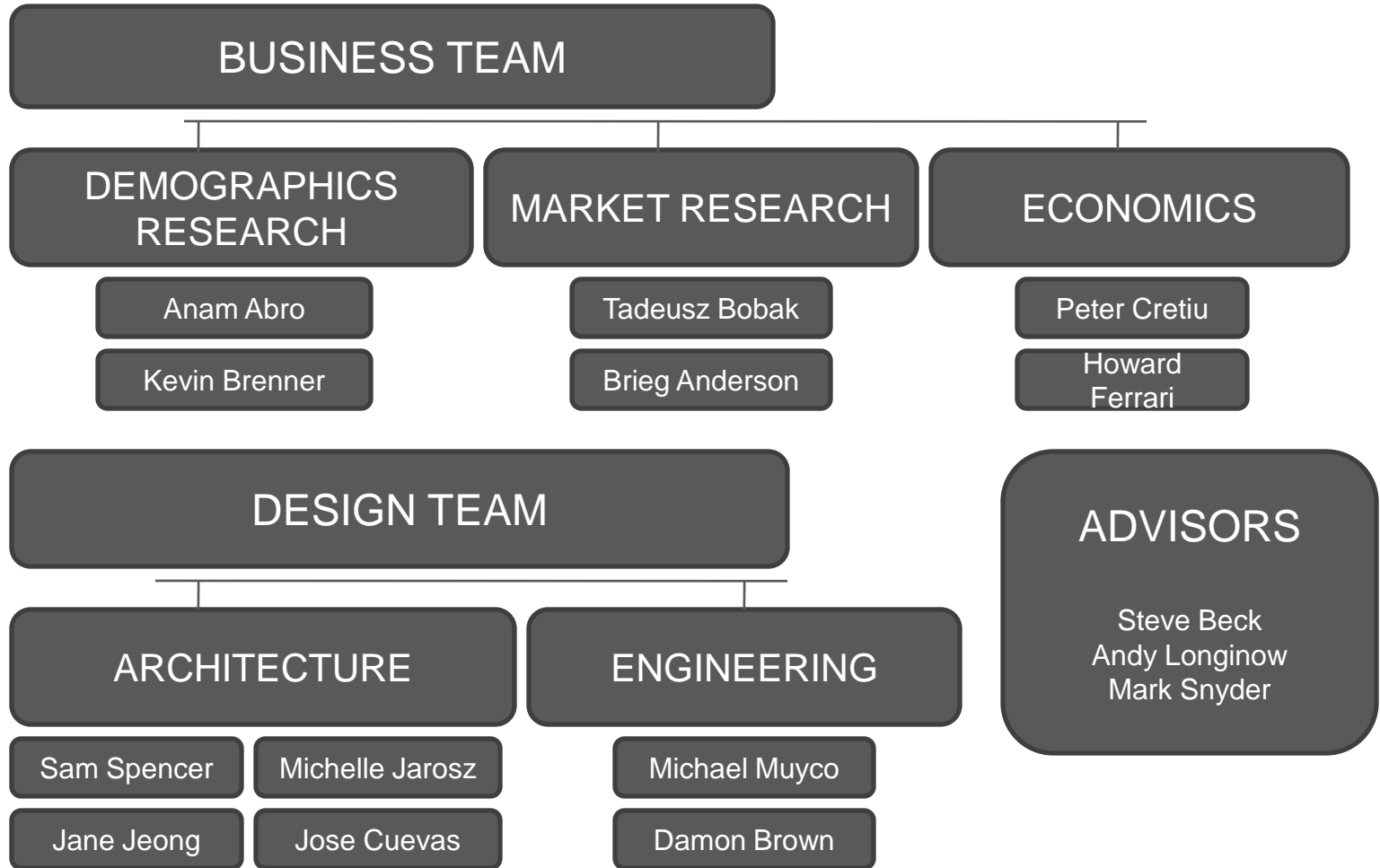
- 37-acre site of the former Michael Reese Hospital
- Bordered on east by Lake Shore Drive with views of the lake and downtown Chicago
- Purchased by the city in 2009 for \$86 million
- Currently, nearly all of the buildings have been demolished
- Previous IPRO semester planned a continuing care facility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

PROBLEM STATEMENT

Design a profitable and feasible second anchor for the Michael Reese campus to join the continued care facility planned by previous IPRO groups.



TEAM ORGANIZATION



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

| TASKS | JANUARY | | | | | | | FEBRUARY | | | | | | | MARCH | | | | | | | APRIL | | | | | | | | | | |
|--------------------------------------|---------|------|------|------|------|------|-----|----------|-----|------|------|------|------|------|-------|-----|-----|------|------|------|------|-------|------|------|-----|-----|------|------|------|------|------|------|
| | 1/11 | 1/13 | 1/18 | 1/20 | 1/25 | 1/27 | 2/1 | 2/3 | 2/8 | 2/10 | 2/15 | 2/17 | 2/22 | 2/24 | 3/1 | 3/3 | 3/8 | 3/10 | 3/15 | 3/17 | 3/22 | 3/24 | 3/29 | 3/31 | 4/5 | 4/7 | 4/12 | 4/14 | 4/19 | 4/21 | 4/26 | 4/28 |
| Midterm Final Presentation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Research Site and Surrounding Area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Research | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Background Information on 1st Anchor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Zoning and Building Code Research | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Create a Schematic Design | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Estimates on Building Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Engineer a Structural System | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Create a Business Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Create a Budget Tool and Performa | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Design Refinement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Update and Redevelop a Master Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Presentation, Brochure and Poster | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

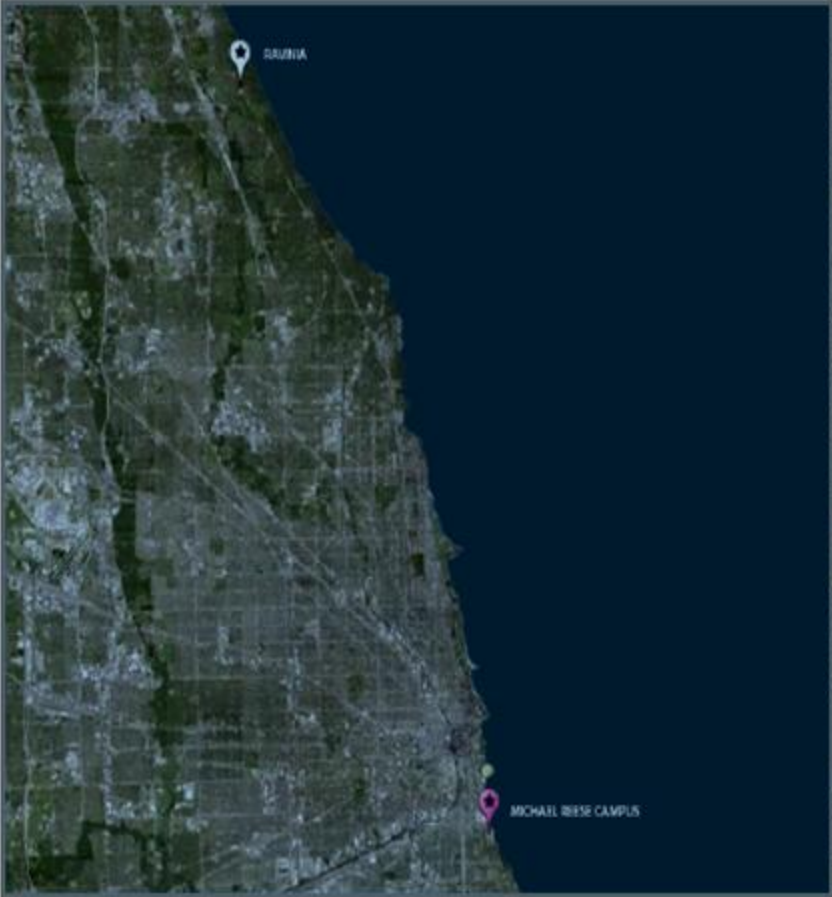
Trial and Error

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

Why a Concert Hall?

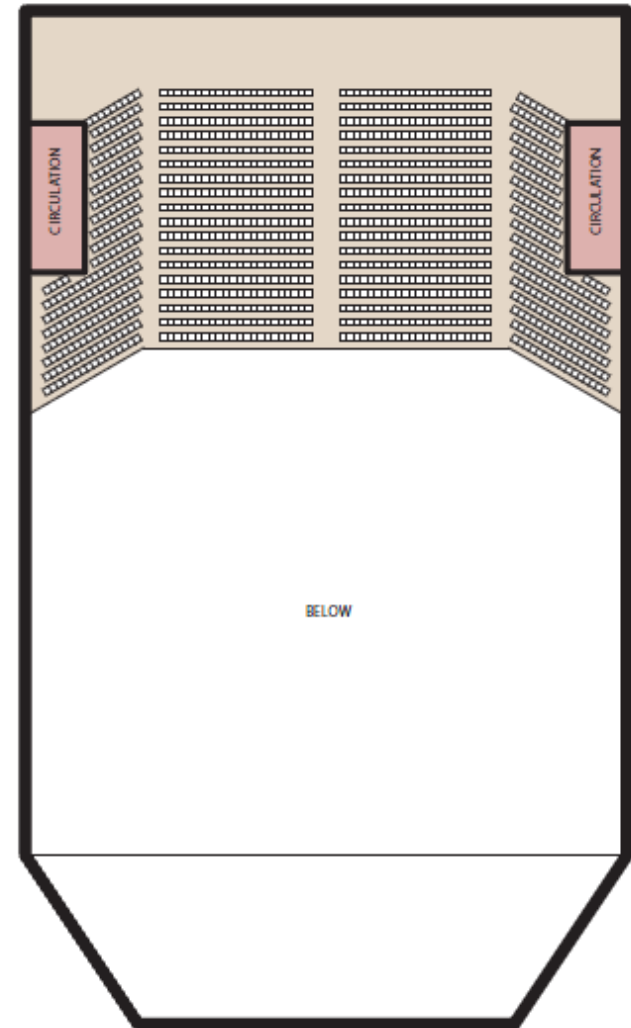
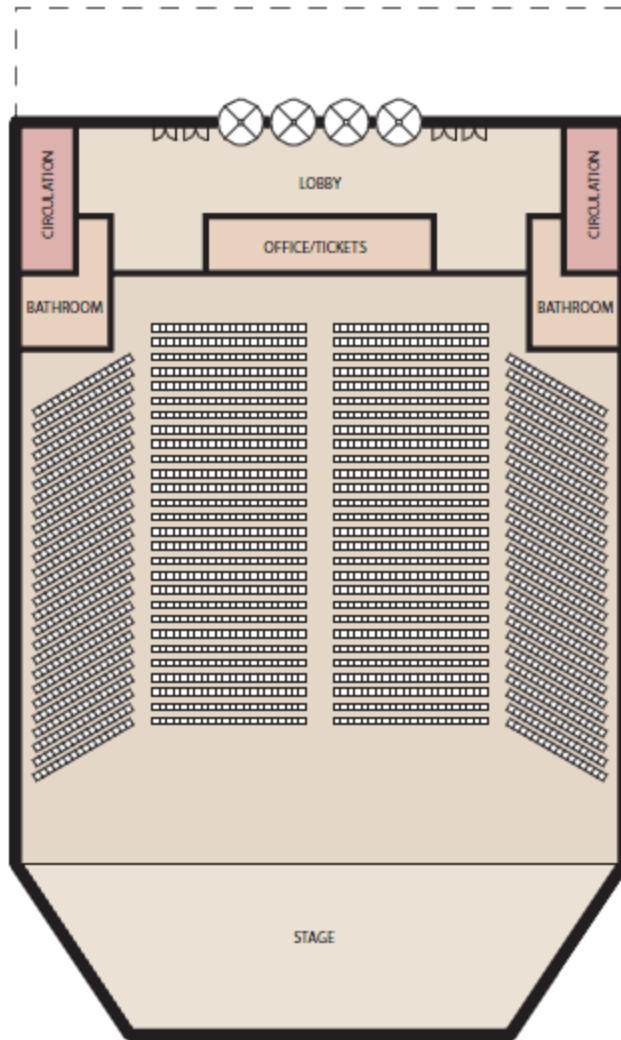
- Demographic and Market Research was performed
 - Current area population does not allow for dedicated retail spaces to be developed yet
- Market for musical entertainment in Chicago
 - 9 Large Scale Performance Spaces near site that bring in large numbers
 - Most sites specialize in a performance style
 - 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

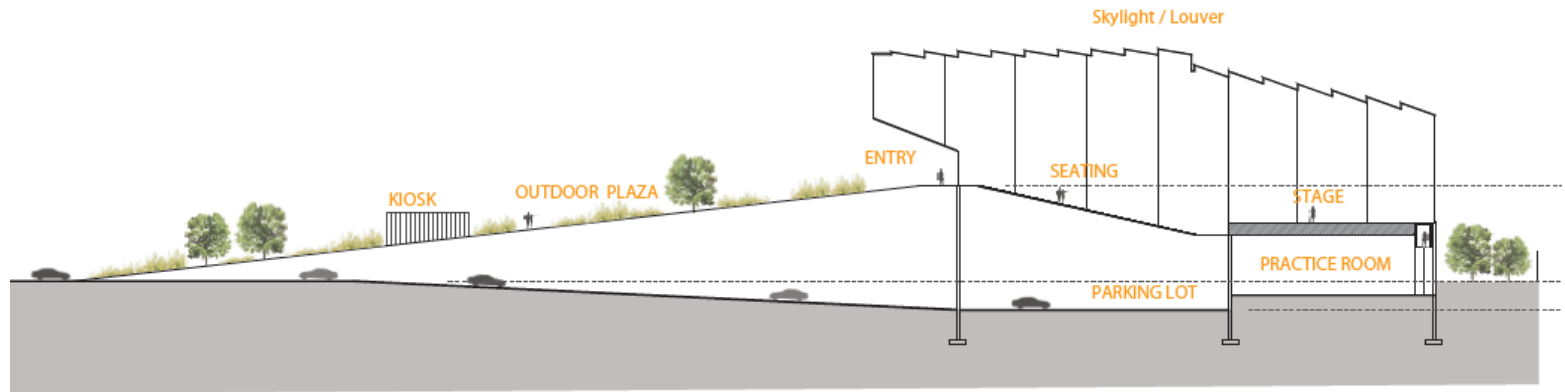


Hall Features

- 3,400 seats
- Underground Practice Rooms
- Operable glass side walls



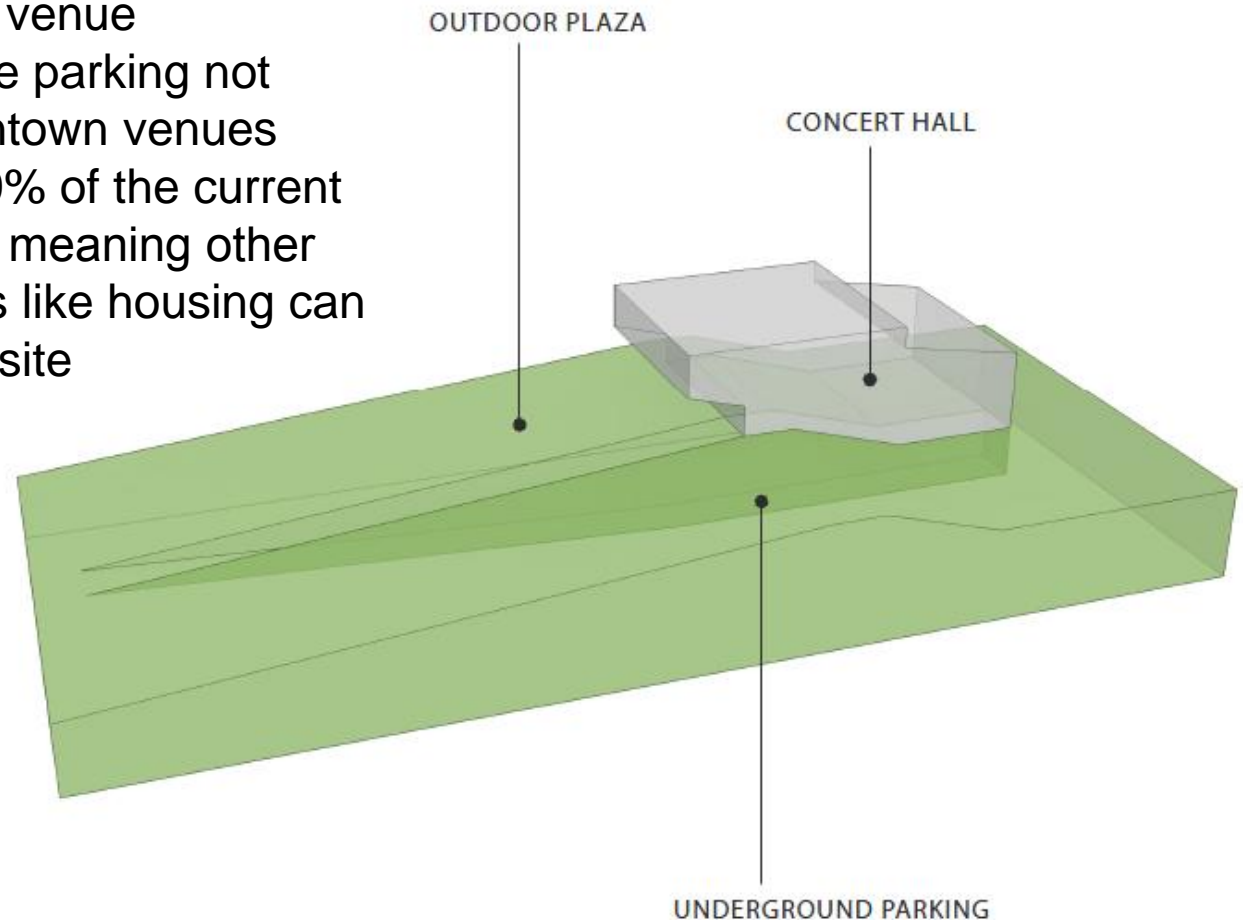
Hall Features

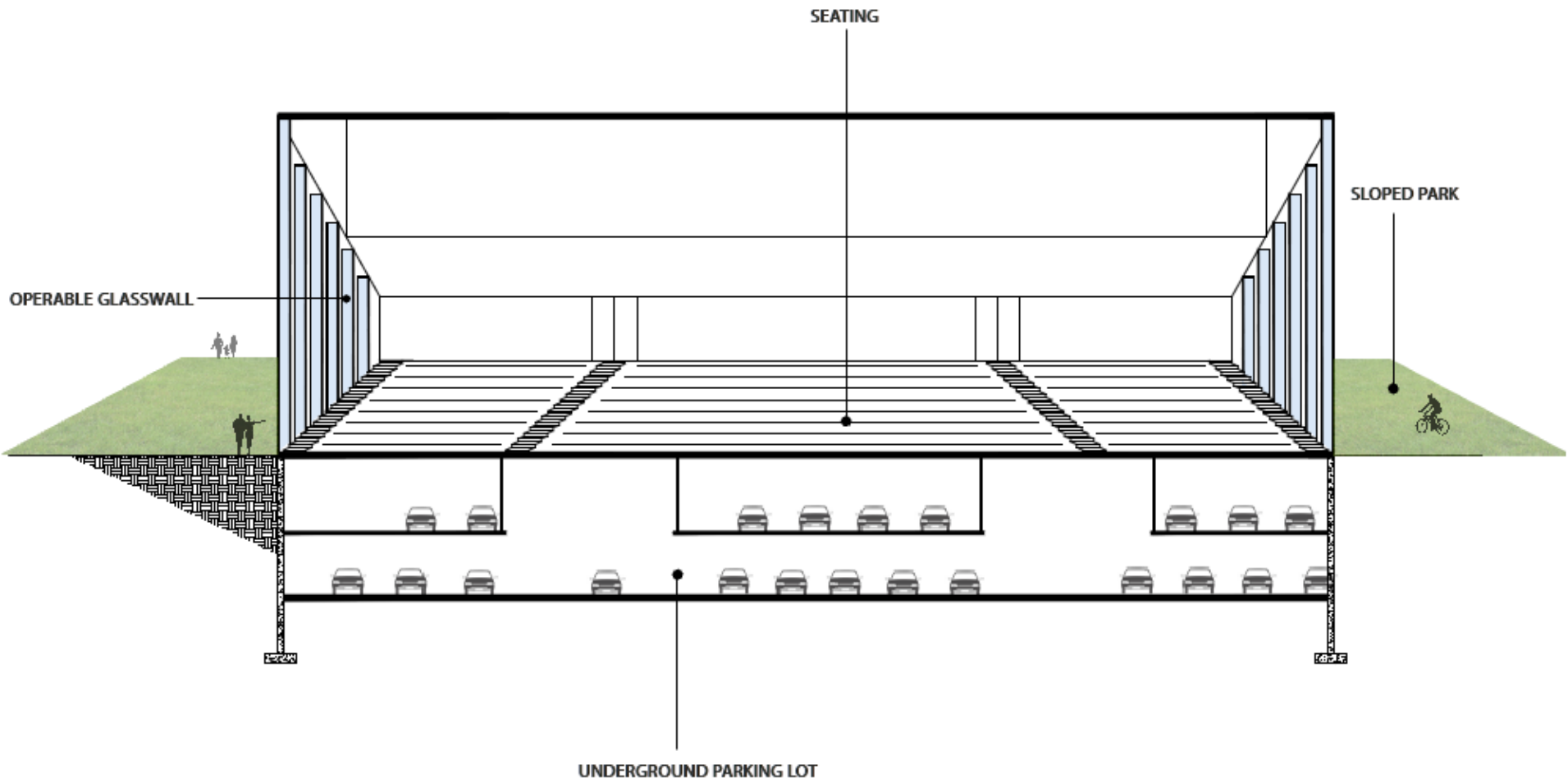


- Acoustics comparable with top indoor concert halls like the Berlin Konzerthaus
- Modular design will allow space to be used for a variety of music styles, from Baroque choral music to contemporary jazz
- Outdoor environment during summer months, but still useable during winter months

Site Features

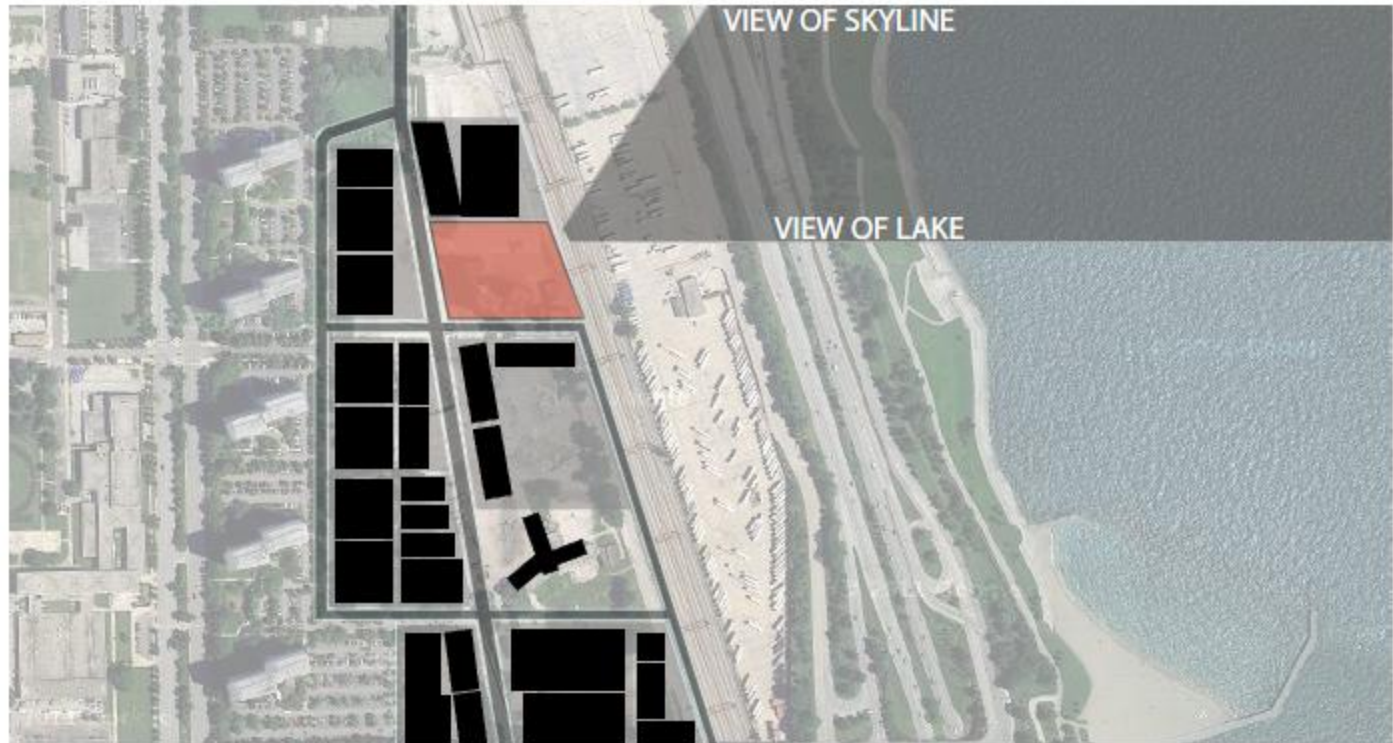
- Acoustics with the brilliance and intimacy of an indoor venue, energy and environment of an outdoor venue
- Ample on-site parking not found in downtown venues
- Uses only 30% of the current “block” space meaning other developments like housing can be placed on site



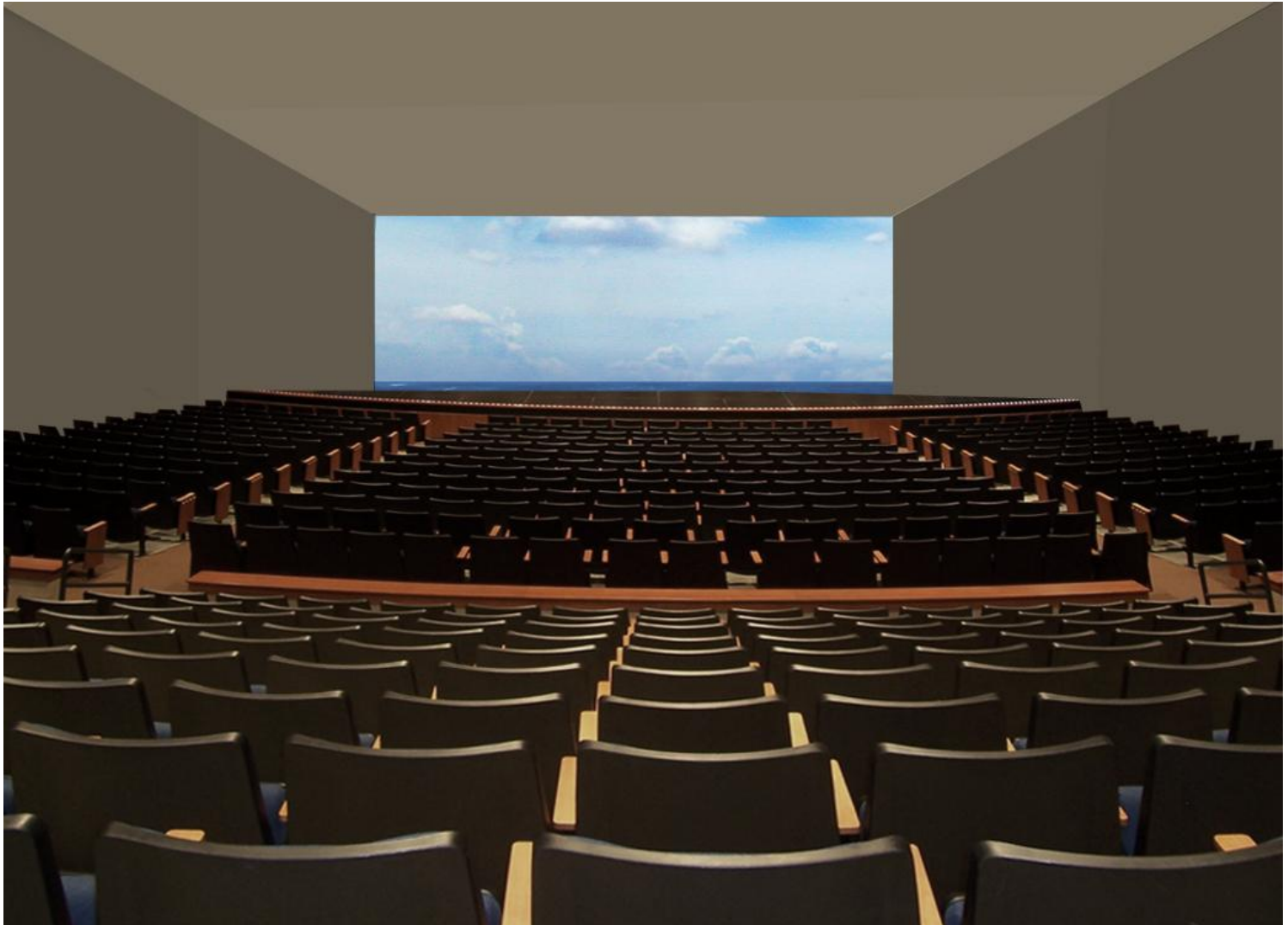


Site Features

- 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

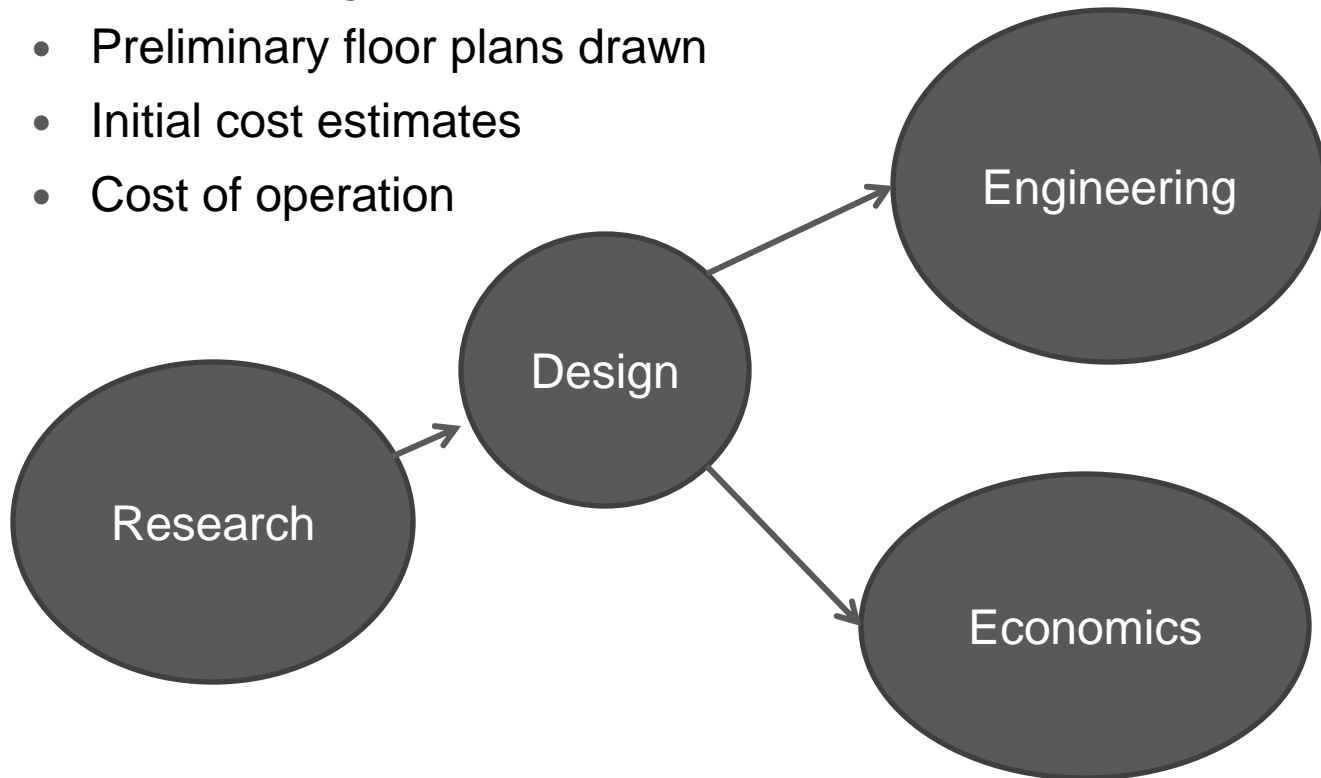


The Experience



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?

