

Ramovation

INSPIRING BRIDGEPORT



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Ramova Theatre

- Built in 1929 in Bridgeport
- Charlie Chaplin creates buzz
- Currently owned by City of Chicago
- Despite poor current condition, it is an important historic building
- Save the Ramova Group



PROBLEM



Current Conditions



PROBLEM



I PRO *Il Professione in Forme*
INTERPROFESSIONAL
PROJECTS PROGRAM
AT ILLINOIS INSTITUTE OF TECHNOLOGY

SAVE THE
RAMOVA



Team Organization

Finance Group	Design Group	Marketing Group	Bridgeport Survey	University Survey	Midterm Presentation
Grace	Leena	Alicia	Alicia	Kyle	Kyle
Malik	Robert	Jonathan	Grace	Leena	Leena
Matt	Malik	Raul	Jose	Malik	Mike
Paul	Joshi	Louis	Jonathan	Louis	Louis
Rob	Jose		Kay	Mike	Paul
Marc	Louis		Matt	Raul	Raul
	Mike		Paul	Sharvesh	
	Paul		Robert		
			Sang		

Contextual Studies	Bridgeport Corridor	Video	Final Presentation	Booth
Matt	Matt	Rob	Raul	Marc
Mike	Mike	Kyle	Kyle	Grace
Paul		Sang	Mike	Kay
Sang		Jon	Leena	Malik

Appendix to Poster	Poster/Brochure	Final Report	Website
Paul	Alicia	Joshi	Alicia
	Marc	Paul	Jon
	Grace	Louis	Louis
	Kay	Matt	

TEAM ORGANIZATION



Team Organization

Design group determined tasks for all other groups

	Design Group			
Finance Group	Leena	Writing Group	Bridgeport Survey	Univer
Grace	Robert		Alicia	Kyle
Malik		an	Grace	Leena
Matt	Malik		Jose	Malik
Paul			Jonathan	Louis
Rob	Joshi		Kay	Mike
Marc			Matt	Raul
	Jose		Paul	Sharve
	Louis		Robert	
	Mike		Sang	
	Paul			

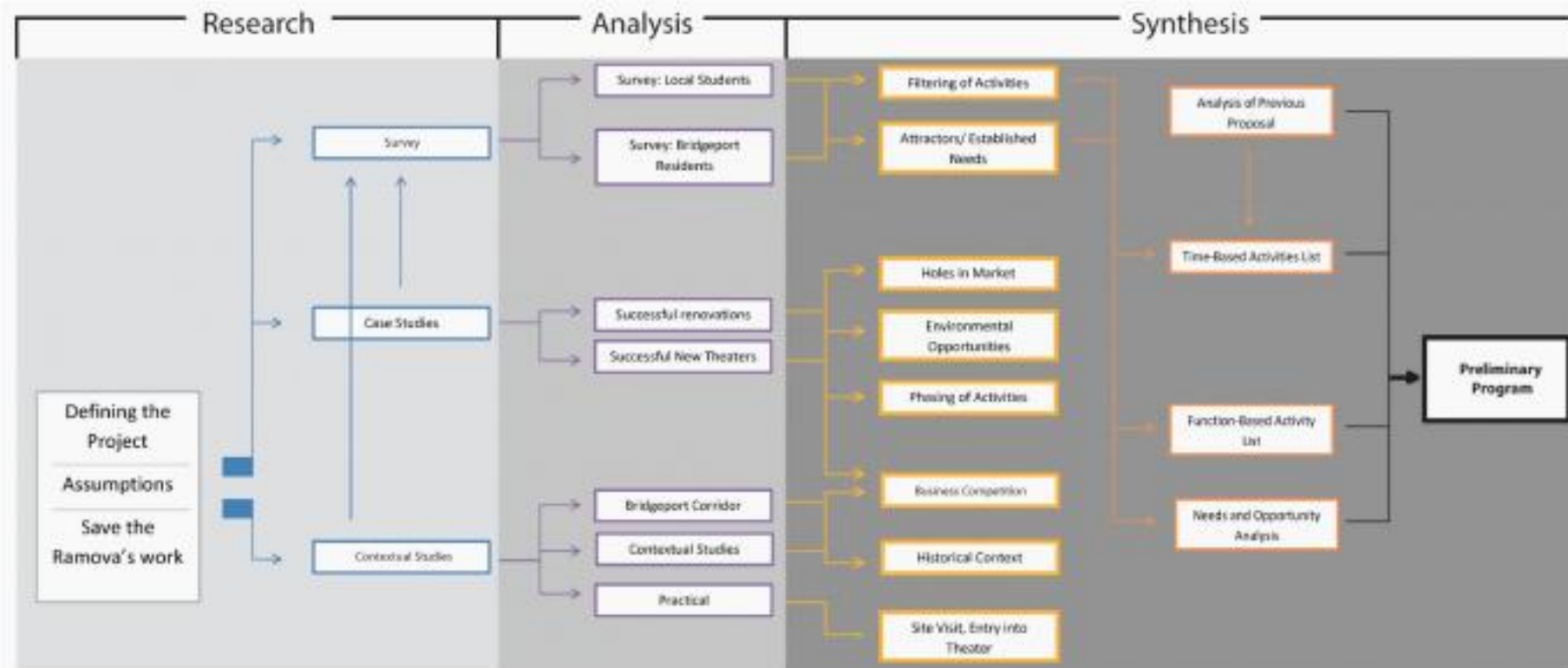
Contextual Studies	Bridgeport Corridor	Video	Final Presentation	Booth
Matt	Matt	Rob	Raul	Marc
Mike	Mike	Kyle	Kyle	Grace
Paul		Sang	Mike	Kay
Sang		Jon	Leena	Malik

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TEAM ORGANIZATION



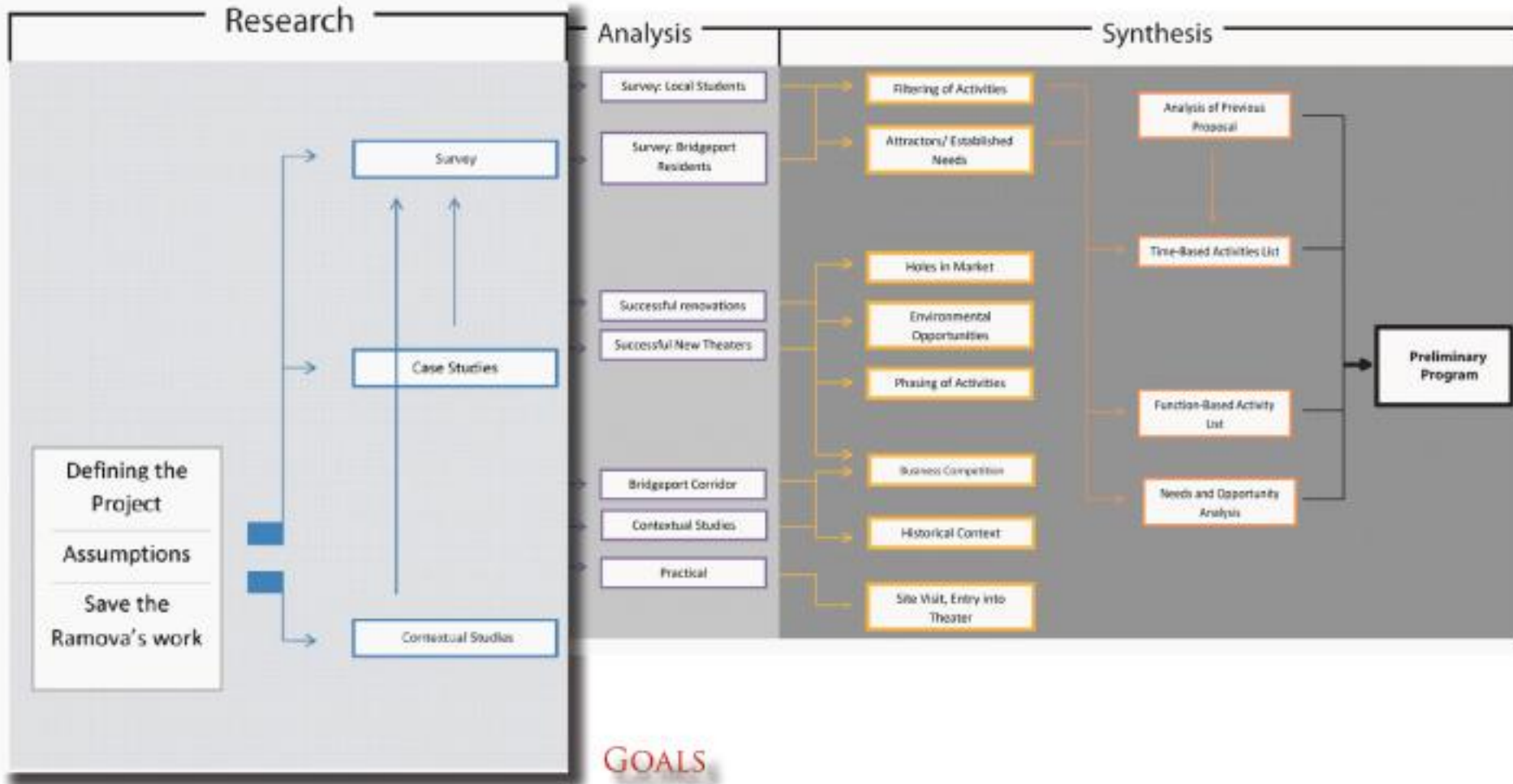
Process Towards Goals



GOALS



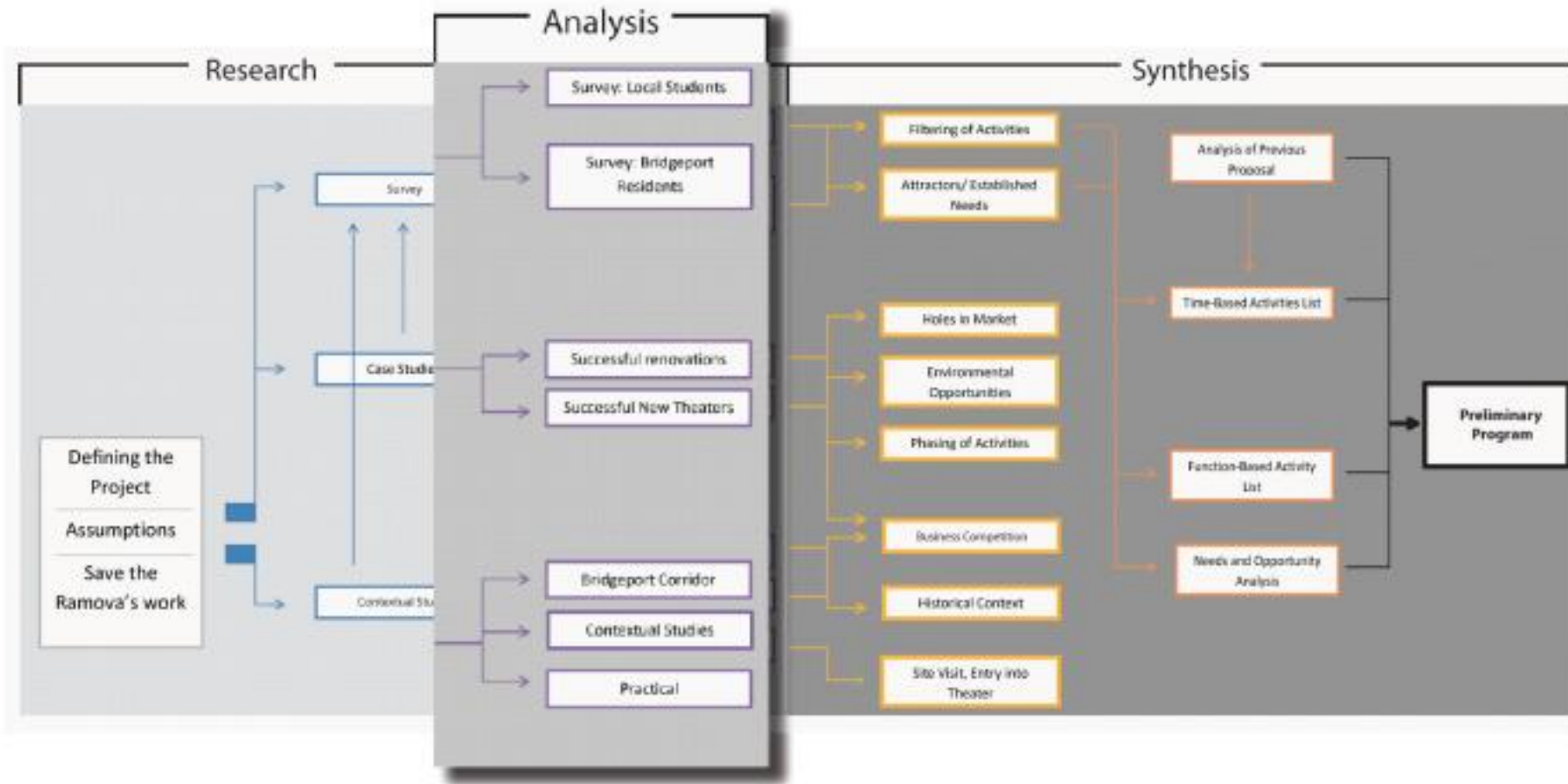
Process Towards Goals



GOALS



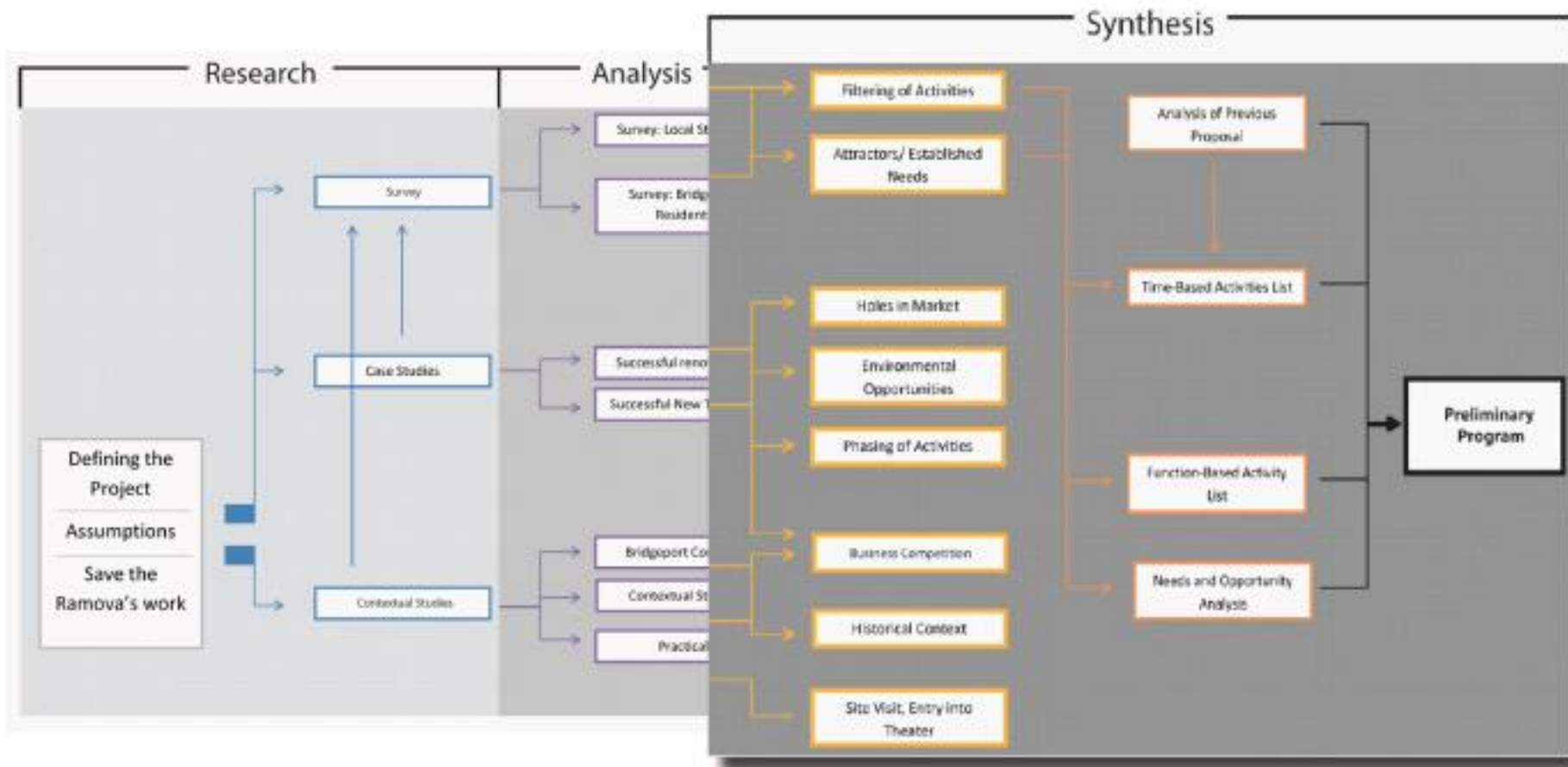
Process Towards Goals



GOALS



Process Towards Goals



GOALS

GOAL



Case Studies

	Year Built	Year Renovated	Primary Program	Initial Investment*	Renovation Investment*	Building Style	Capacity
Aragon Ballroom	1926	1970's	Concert, Dance Hall	\$24 million		Spanish Courtyard	3000
Music Box Theater	1929	1983	Independent & Foreign Films	\$3 million		Atmospheric	800
Beverly Arts Center	2002	NA	Multidisciplinary Cultural Center	\$9.8 million		Contemporary	410 (main stage)
Plaza Theater : El Paso	1934	2006	Broadway, Plays, Orchestra, Concerts		\$38 million		2,050 (main theater), 200 (children's theater)
Congress Theater: Chicago	1926	1986	Movie Theater, Music Venue	\$48 million	\$35.5 million	Classical Revival, Italian Renaissance	3600
Auditorium Building	1886-1889	2001	Concert Hall, Opera Theater, Roosevelt University			European Art Nouveau	4237

*Investment figures are included for the Music Box Theater, Plaza Theater, and Congress Theater. The Auditorium Building renovation cost is not included as it was a multi-phase project.

GOALS



Case Studies

	Year Built	Year Renovated	Primary Program	Initial Investment*	Renovation Investment*	Building Style	Capacity
Aragon Ballroom	1926	1970's	Concert, Dance Hall	24 million			
Music Box Theater	1929	1963	Independent & Foreign Films	53 million			
Beverly Arts Center	2002	NA	Multidisciplinary Cultural Center	9.6 million			
Plaza Theater : El Paso	1934	2006	Broadway, Plays, Orchestra, Concerts				
Congress Theater: Chicago	1926	1966	Movie Theater, Music Venue	48 million			
Auditorium Building	1886-1889	2001	Concert Hall, Opera Theater, Roosevelt University			European Art Nouveau	4237

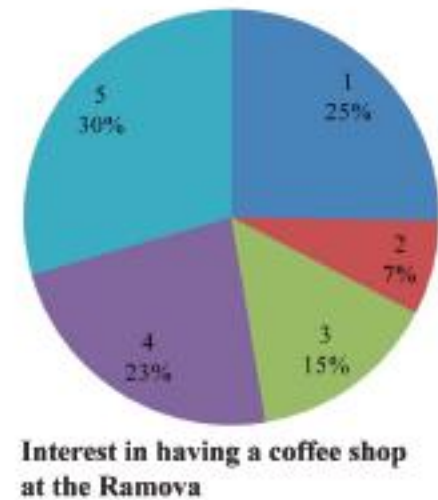
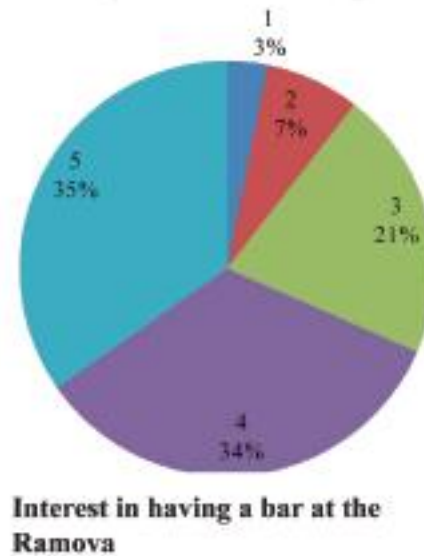
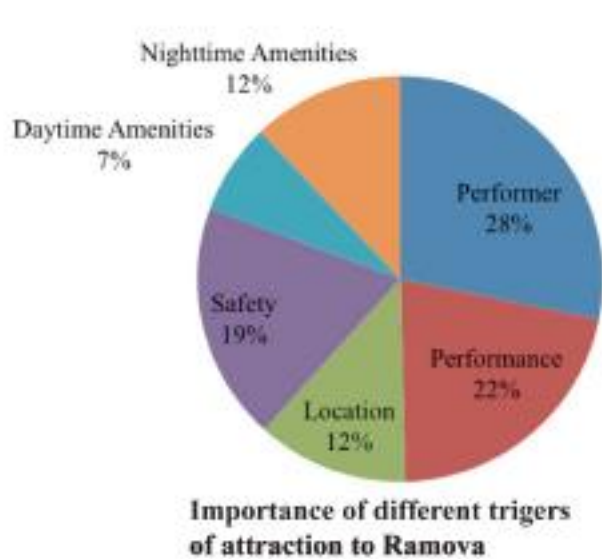
Case studies informed survey information

GOALS

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Surveys - Universities



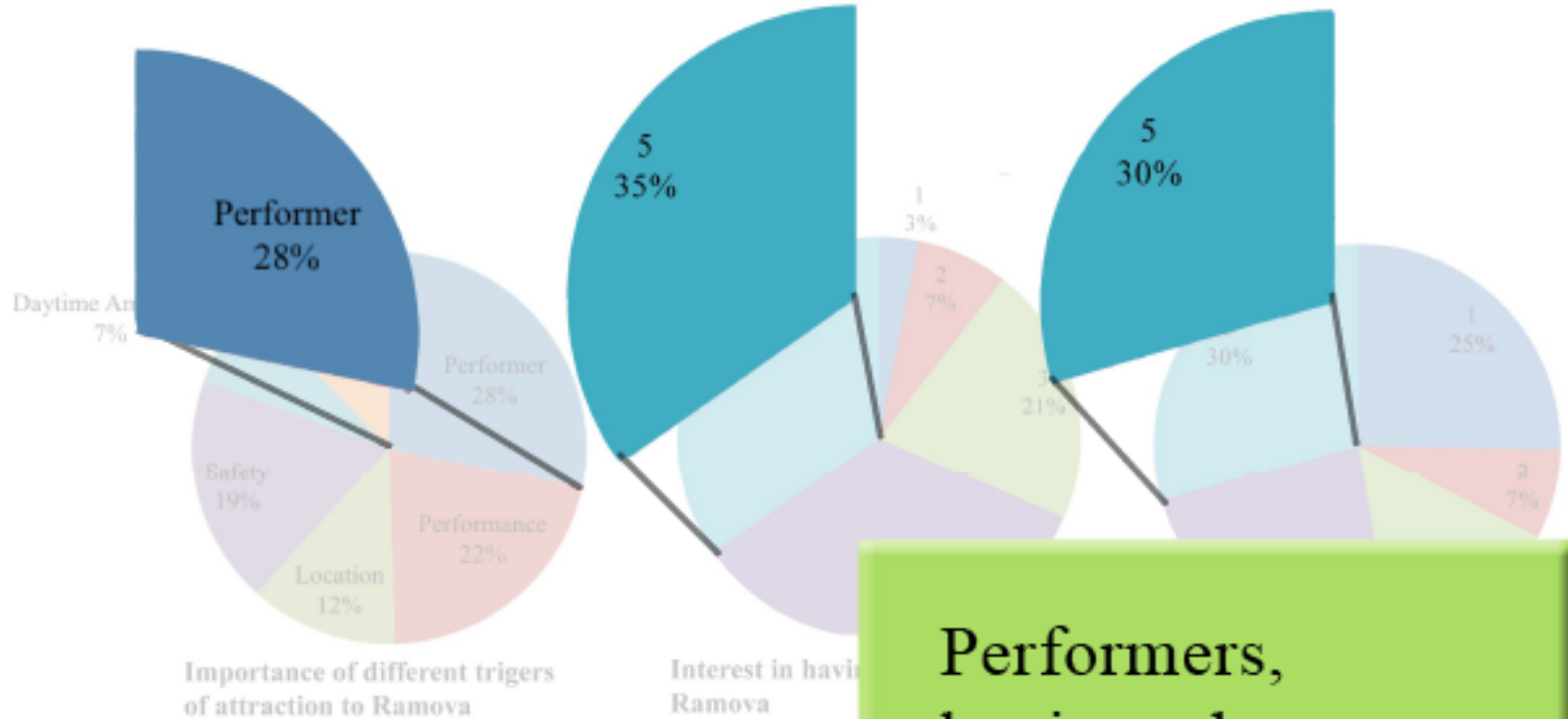
Sample: 119 People



GOALS



Surveys - Universities



Performers,
having a bar,
and a cafe were
most important

GOALS

GOAL



Age Group Analysis

Aged Matched Activities

Age Range	<18-34	35-54	55-64	65+
Top 3 Suggested Activities	Films, Concerts, Stand-up Comedy	Films, Concerts, Stand-up	Films, Concerts, Stand-up	Special Events, Receptions,

Aged Match Time Ranges

Weekday				Weekend			
Morning	Midday	Evening	Late Night	Morning	Midday	Evening	Late Night
65+	35-54 65+	All ages	<18-54	65+	35-54 65+	All ages	<18-64

Sample: 245 People



GOALS



Age Group Analysis

Aged Matched Activities

Age Range	<18-34	35-54	55-64
Top 3 Suggested Activities	Films, Concerts, Stand-up Comedy	Films, Concerts, Stand-up	Films, Concerts, Stand-up

Aged Match Time Ranges

Weekday					
Morning	Midday	Evening	Late Night	Morning	Midday
	35-54				35-54
65+	65+	All ages	<18-54	65+	65+

Films were an attractor to all age groups

Different times of activity defines different kinds of programs

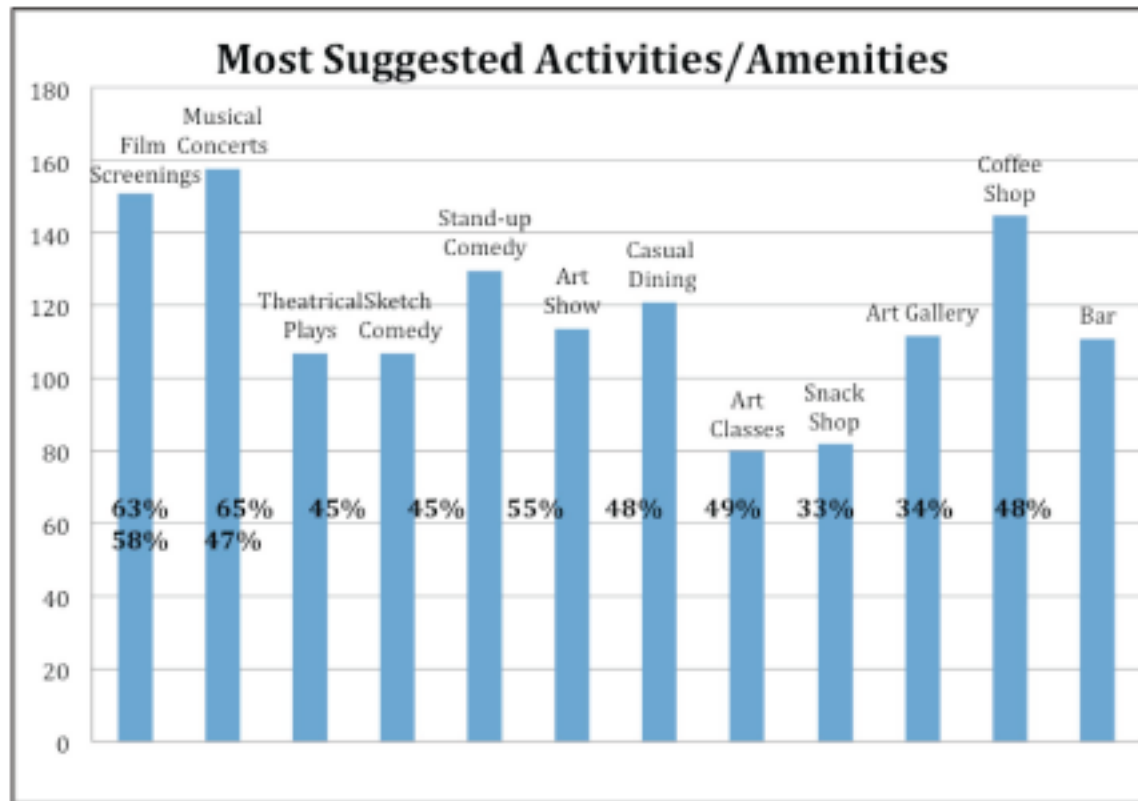
Sample: 245 People



GOALS



Surveys - Bridgeport Residents



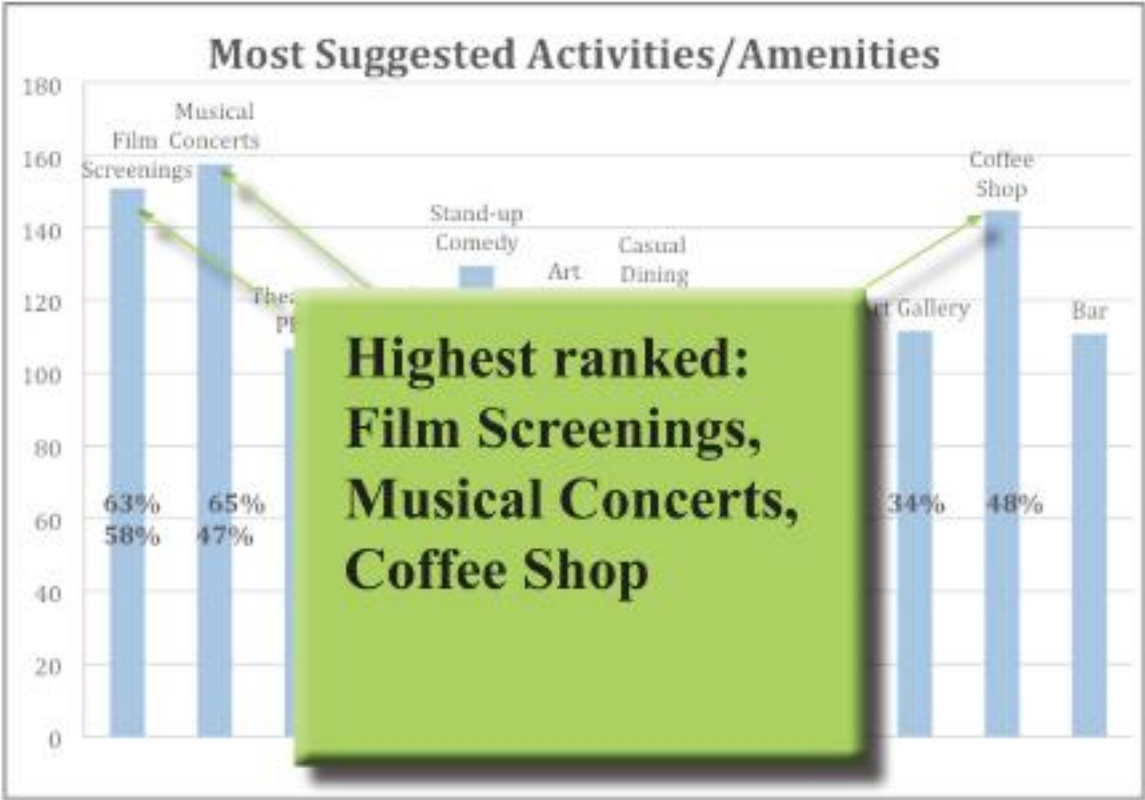
Sample: 245 People



GOALS



Survey - Bridgeport Residents



Sample: 245 People



GOALS



Preliminary Program

Existing Structure

Existing Structure		~16,500 sf over 2 floors
Proscenium Theater		
	Projection Room	2040
	Storage	200
	Stage	340
		675
Proscenium Subtotal:		3255
Blackbox Theater		
	Storage	2000
	Projection Room	300
		180
Blackbox Subtotal:		2480
Shared Theater Support Space		850
Main Lobby (double height)		2000
Theater Lobby *		4100*
Concessions		300
Mezzanine		3000
Total Existing SF		15985

* part of 20% circulation

GOALS



Adjacent Vacant Lot

Adjacent Vacant Lot		3800
Proposed 2 storey structure		7600
Casual Dining/Cafe		1870
Classroom (to be flexible/dividable)		
	classrooms	2500
	circulation *	300*
Offices		500
Restrooms		
	floor 1	450
	floor 2	450
Subtotal		900
Vertical Circulation		
	2 stair cores	180
		180
	Elevator	90
Subtotal		450
Subtotal (x2 to account for # of floors) *		900 *
Mechanical		500
Total SF on Proposed Expansion		7,470



Preliminary Budget

Renovation Estimate

	% of Total	Cost per S.F.	Cost
A Substructure	6.6%	\$12.41	\$256,000
B Shell	43.6%	\$81.62	\$1,683,500
C Interiors	18.7%	\$34.98	\$721,500
D Services	31.2%	\$58.38	\$1,204,000
Contract or Fees	25%	\$46.86	\$966,500
Architectural Fee	7%	\$16.39	\$338,000
Total			\$5,169,500

New Addition Estimate

	% of Total	Cost per S.F.	Cost
A Substructure	15%	\$19.55	\$182,500
B Shell	26.6%	\$34.7	\$324,000
C Interiors	28.9%	\$37.59	\$351,000
D Services	27.5%	\$35.83	\$334,500
E Equip & Furn	2%	\$2.57	\$24,000
Contract or Fees	25%	\$32.56	\$304,000
Architectural Fee	9%	\$16.39	\$137,000
Total			\$1,657,000

Total: \$6,826,500

Accomplishments

- **Surveys**
Programming tool
- **Preliminary Program**

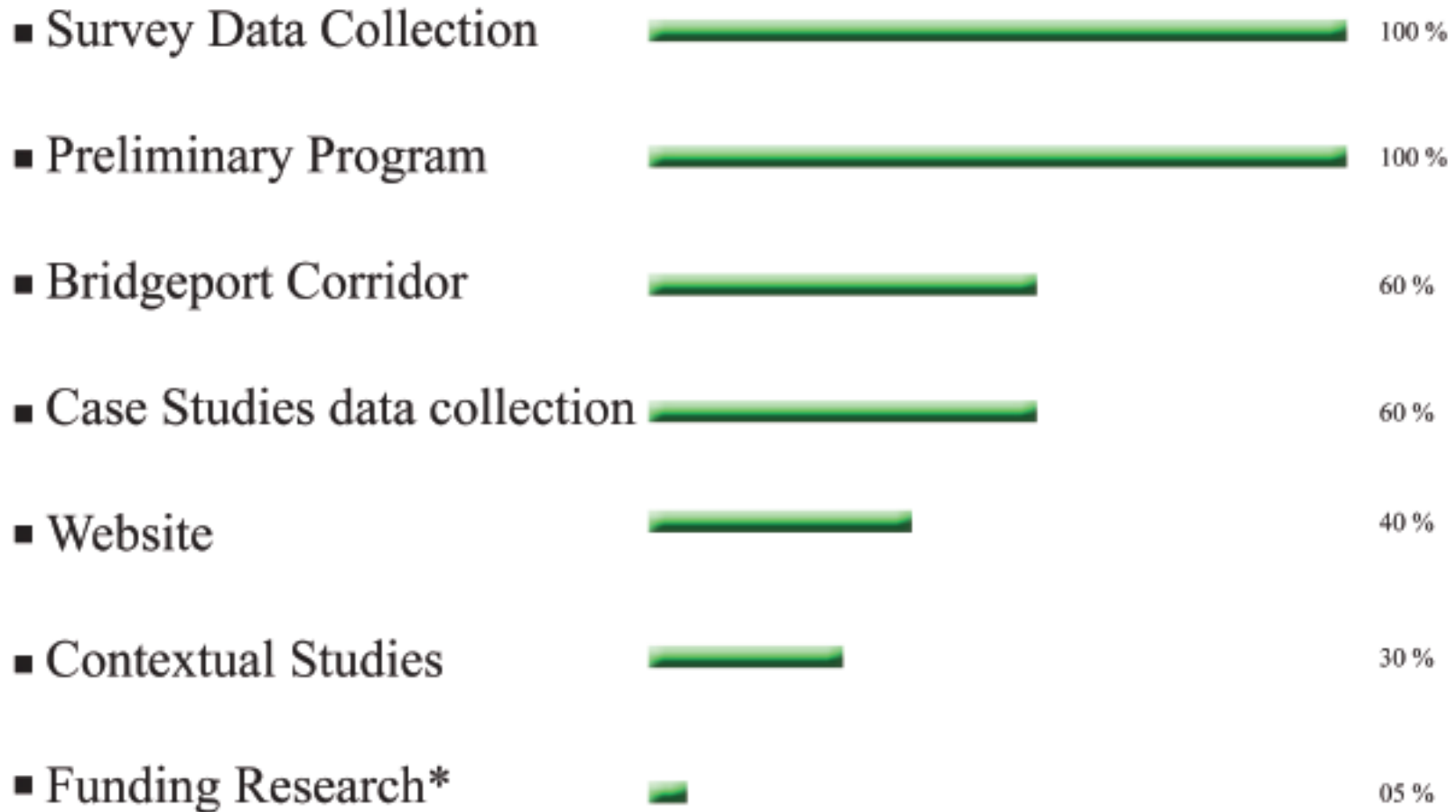
Preliminary Budget
- **Help the community realize the potential that lies in this theater**



ACCOMPLISHMENTS



Future Goals



* Financial endorsement Potential Grants, Chase, Save America's Treasures, NEA, GAP, HUD Private Investors



Acknowledgements

Maureen Sullivan, Save the Ramova

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Planning and Development**

**Efrian Hernandez-Diaz, Coordinating Manager of
Relocation and Property**

Management, Dept. of Community Development

The City of Chicago

Bridgeport Residents

QUESTIONS????



GOAL

