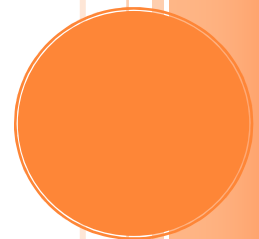


THE MICHAEL REESE SITE

An Inter-professional Urban Development Project

I PRO 356

SPRING 2011



The Michael Reese Site

An Inter-professional Urban Development Project

Team Charter

Team Information

A. Team Member Roster

Ajose, Malik O.	majose@iit.edu
Fraser, Linnea V	lfraser@iit.edu
Liu, Fangpeng	fliu@iit.edu
Martinez, Jocsan E.	jmarti26@iit.edu
Masnaga, Masnaga	mmasnaga@iit.edu
McNally, William T.	wmcnally@iit.edu
Medina, Omar J.	omedina@iit.edu
Miller, Nathan	nmiller@iit.edu
Nava, Fabian A.	fnaval@iit.edu
Steinys, Victoria J.	vsteinys@iit.edu
Strandquist, Brad	bstrand1@iit.edu

B. Team Member Strengths, Needs and Expectations

Name	Strengths	Needs	Expectations
Malik Ajose	Help research, and deliverables	Group collaboration skills	The project should be detailed enough for future marketing or business development.
Linnea Fraser	My time management skills will help with the progression of the group to a final design. I have a great sense of enthusiasm for this particular task. My experience in a previous EnPro allows me to provide a business perspective to this future development.	-I would like to gain a better perspective of the budget-handling in a project of this size. -I would like to help manage a group without a formal professor as the leader. -Learning the best means to communicate with professionals in this particular field.	-I would hope to see a well-rounded group organized in a manner that allows us to be successful. -I would like to see a professional design for the redevelopment of this campus that all the members can recognize as a part of their own work.
Jocsan Martinez	Technical (Civil Engineering) Problem Solving Experienced in Public Speaking Familiar with AutoCAD as it may apply to the design process	To gain experience problem solving through non-technical (business) methods Attain familiarity with real estate development process.	To develop a strong friendship and workflow with fellow IPRO team members. To design an anchor for our site that will be economically viable and reinforces the accomplishments of the previous IPRO Groups.
Masnaga Masnaga	I have a strong background in Mathematics and structural engineering. I am very comfortable working with numbers and graphs. I am an highly organized and	As an civil engineer, I would like to be able to work and communicate with architects efficiently.	I would like to see everyone shared the same amount of work. In addition to that, I really want to win this competition.

	motivated students; hopefully, I can bring some spirits into this group. In a group, I am a flexible person. It means I can play as a leader, minute taker, or trusted follower.		WIN OR DIE!!
William McNally	practical mindset very skilled at identifying potential problems fair knowledge of graphical presentations	better team skills	hopefully to develop something the city will approve of
Omar Medina	Civil Engineering education as well as a background in business (retail/advertising) and property development.	I would like to experience what it is like to prepare an entire plan that is to be delivered to a client.	I expect our team to get the job done as instructed with some creativity that will earn us the win.
Nathan Miller	I have a lot of experience with CAD, mainly Microstation which is similar to AutoCAD. I have a lot of experience dealing with site and building plans. I have a good grasp of cost estimation. I have family connections within the commercial real estate industry. I am willing to learn as much as I can about whatever it is I'm doing.	I seem to have learned a great deal about economics thus far, so that and public speaking I guess.	The goal seems to be modeling the type of building that will generate the most revenue in the long run. As long as we have analysis of the chosen project compared to that of as many other projects as we can, we'll be successful.
Fabian Nava	Business fundamentals	engineering skills and fundamentals and how they can be applied	to work on a team to reach a common goal and exceed all expectations
Victoria Steiny	Skills that involve scheduling, organization, and task management. Also skills relating to my civil engineering studies (structural design/analysis, material knowledge, cost estimating and construction management.)	Financial analysis before and after of a newly developed site.	To work efficiently as a group to create a well developed second anchor to the site. I expect this anchor to have sufficient research to back it up as a essential missing part to the neighborhood.
Brad Strandquist	Structural Experience Cost Estimating Teamwork and Communication skills Willingness to work hard	I would like to learn more about the full scope of a construction project and the business aspect behind it. If I get a chance I would like to become more competent in AutoCad or try my hand at other software like Photoshop, Revit, SketchUp, etc.	I look forward to working well as a team and coming up with a final project that we can all be proud of. I expect that this project will be a really fun and engaging learning experience.

Team Purpose

At one time the Michael Reese Campus was a thriving mix of famous architecture and medical centers. Recently planned to be the home of the 2016 Olympic Village, with the loss of the bid the land has been abandoned. IPRO 356 is tasked with the challenge of designing a plan to redevelop the site. Building on previous work established by IPRO's 359 and 356, we will use the first winning anchor and master plan created for the site and develop a second anchor. This second anchor and updated master plan aims at meeting the needs of the surrounding neighborhood while bringing life back to the area.

Team Objectives

- Review and confirm work established by previous IPRO's.
- Integrate the Chicago street grid into the site
- Improve any downfalls of the first anchor
- Gather any new information of the area surrounding the site
- Develop a idea for a second anchor that meets the needs of the neighborhood
- Determine site location of the second anchor
- Design the structure and amenities of the second anchor
- Create a business plan for the second anchor
- Skillfully present the revised master plan to city representatives and judges

Background

- A. Customer/Sponsor Involved
 - This IPRO doesn't have a defined customer/ sponsor. However the work done by our IPRO team this semester could possibly be used for future business pitch or proposals.
- B. User Problems Facing
 - The Michael Reese Hospital complex, which is currently listed on Landmarks Illinois' "[10 Most Endangered Historic Places](#)" list, contains 29 buildings. The main hospital building was designed by Schmidt, Garden & Martin in 1907. It's one of the city's most significant early hospital designs, combining what were modern design concepts with rich architectural details.
 - In April 2009, city officials released a Request for Qualifications to award demolition contracts. \$11 million worth of demolition contracts were awarded in July 2009.
- C. Technology or Science Involved in Solving the Situation
 - Viable equipment and technologies that can help contribute to the re-invigoration of the Michael Reese site.
 - Analysis of surrounding neighborhoods, and their relationship to the Michael Reese site.
 - Involvement of community groups and local bureaucracies
- D. Historical Success or Failure on Previous Attempts at Solving the Problem
 - The Michael Reese site had been prompted by the city's proposal to construct an Olympic Village on the site for the 2016 Summer Olympics. However, due to Chicago's shortcoming master plan for the 2016 Summer Olympic competition, Rio de Janeiro was announced as the Olympic host city.
 - The Landmarks Illinois and other preservation groups continued to press for a redevelopment plan that would preserve the site's most significant structures.

- E. Possible Ethical Issues Involved in Solving Problems
- The development of a second anchor that has the potential to revitalize the communities involved while preserving historical structures and heritage.
 - Protecting and preserving the existing historic resources the communities would promote a good quality of life.
- F. Business or Societal Cost of the Problem(s)
- The Michael Reese site is currently undergoing demolition plan.
 - The disrepair and deconstruction of several buildings on the site creates a liability for the community.
 - With the development of the second anchor, which our IPRO team is proposing this semester, the problem of disrepair and socio-economic displacement would be easily resolved.
 - The second anchor would become the generative initiator for prospective local businesses.
 - Through the development of local businesses and products in the Michael Reese site, the community can prosper.
 - Details on the Proposed Implementation Outline for any Practical Solutions Developed by the Project Team
 - Surveys to analyze the current and future marketing demographic
 - Researching successful business models according to the population density
 - Producing relevant building designs accordingly
 - Formally presenting final plans to the City of Chicago
- H. Research about Similar Solutions or Literature Search Results
- The previous IPRO's attempts with prospective plans on this site set up particular frameworks with which the current group can follow as they plan new solutions.
 - *The American City: what works, what doesn't* by Alexander Garvin is a book that provides an overview of recommendations and successful trends in urban redevelopment.
 - *The Third City: Chicago and American Urbanism* by Larry Bennett identifies the current culture of Chicago and the historical context of redevelopment in this city.
 - Critical Documents that Provide a Particularly Useful Framework or Context of the Problem(s)
 - The Chicago Zoning Ordinance will set up regulations on particular buildings and other developments being proposed for the specific district, PD 1133.
 - The Chicago Building Code governs the general characteristics of the building design chosen by the group.

Team Values Statement

A. Desired Behaviors by the Team Members

- Accountability – Everyone should be able to take on responsibilities and fulfill those responsibilities
- Punctuality – All members should arrive at meetings on time and deliver work on time.
- Respect – Mutual respect should be shared between all members. This will allow for more open discussion and inclusivity.
- Cooperation – With cooperative teamwork and cordiality our project will be most successful.

B. How will Problems be Addressed

- Openness – As team members, we must be open to everyone opinions as well as be willing to approach each other if a problem exists.
- Discussion – If problems do exist they will hopefully be resolved through mature discussions.

Project Methodology

Work Breakdown Structure

A. Solving the Problem

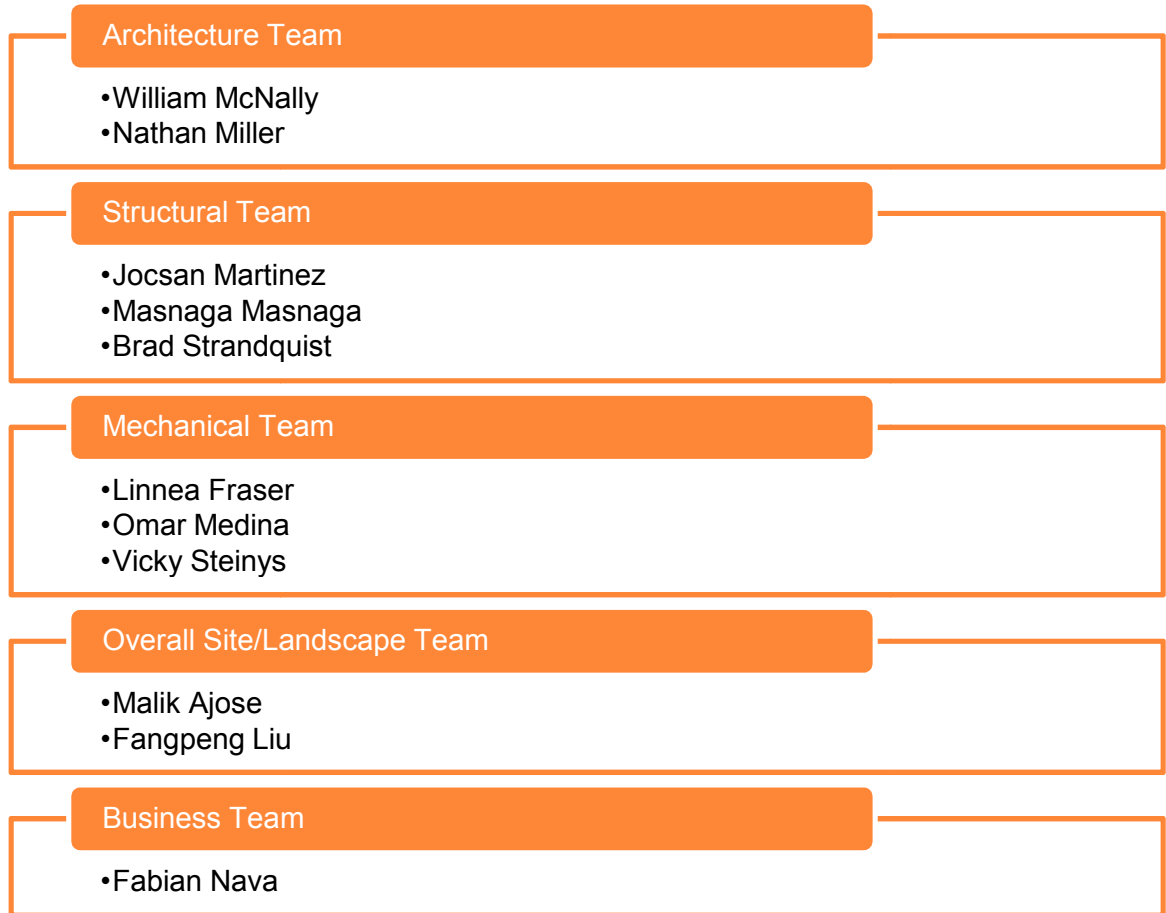
There are very logical steps and tasks that the group will take to complete the project. These tasks are outlined below. The group believes that this plan will best maximize the efforts of the members and other resources and will allow the best chance for completion.

- Review Previous IPRO Work
- Familiarize with the Project Scope
- Research Market Opportunities
- Assemble and Review Options for a Second Anchor
- Decide on Second Anchor
- Form Initial Site Plan
- Design: Architectural Details
- Design: Structural System
- Design: Mechanical System
- Develop Site
- Create Business Plan
- Complete Pro Forma

Evaluation of progress and quality will take place throughout each stage of the project. If adjustments need to be made in the process through which the problem is solved, they will be made.

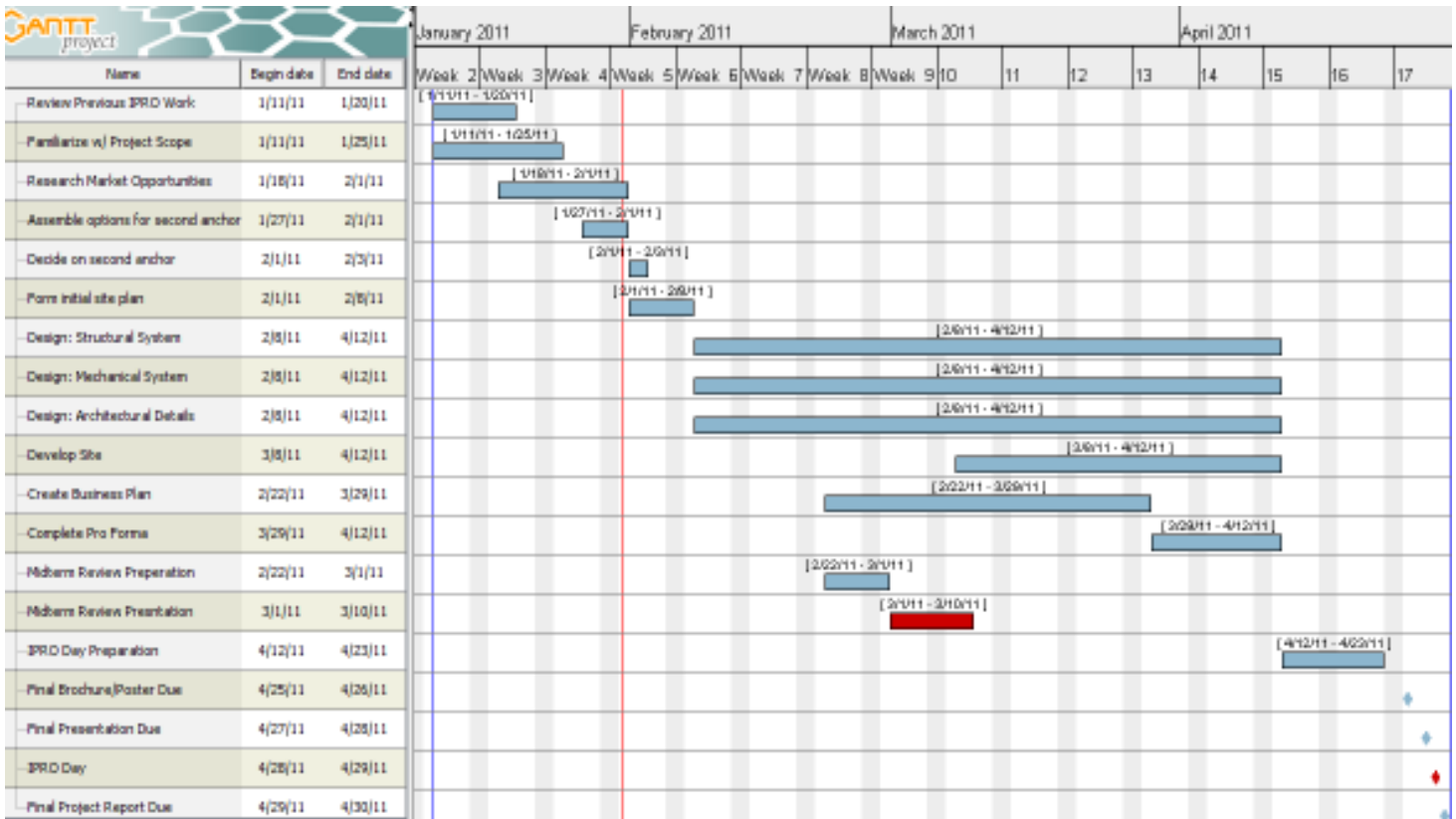
B. Team Structure

The group decided not to choose a team-leader. If all members are motivated enough to contribute to the discussion and are dedicated to putting in valuable work, a team leader should not be needed.



Ultimately, the group will separate into sub-groups to research specific details in larger depth. The goal is to adjust to time constraints with non-sequential work.

C. Work Breakdown Structure (Gantt Chart)



Expected Results

A. Expected Activities Involved in the Project

To finish the project, the team will be involved with research, architectural design of a building, design engineering, building cost estimation, and profit projecting.

B. Expected Data From Research or Testing Involved in the Project

Expected research data includes a variety of statistics related to the project site and the area around it, interviews and lectures with experts in relative fields, and survey data detailing the wants and needs of people in the area. Possible examples include data from census figures, real estate and commercial business databases, historical preservation and local tax codes and from an assessment of local service infrastructure.

C. Potential Products Resulting from Research and Testing

The final result of the project will be a model of a third anchor on the project site. The model will be shown how it integrates with the rest of the site and

neighborhood, present and future. The choice of anchor will be supported by all the data gathered throughout the semester.

D. Potential Outputs/Deliverables

The team will produce a full set of site, architectural, structural, and mechanical plans for the proposed anchor. A business plan and pro forma will also be developed. The City of Chicago is researching potential uses for the site we will plan to develop. There is potential that our work may be considered or have some influence on whatever is decided for the site in the future.

F. Anticipated Challenges, Risks, and Assumptions

The project will be developed along a variety of assumptions. These assumptions will stem from what real plans for the site and area are already underway. These actual circumstances may change during the semester, but our work will advance to a point where it will not be easily modified to compliment such changes. The team will do its best to keep up with real world events that may affect the project, but the design of the anchor is a priority.

Project Budget

Activity	Cost	Description
Printing	\$100	Printing materials for group meetings for the purpose of organization, learning and discussion
Models	\$100	Cost of materials to create a representative model of our project
I PRO Day	\$100	Cost of preparing all presentation materials (posters, brochures, etc.)
TOTAL:	\$300	

Designation of Roles

- Minute Taker - Linnea V. Fraser
- Agenda Maker - Brad Strandquist
- Time Keeper - Victoria Steinys
- iGroups Moderator - Nathan Miller