# RAMOVATION

## Inspiring Bridgeport

# Contents

- Problem/ History of the Ramova
- The Purpose of IPRO 364
- Previous Work (Spring Semester)
- Team Organization
- Process Towards Goals
- Results
- Future
- Questions

PROBLEM

PURPOSE

PREVIOUS

TEAM

GOALS

RESULTS

FUTURE

# Problem & History

# Ramova Theater

- Built in 1929 in Bridgeport
- Charlie Chaplin creates buzz
- Currently owned by City of Chicago
- Important historic building
- Save the Ramova Organization


# Purpose

# Purpose

Work with IIT community partner, the Save the Ramova organization to:

- Provide a feasibility study for the renovation of the Ramova Theater

- Project the impact that the renovation will have on spurring development on the Halsted corridor in the Bridgeport neighborhood

- Present valuable information to potential stakeholders and help procure community support

# Previous Work

# Previous Work (Spring)

IPRO 364 gained access inside the Ramova last semester

# Previous Work (Spring)

- Bridgeport Community Feedback
- Preliminary Program
- Preliminary Budget

# Team Organization & Goals

# Team Organization

**Save the Ramova Organization**
**Maureen Sullivan**

**Advisor**
**Marc Gafoori**

**Team Leader**
**Grace Durbin**

We broke into 5 sub groups to accomplish our goals.

**Case Study/ Survey**
**Group Leader**
**Kay Durbin**

**Group Members**
**Joanna Weir**
**Grace Durbin**
**Evan Jeznacki**
**Fernando Mier**
**Nick Pangere**

**Interview**
**Group Leader**
**Grace Durbin**

**Group Members**
**Kay Durbin**
**Joanna Weir**
**Courtney Lamoureux**

**Halsted Corridor**
**Group Leader**
**Courtney Lamoureux**

**Group Members**
**Joseph Law**
**Nazmus Sakib**
**Jad Jureidini**
**Joanna Weir**
**Fernando Mier**

**Finance**
**Group Leader**
**Nick Pangere**

**Group Members**
**Grace Durbin**
**William Wylie**

**Design/Clean Energy**
**Group Leader**
**Courtney Lamoureux**

**Group Members**
**Fernando Mier**
**Nazmus Sakib**
**Evan Jeznacki**
**Igor Seryapin**
**Alicia Chlebek**
**Jad Jureidini**
**William Wylie**

# Team Organization

**Save the Ramova Organization**
**Maureen Sullivan**

**Professor**
**Limia Shunia**

**Advisor**
**Marc Gafoori**

**Team Leader**
**Grace Durbin**

**Case Study/ Survey**
**Group Leader**
**Kay Durbin**

Group Members
Joanna Weir
Grace Durbin
Evan Jeznacki
Fernando Mier
Nick Pangere

**Interview**
**Group Leader**
**Grace Durbin**

Group Members
Kay Durbin
Joanna Weir
Courtney Lamoureux

**Halsted Corridor**
**Group Leader**
**Courtney Lamoureux**

Group Members
Joseph Law
Nazmus Sakib
Jad Jureidini
Joanna Weir
Fernando Mier

**Finance**
**Group Leader**
**Nick Pangere**

Group Members
Grace Durbin
William Wylie

**Design/Clean Energy**
**Group Leader**
**Courtney Lamoureux**

Group Members
Fernando Mier
Nazmus Sakib
Evan Jeznacki
Igor Seryapin
Alicia Chlebek
Jad Jureidini
William Wylie

# Team Goals

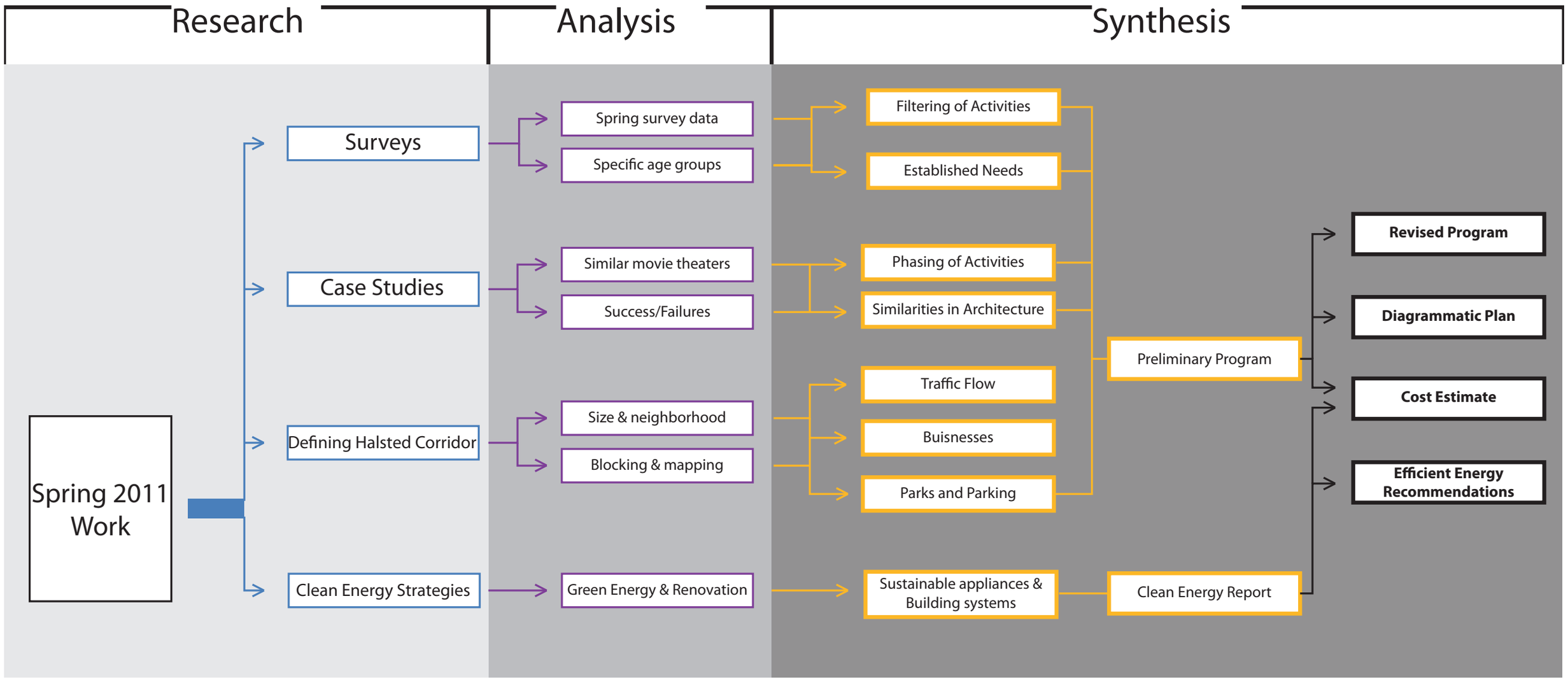
1. A revised cost estimate of the Ramova Theater renovation and the addition of the adjacent lot with a detailed report.

2. Specific designation of the Halsted corridor and adjacency mapping

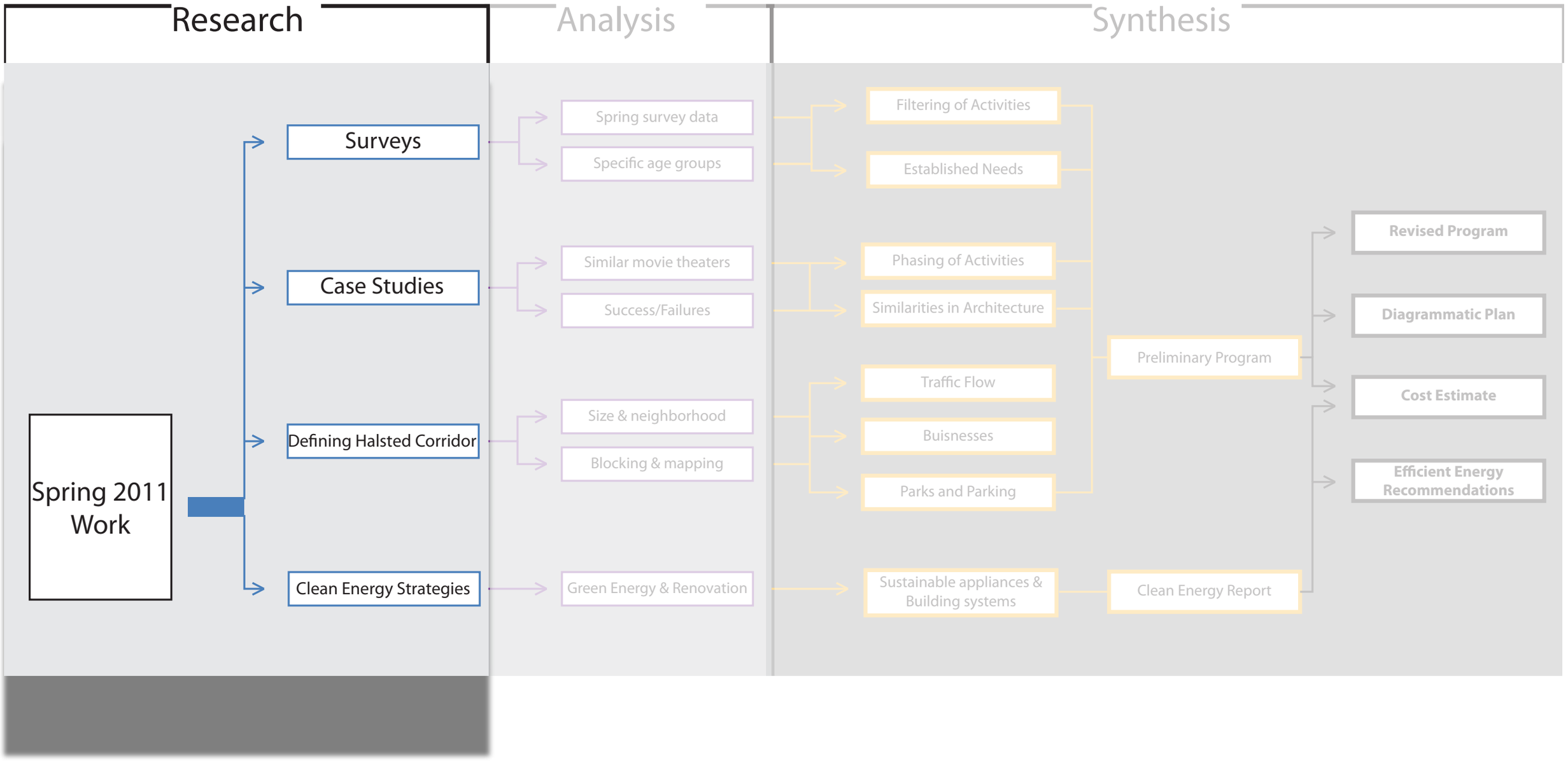
3. A revised program and a well developed set of building plans (green technology strategies incorporated)

4. 3D physical model of the Ramova and a computer model

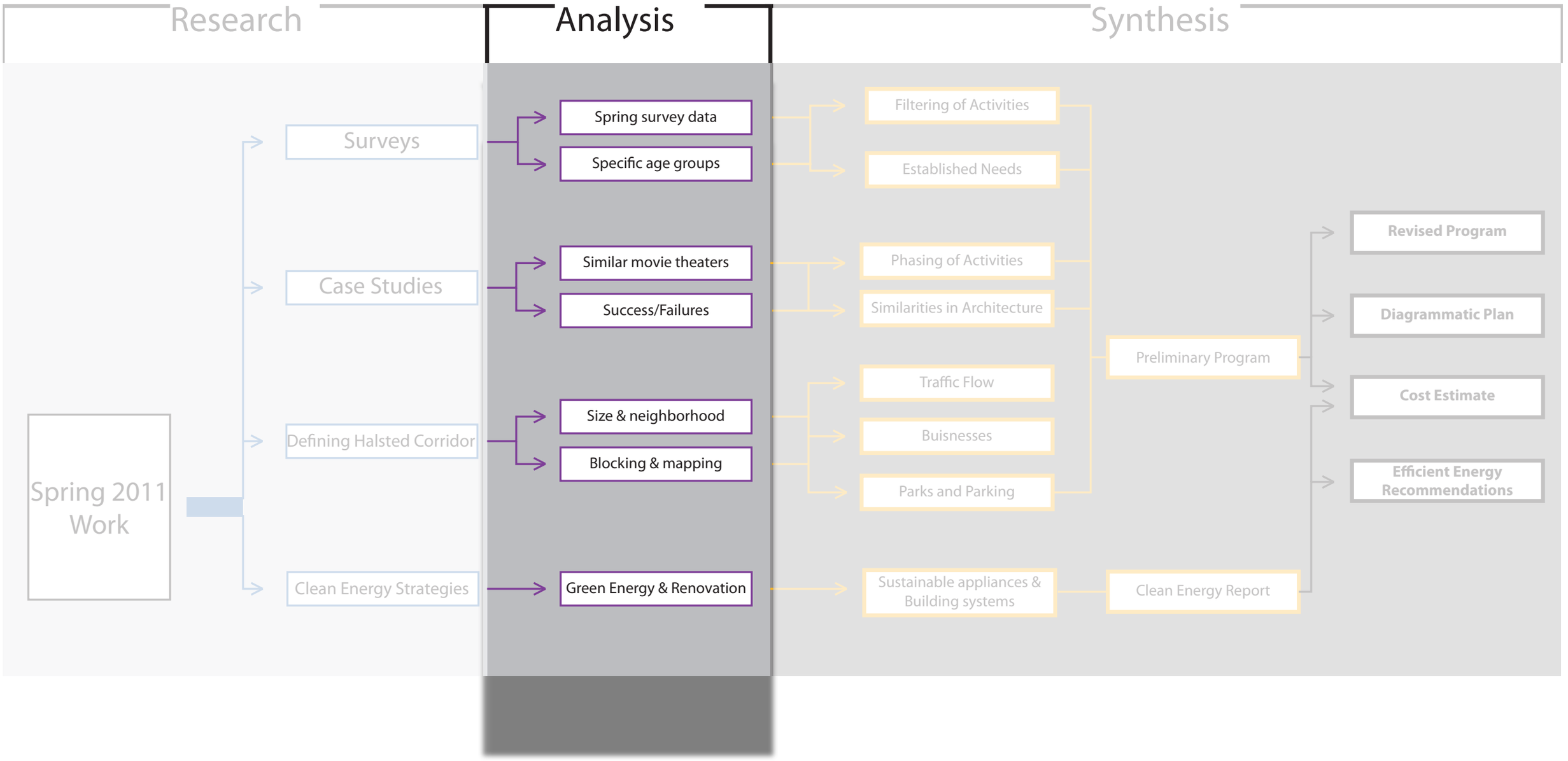
# Process Towards Goals



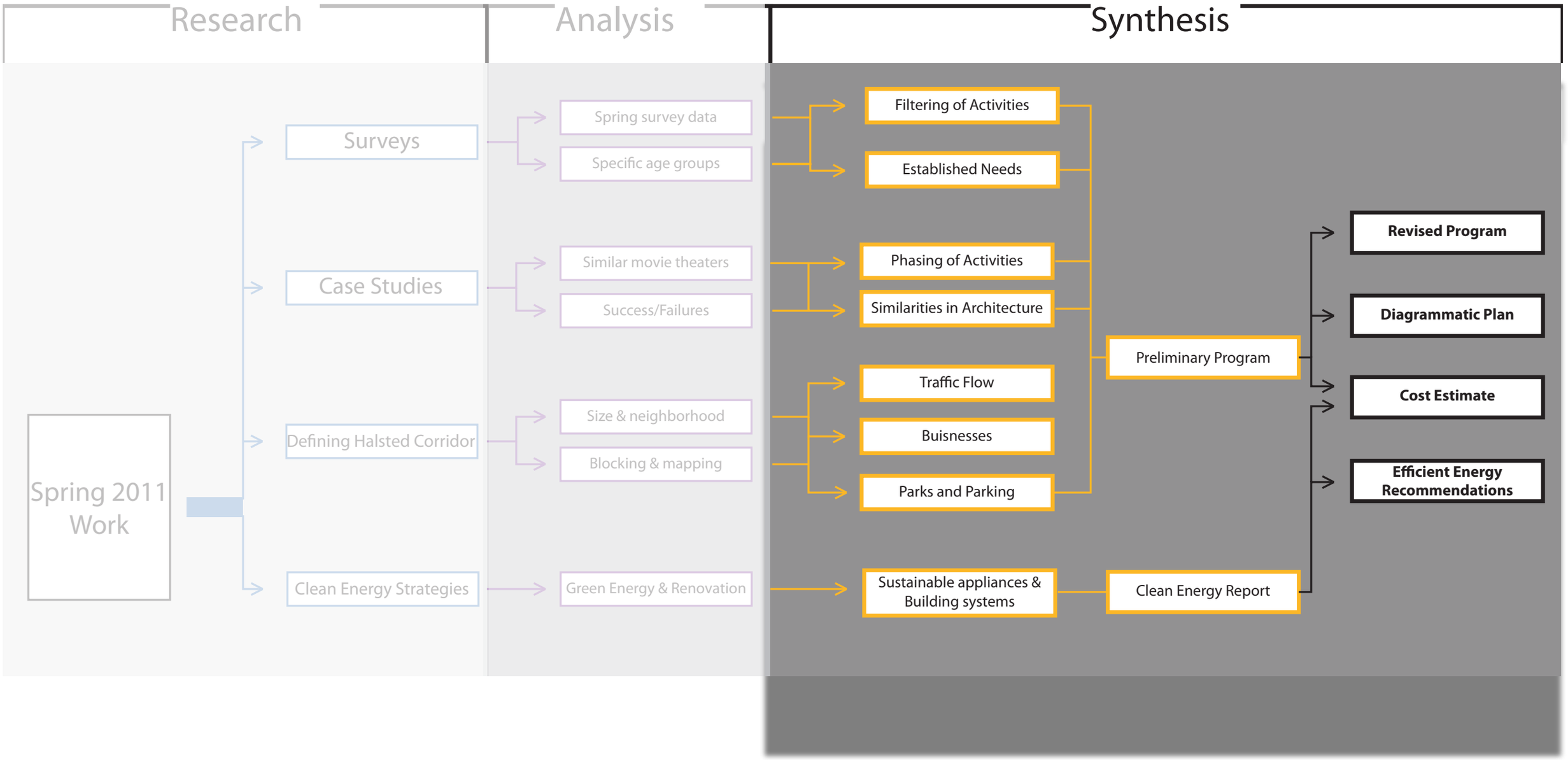
# Process Towards Goals



# Process Towards Goals



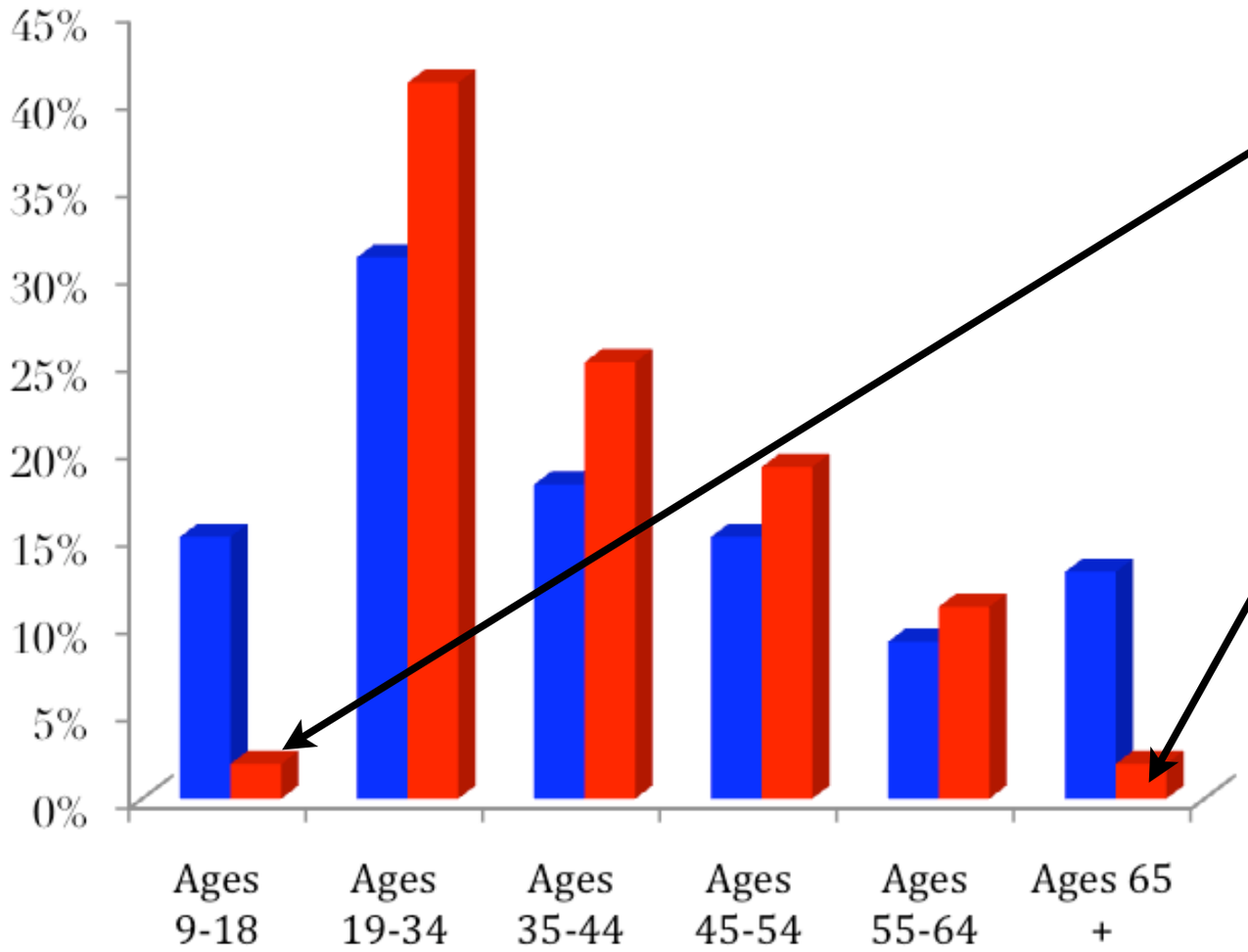
# Process Towards Goals



# Surveys and Case Studies

# Community Feedback

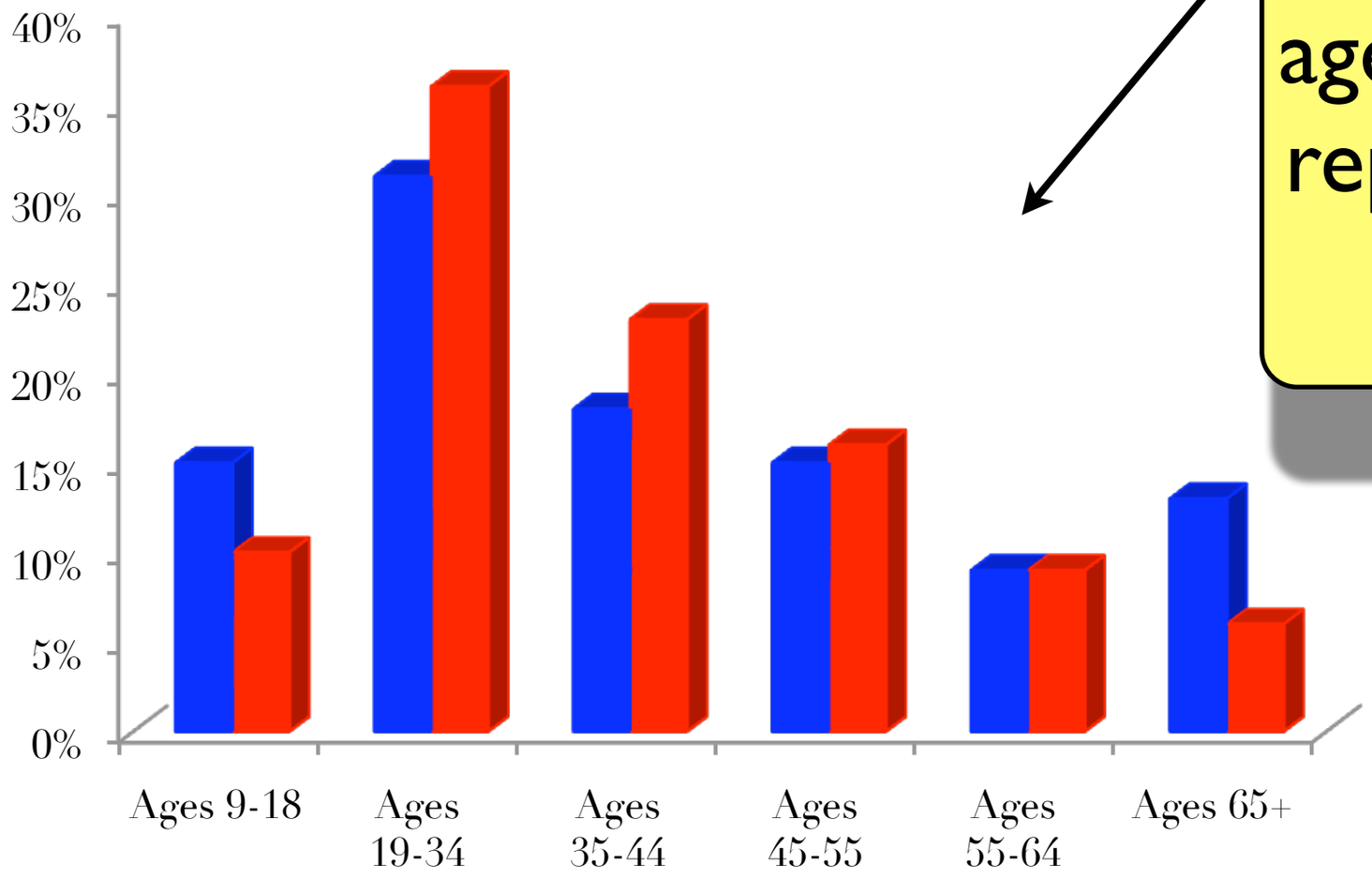
## SPRING: Age Comparison




Needed to gather survey data from ages **9-18** and ages **65 & older**

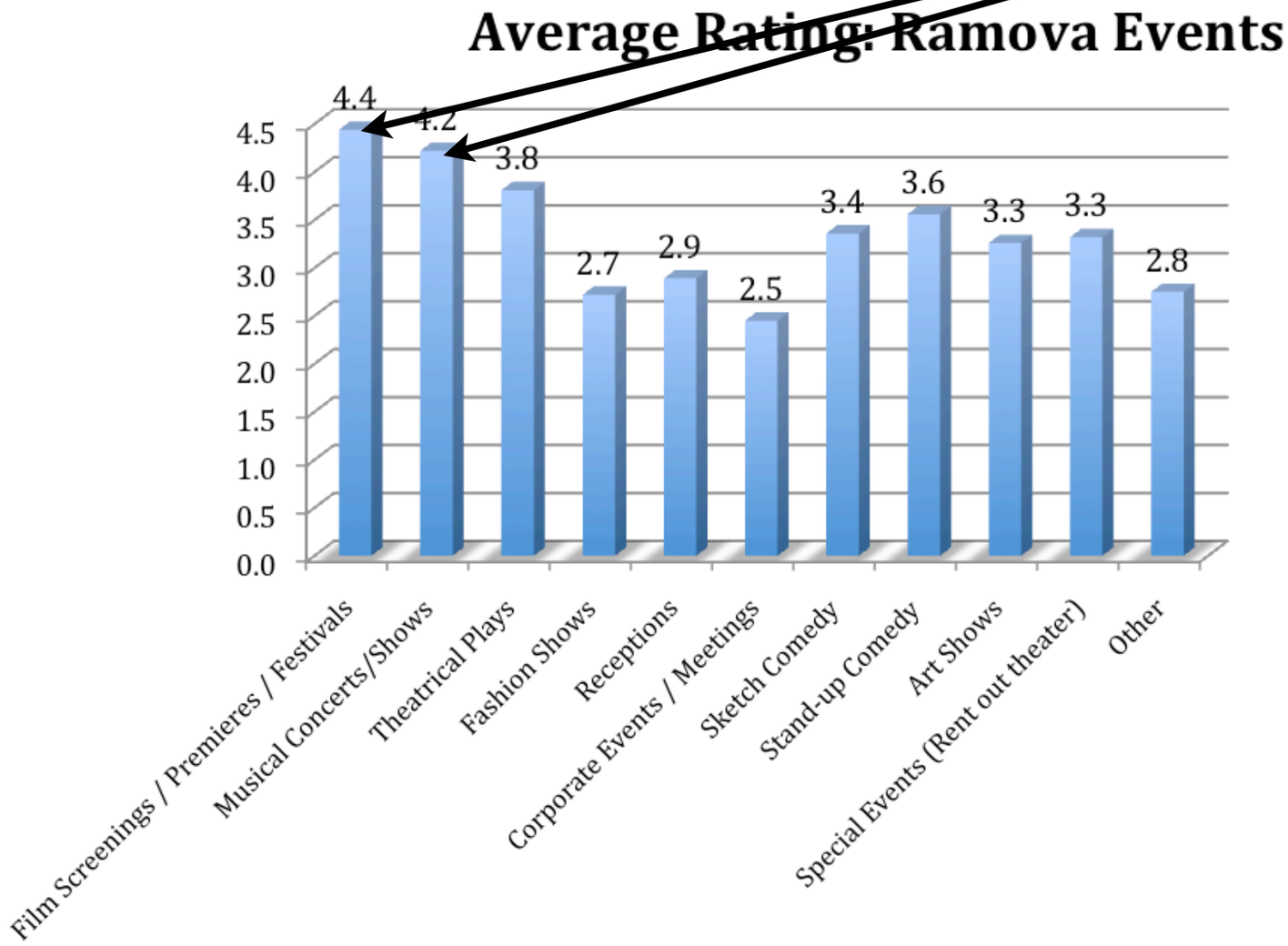
# Community Feedback

SUMMER: Age Comparison



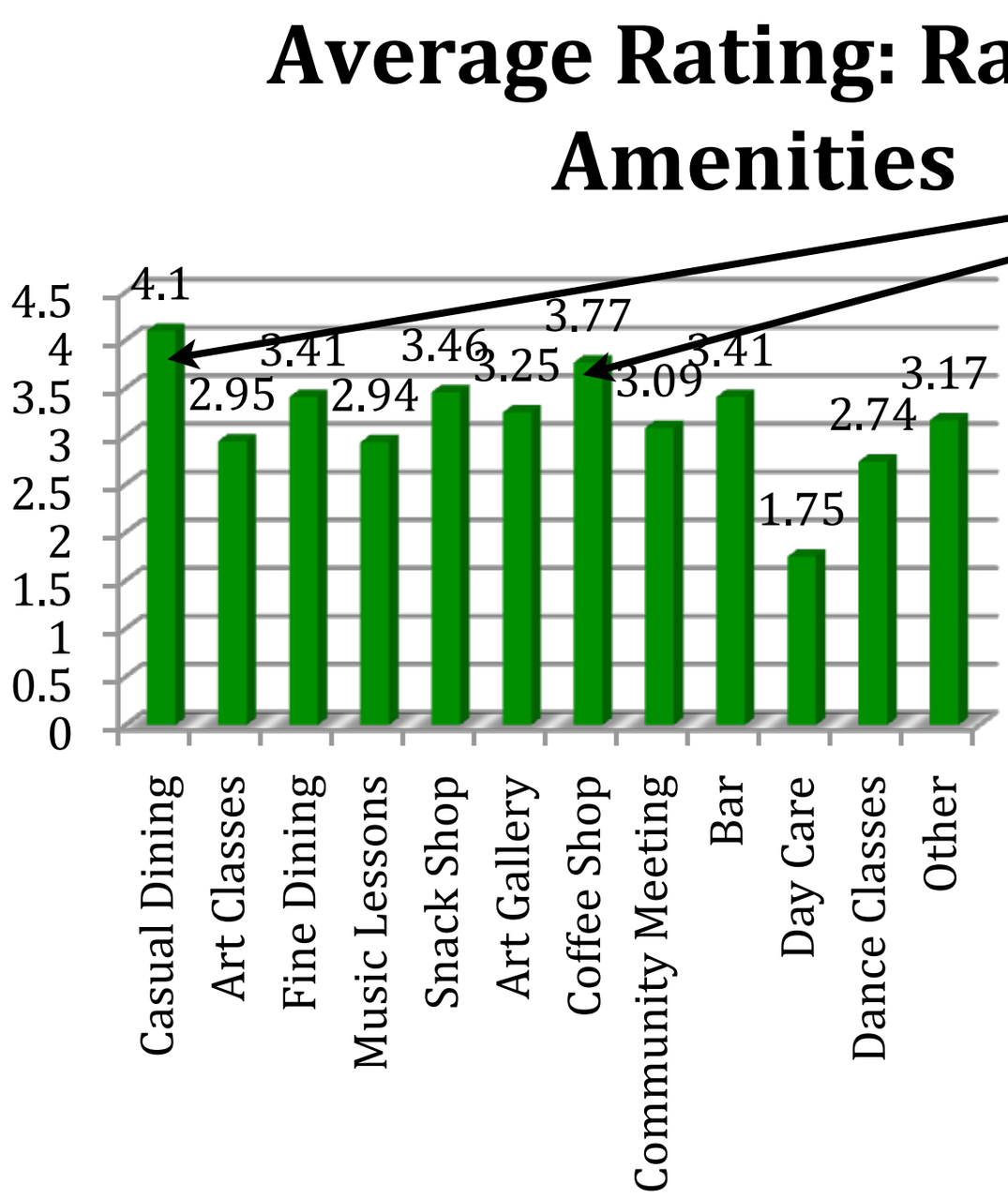

Collected 72 more surveys in targeted ages groups to better represent Bridgeport demographic

# Survey: Ramova Events




Highest ranked: Film Screenings and Musical Concerts

# Survey: Ramova Amenities




Highest ranked: Casual Dining & Coffee Shop

- Average Rating: Ramova Amenities

# Case Studies- Spring

| | 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 | Independant & Foreign Fi | | | | |
| Beverly Arts Center | 2002 | NA | Multidisciplinary Cultural Center | | | | |
| Plaza Theater : El Paso | 1934 | 2006 | Broadway, Plays, Orchestra, Concerts | | | | |
| Congress Theater: Chicago | 1926 | 1986 | Movie Theater, Music Venue | | | | |
| Auditorium Building | 1886-1889 | 2001 | Concert Hall, Opera Theater, Roosevelt University | | | European Art Nouveau | 4237 |

We chose 3 relevant case studies after re-analyzing the variety of case studies from the spring semester.

# Case Studies

## Mayne Stage


## Music Box


## Riviera

# Case Studies

## Mayne Stage

Music Box

Biviera


With only 300 seats, the Mayne Stage is also a retrofitted **Vaudeville theater**. The 2008 renovation included a **stage and a bar**.

# Case Studies

## Mayne Stage

## Music Box

## Riviera

The sister theater to the Ramova, the Music Box is both similar in **architectural style** and **size**, with 800 seats.


# Case Studies

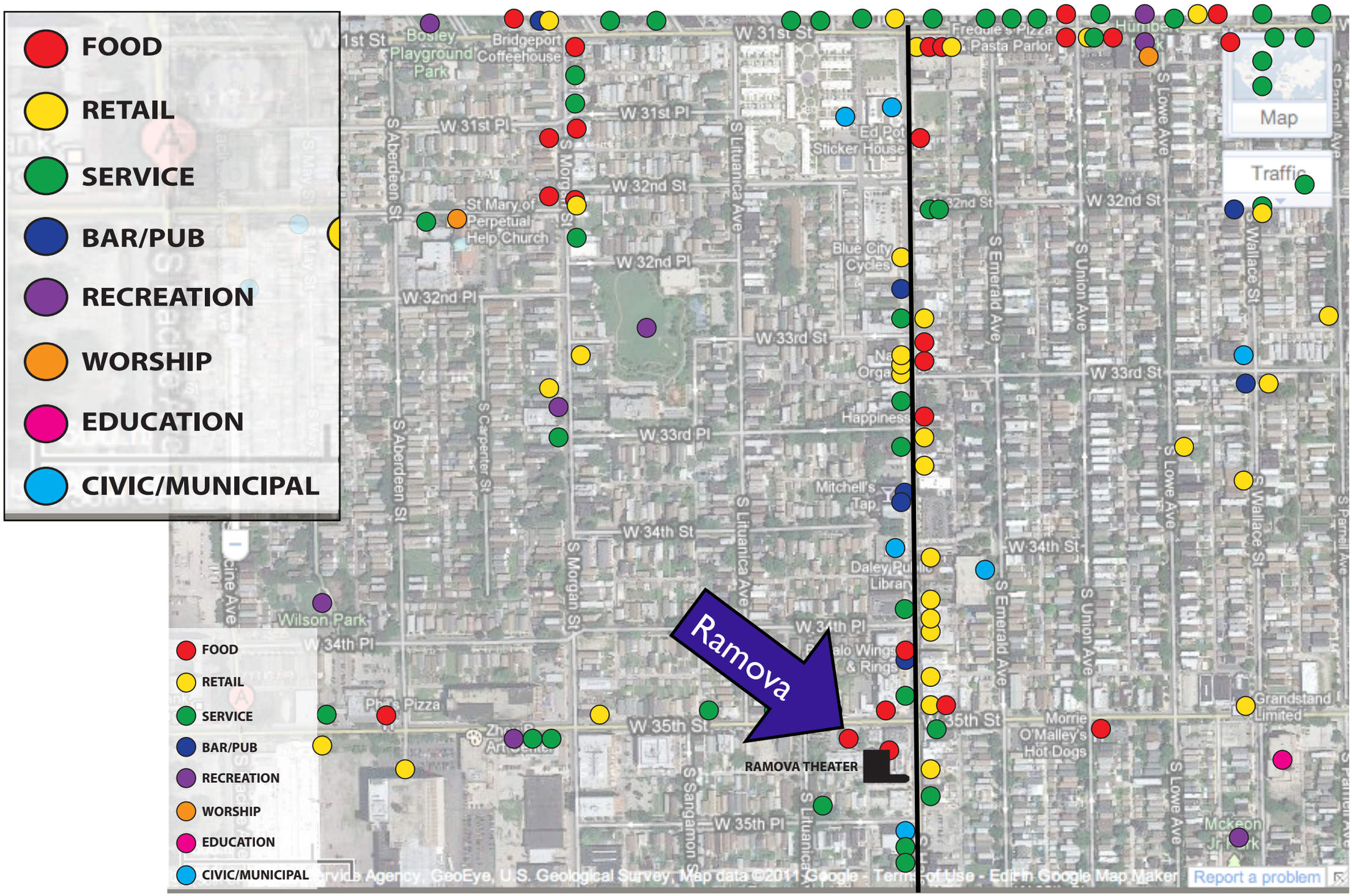
Mayne Stage Music Box

## Riviera

At its opening, the theater targeted the middle class audience with **amenities** such as changing rooms for children, daycare areas, and nursing stations.

# Halsted Corridor

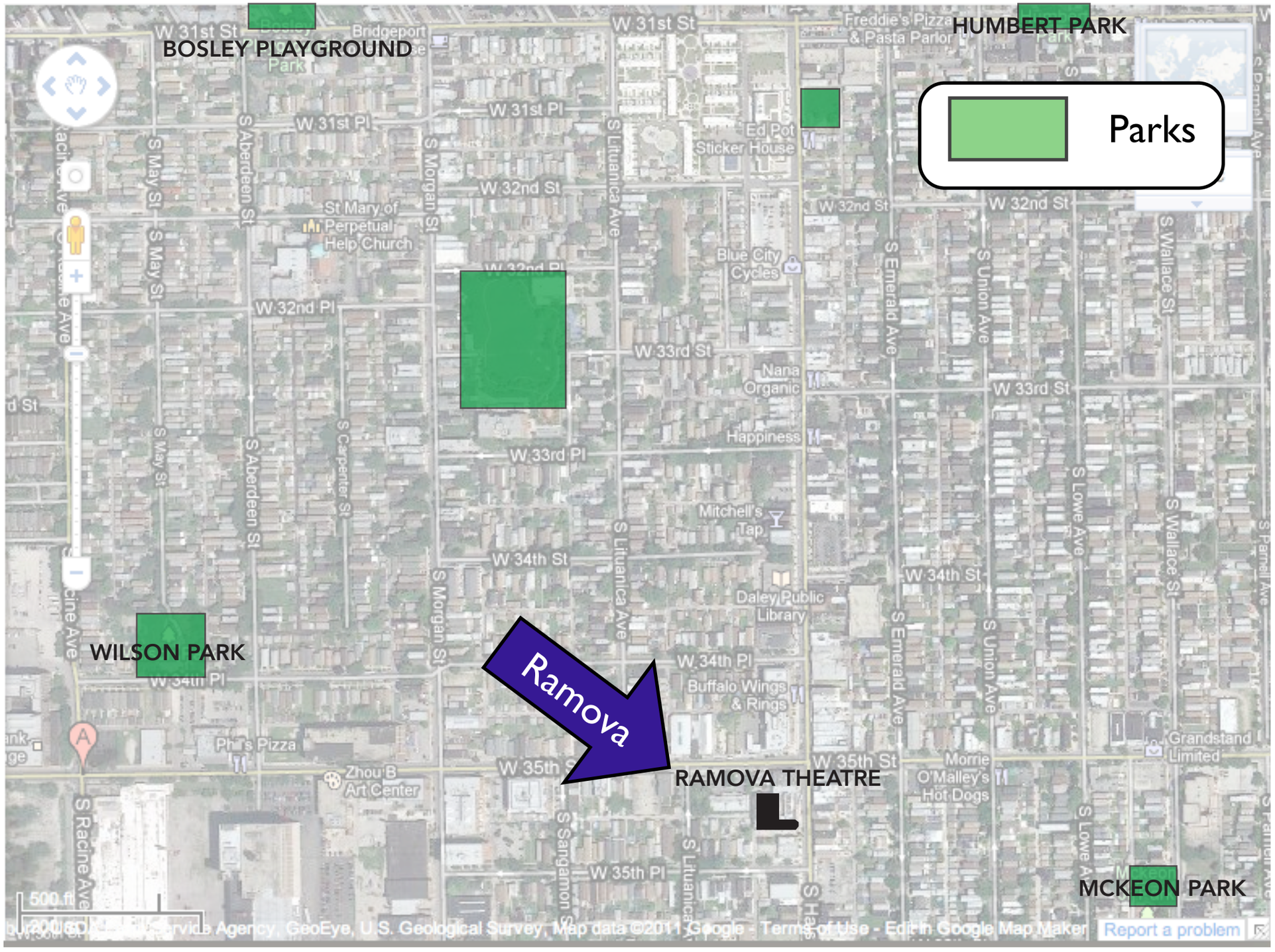
# Surrounding Businesses



# Surrounding Businesses


We defined the Halsted Corridor as the area from 31st to 35th and Halsted and looked from Racine to Parnell when analyzing the surrounding areas.

# Green Space


BOSLEY PLAYGROUND
HUMBERT PARK
Parks
WILSON PARK
Ramova
RAMOVA THEATRE
MCKEON PARK
W 31st St
W 31st Pl
W 32nd St
W 32nd Pl
W 33rd St
W 33rd Pl
W 34th St
W 34th Pl
W 35th St
W 35th Pl
S Aberdeen St
S May St
S Morgan St
S Lituanica Ave
S Emerald Ave
S Union Ave
S Wallace St
S Racine Ave
S Carpenter St
S Sangamon St
S Lowe Ave
S Parnell Ave
St Mary of Perpetual Help Church
Ed Pot Sticker House
Blue City Cycles
Nana Organic
Happiness
Mitchell's Tap
Daley Public Library
Buffalo Wings & Rings
Phil's Pizza
Zhou B Art Center
Morrie O'Malley's Hot Dogs
Grandstand Limited
Freddie's Pizza & Pasta Parlor
Bridgeport Park
500 ft
Report a problem

# Green Space


Green space is limited in Bridgeport which creates the case for including a green roof in the proposed program.

# Clean Energy

# Exterior

cylindrical

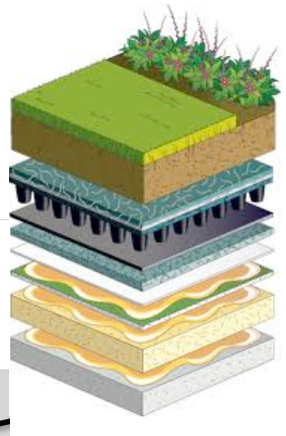
**Photovoltaic panels**

light weight
no seasonal angle adjustment
Potential energy annually
12 kWh per 1000 ft$^2$

one 15 ft diameter

**Wind turbine**

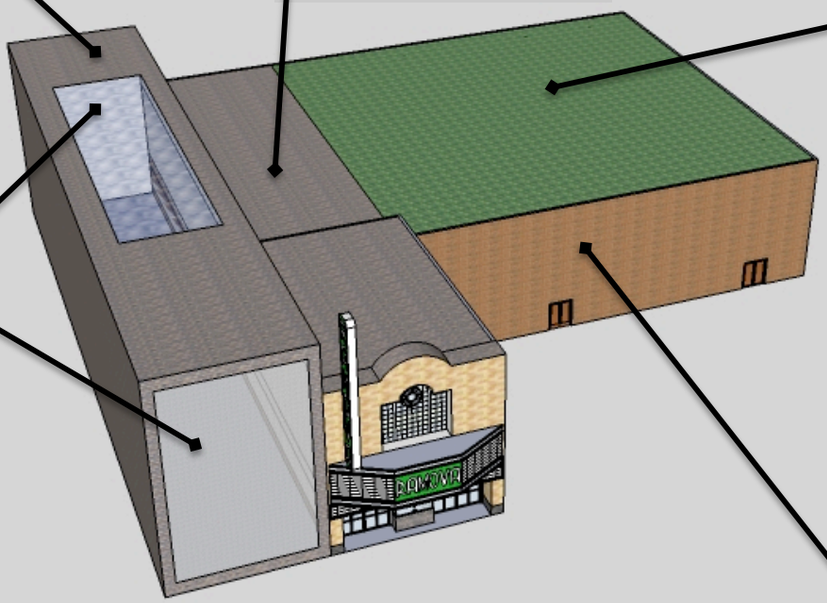
Potential energy annually
1,200 kWh



low U-value

**Green roof**

Filter pollutants, $CO_2$
and heavy metals
out of rainwater

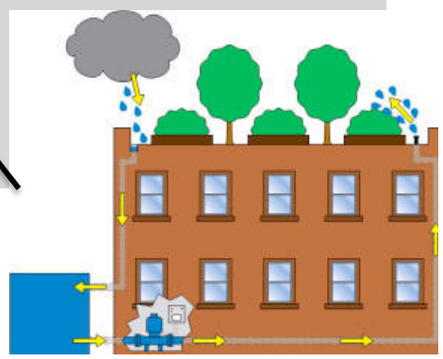


ETFE

**Skylight / Facade**

translucent Inflatable cushions
low U-value
printed PV cells

**Rain water harvesting system for irrigation**



# Exterior

cylindrical

**Photovoltaic panels**

light weight

no seasonal angle adjustment

Potential energy annually

12 kWh  per 1000 $ft^2$

# Exterior

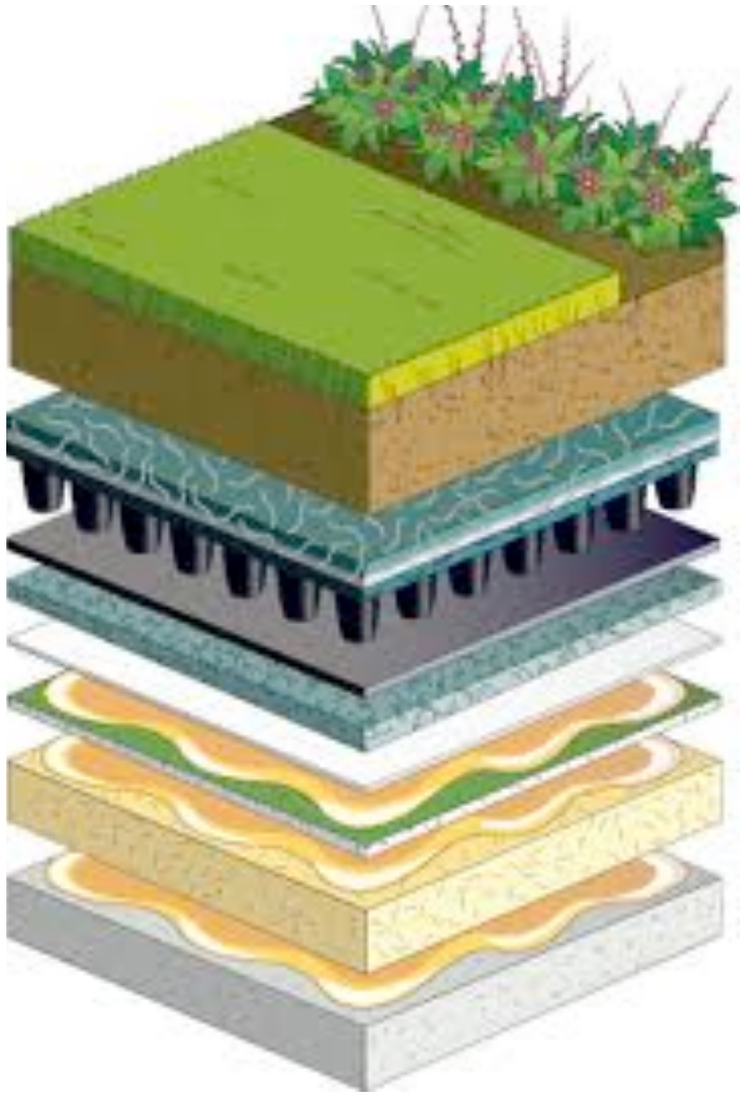
one 15 ft diameter

**Wind turbine**

Potential energy annually

1,200 kWh

# Exterior



low U-value

## Green roof

Filter pollutants, $CO_2$ and heavy metals out of rainwater

# Exterior

**Rain water harvesting system for irrigation**

# Exterior

ETFE

## Skylight / Facade

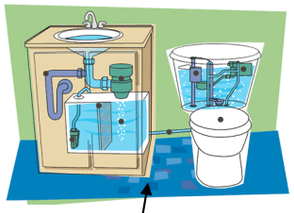
translucent Inflatable cushions

low U-value

printed PV cells

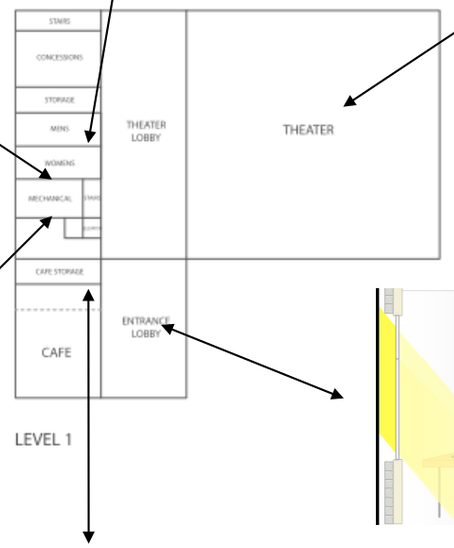
# Interior

Water recycling systems reuse potable sink water for non-potable toilet water

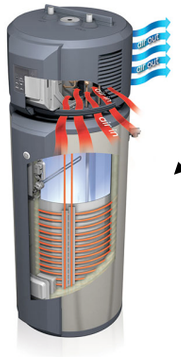


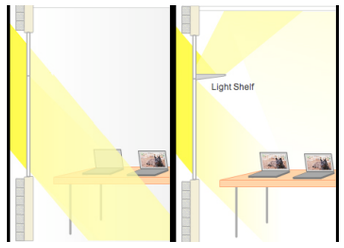
Dual Flush toilet systems save water

LED theater lighting reduces electrical plug loads and minimize HVAC loads




High Efficiency HVAC systems use the minimum amount of energy to keep the building comfortable



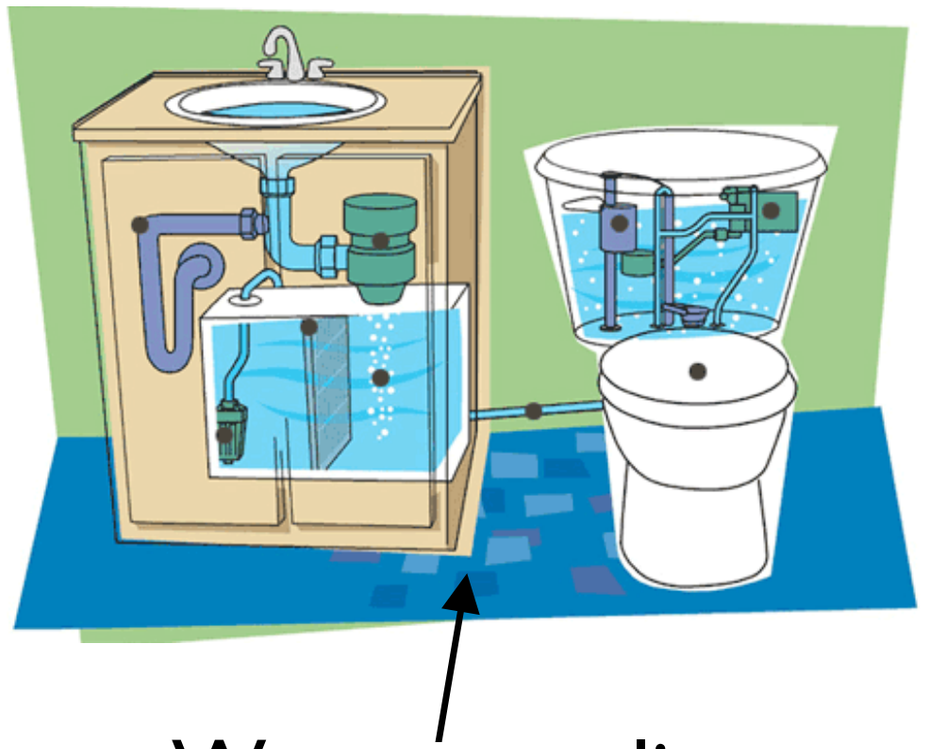



Manipulating natural lighting allows for less artificial lighting throughout the building

Energy Star commercial appliances use the least amount of natural resources to perform tasks needed by a cafe

# Interior

Dual Flush systems save water

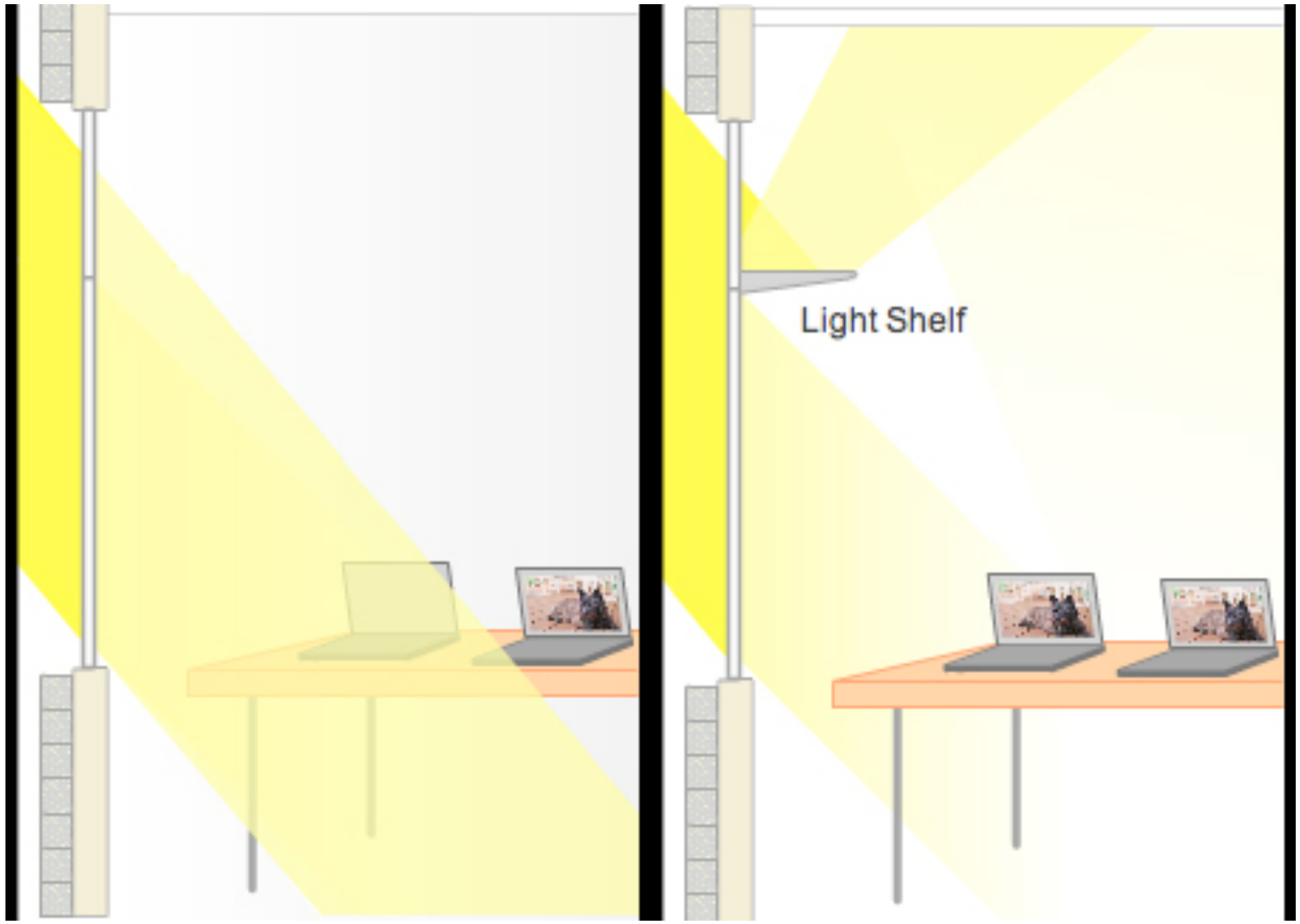


Water recycling systems reuse potable sink water for non-potable toilet water

# Interior

LED theater lighting reduces electrical plug loads and minimize HVAC loads

# Interior



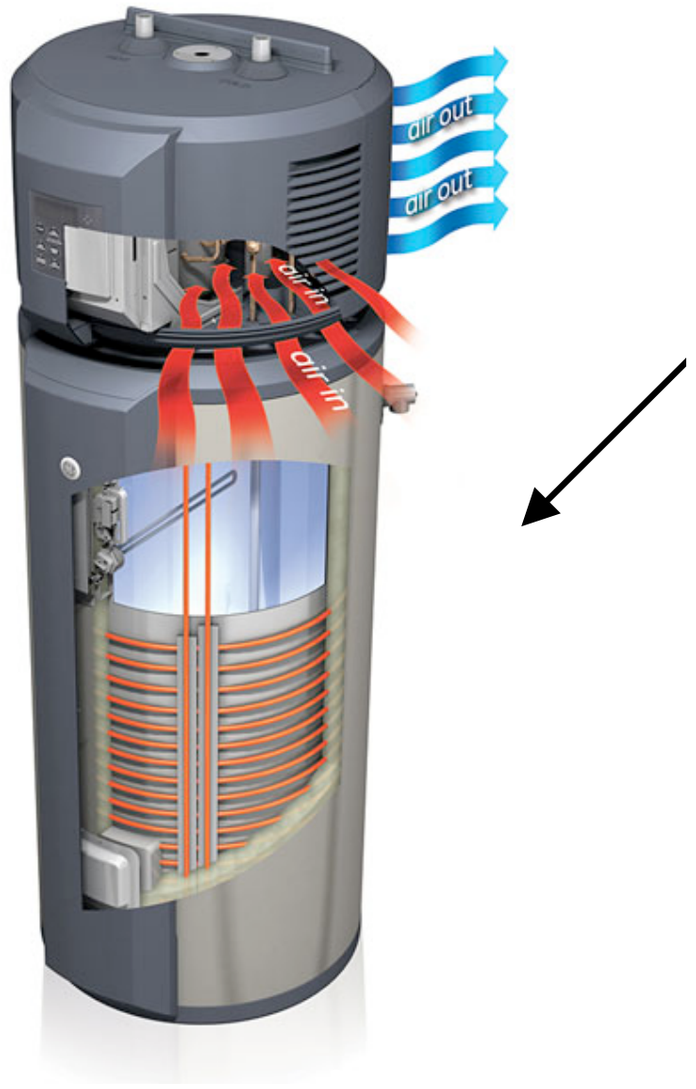

Manipulating natural lighting allows for less artificial lighting throughout the building

# Interior

Energy Star commercial appliances use the least amount of natural resources to perform tasks needed by a cafe

# Interior

High Efficiency HVAC systems use the minimum amount of energy to keep the building comfortable



# Design

# Programming

## program

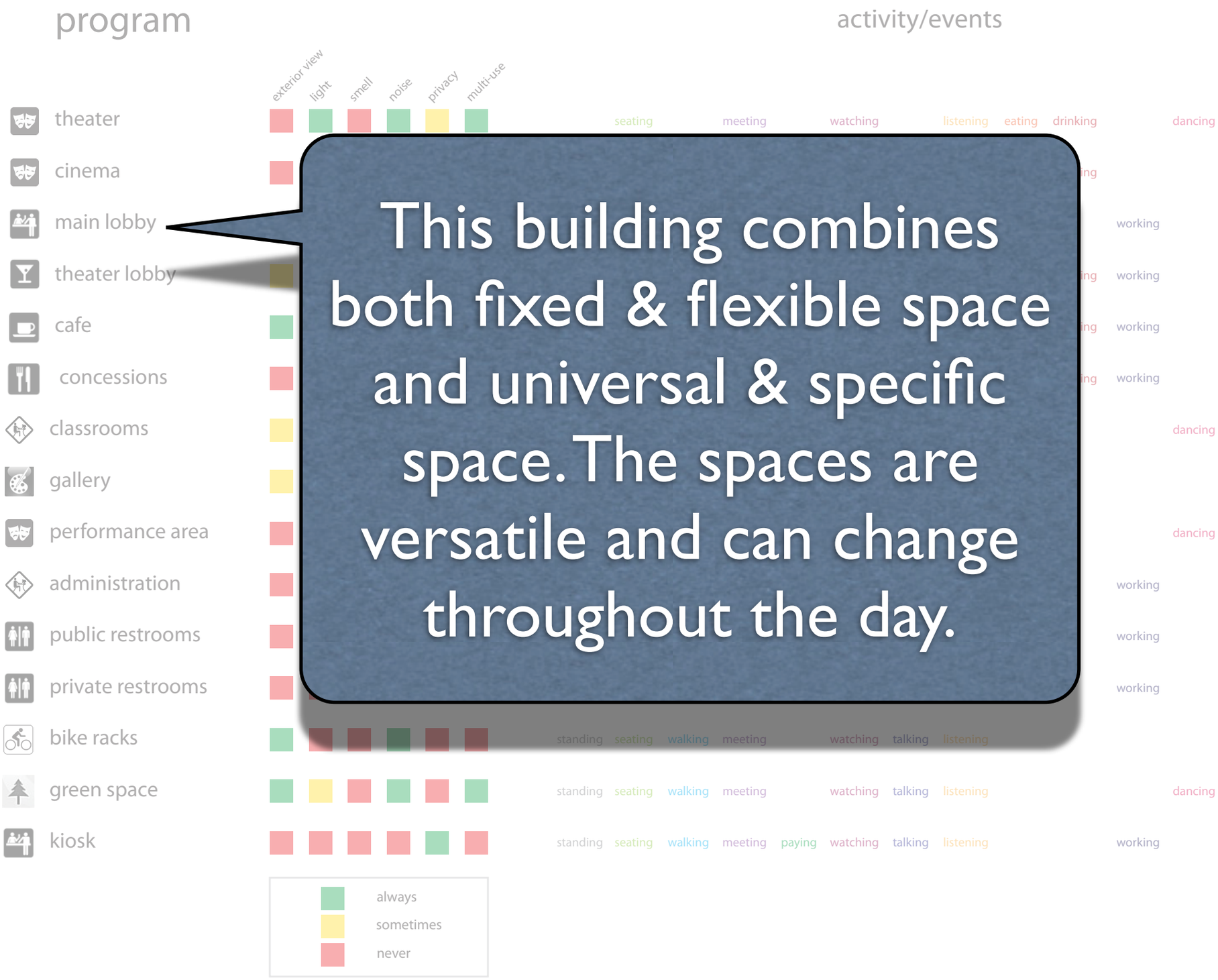
| | exterior view | light | smell | noise | privacy | multi-use |
|---|---|---|---|---|---|---|
| theater | always | always | never | always | sometimes | always |
| cinema | never | always | never | always | sometimes | always |
| main lobby | always | sometimes | never | sometimes | never | never |
| theater lobby | sometimes | sometimes | never | sometimes | never | sometimes |
| cafe | always | never | always | sometimes | sometimes | never |
| concessions | never | never | always | sometimes | sometimes | never |
| classrooms | sometimes | sometimes | never | sometimes | sometimes | always |
| gallery | sometimes | always | never | never | sometimes | always |
| performance area | never | always | never | always | sometimes | always |
| administration | never | sometimes | never | never | always | never |
| public restrooms | never | never | always | never | always | never |
| private restrooms | never | never | always | never | always | never |
| bike racks | always | never | never | always | never | never |
| green space | always | sometimes | never | always | never | always |
| kiosk | never | never | never | never | always | never |

always
sometimes
never

## activity/events

| | |
|---|---|
| theater | seating, meeting, watching, listening, eating, drinking, dancing |
| cinema | seating, meeting, watching, listening, eating, drinking |
| main lobby | standing, seating, meeting, watching, talking, listening, working |
| theater lobby | standing, seating, meeting, watching, talking, listening, eating, drinking, working |
| cafe | seating, meeting, paying, watching, talking, listening, eating, drinking, working |
| concessions | standing, meeting, paying, watching, talking, listening, eating, drinking, working |
| classrooms | seating, meeting, watching, talking, listening, dancing |
| gallery | standing, seating, walking, meeting, watching, talking, listening |
| performance area | standing, seating, meeting, watching, talking, listening, dancing |
| administration | seating, meeting, watching, talking, listening, working |
| public restrooms | standing, seating, meeting, watching, talking, listening, working |
| private restrooms | standing, seating, meeting, watching, talking, listening, working |
| bike racks | standing, seating, walking, meeting, watching, talking, listening |
| green space | standing, seating, walking, meeting, watching, talking, listening, dancing |
| kiosk | standing, seating, walking, meeting, paying, watching, talking, listening, working |

# Programming




This building combines both fixed & flexible space and universal & specific space. The spaces are versatile and can change throughout the day.

# Programming

theater

cinema

main lobby

theater lobby

cafe

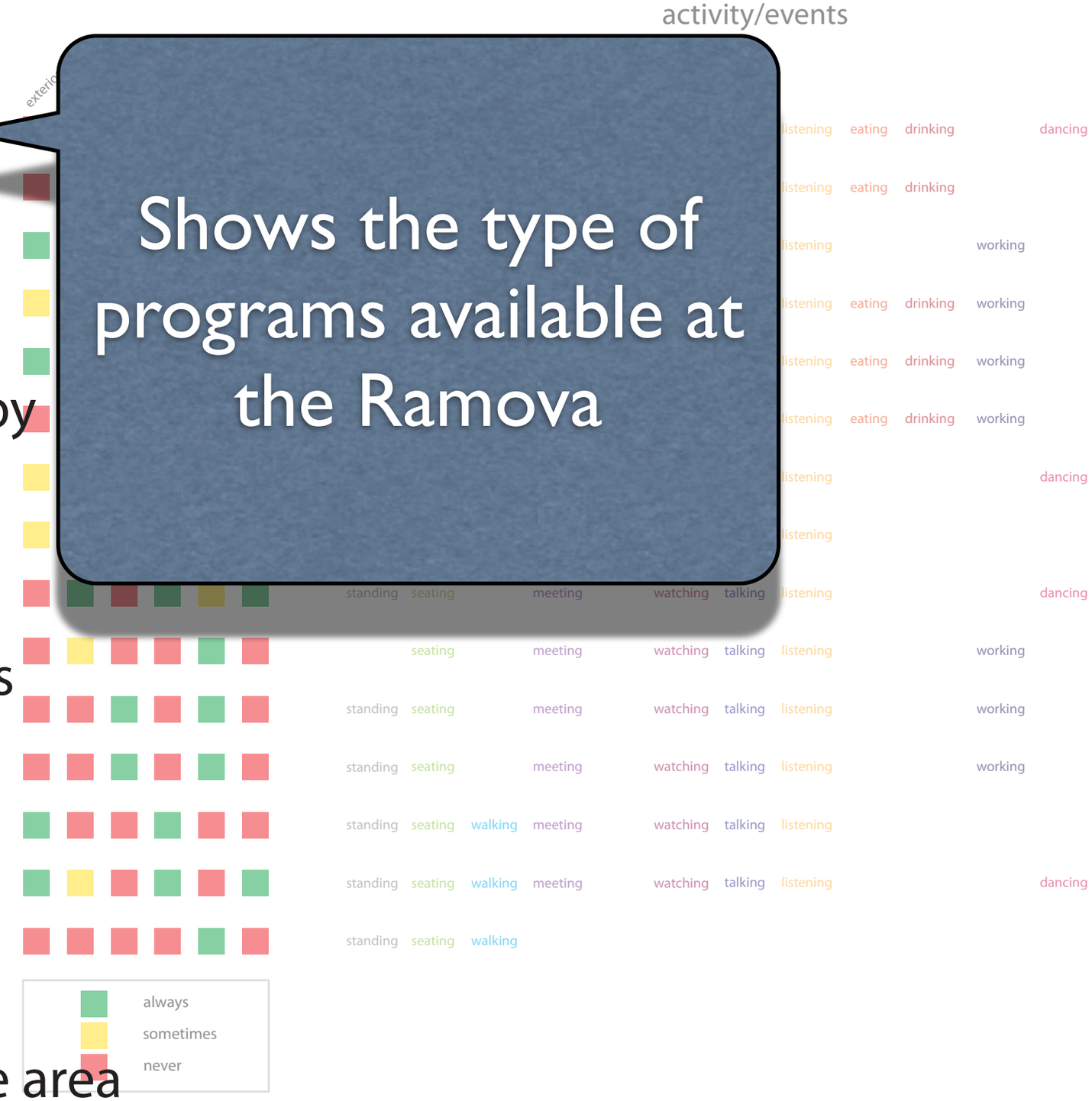
concessions

classrooms

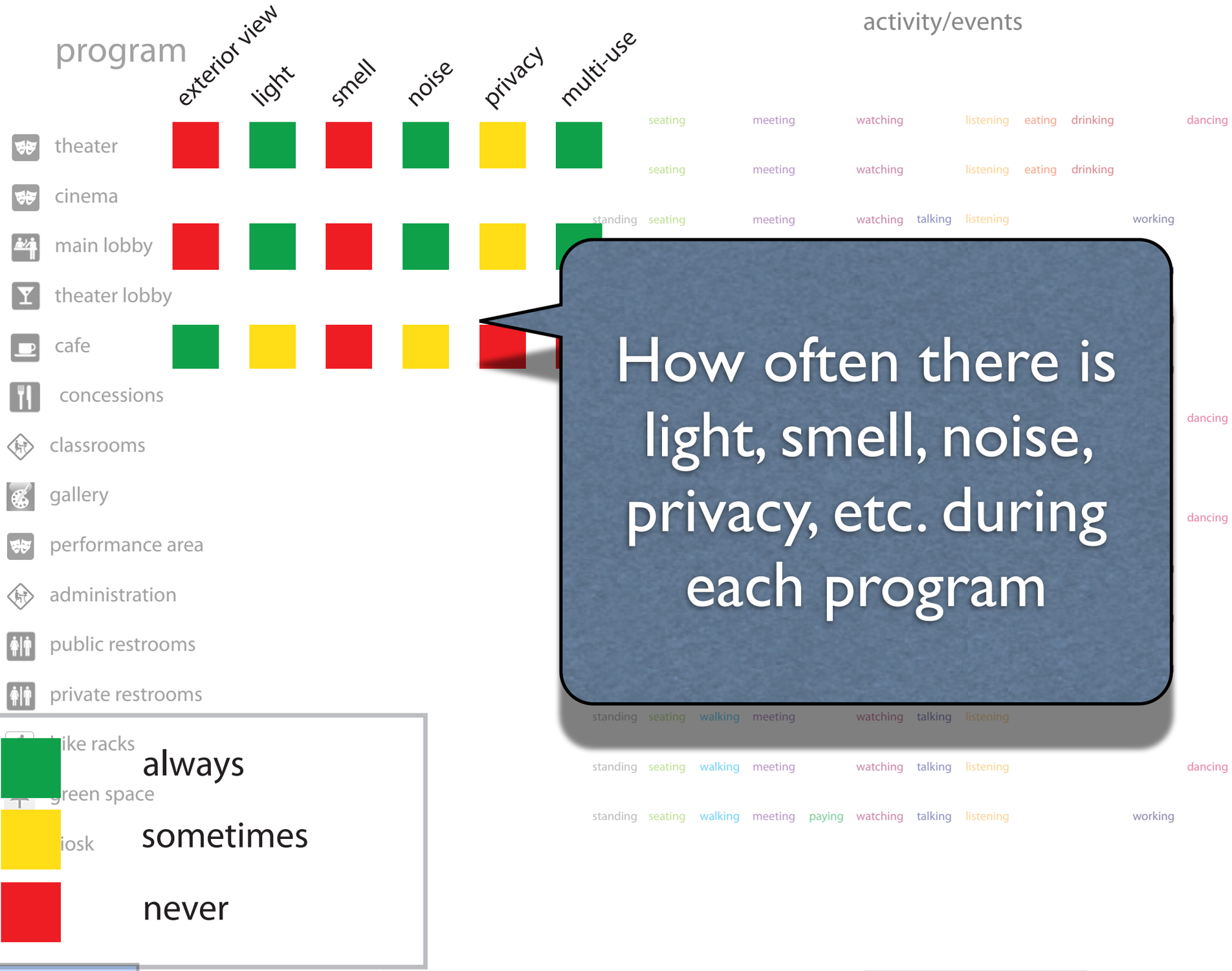
gallery

performance area

Shows the type of programs available at the Ramova



# Programming



# Programming

program

exterior view | light | smell | noise | privacy | multi-use

- theater
- cinema
- main lobby
- theater lobby
- cafe
- concessions
- classrooms
- gallery
- performance area
- administration
- public restrooms
- private restrooms
- bike racks
- green space
- kiosk

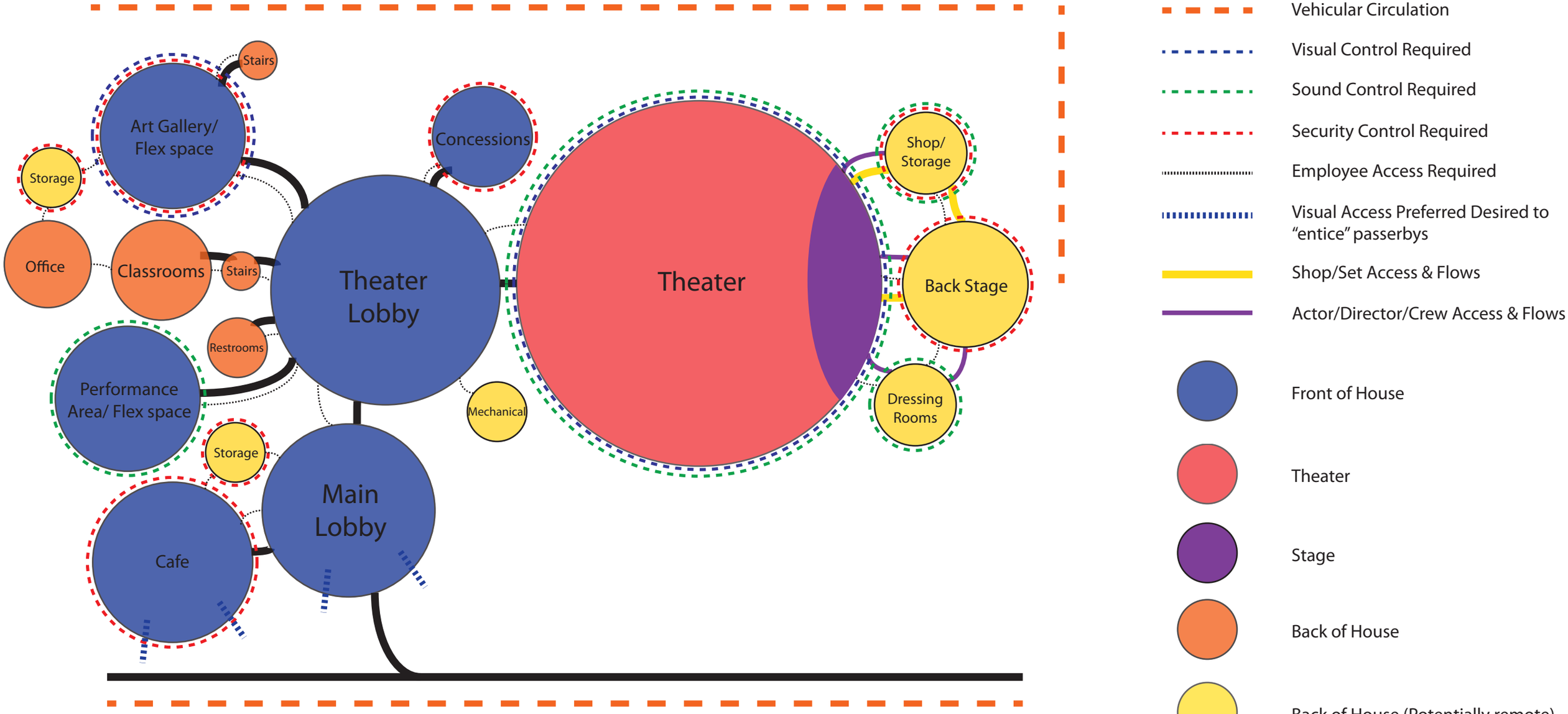
always
sometimes
never

listening eating drinking

listening eating drinking

And what types of activities/ events can occur during each program. i.e. eating, seating, listening, etc.

# Use Diagram


Art Gallery/
Flex space
Stairs
Storage
Concessions
Office
Classrooms
Stairs
Theater
Lobby
Restrooms
Performance
Area/ Flex space
Storage
Main
Lobby
Cafe
Mechanical
Theater
Shop/
Storage
Back Stage
Dressing
Rooms
Primary Audience Circulation
Vehicular Circulation
Visual Control Required
Sound Control Required
Security Control Required
Employee Access Required
Visual Access Preferred Desired to "entice" passerbys
Shop/Set Access & Flows
Actor/Director/Crew Access & Flows
Front of House
Theater
Stage
Back of House
Back of House (Potentially remote)

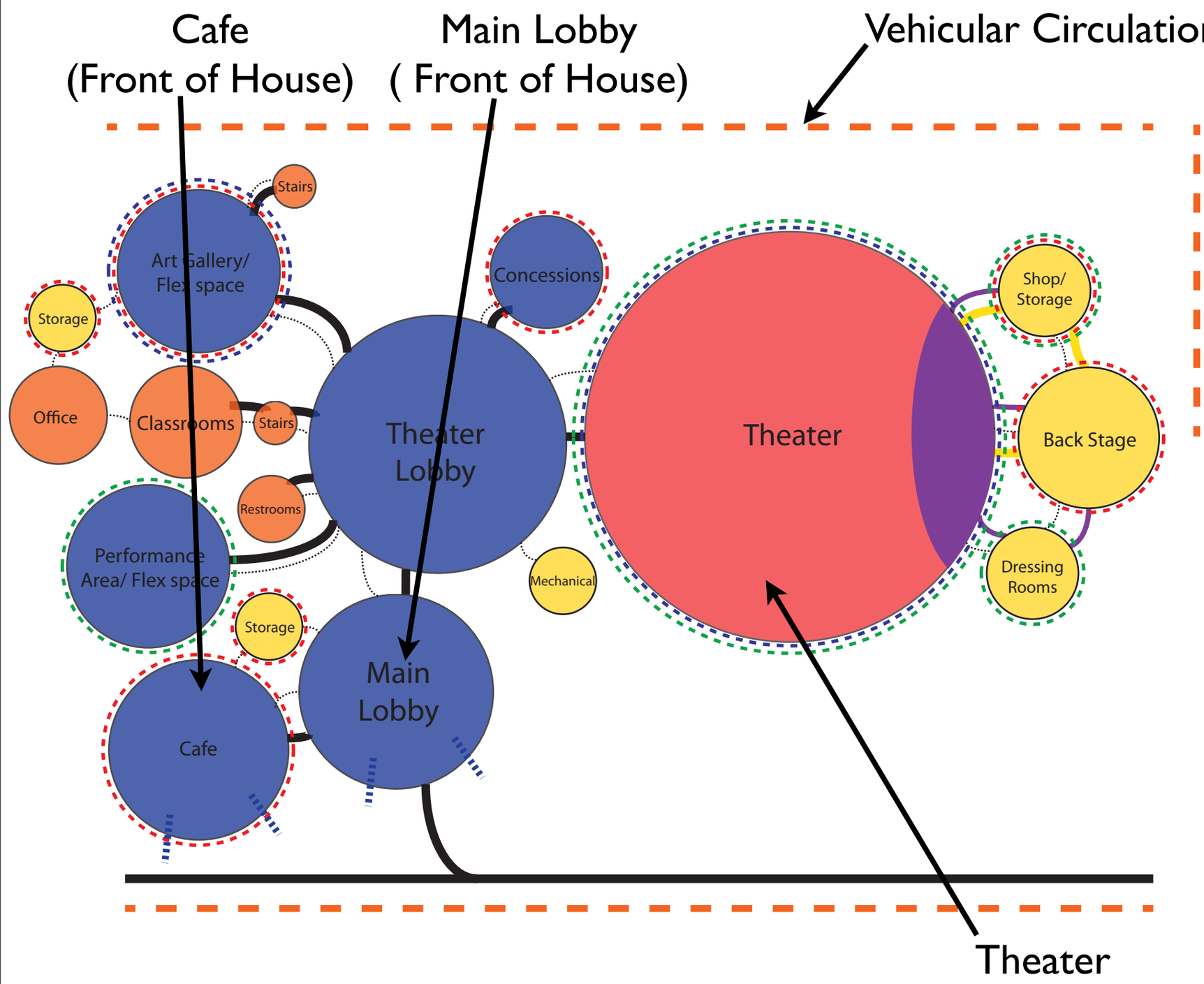
# Use Diagram

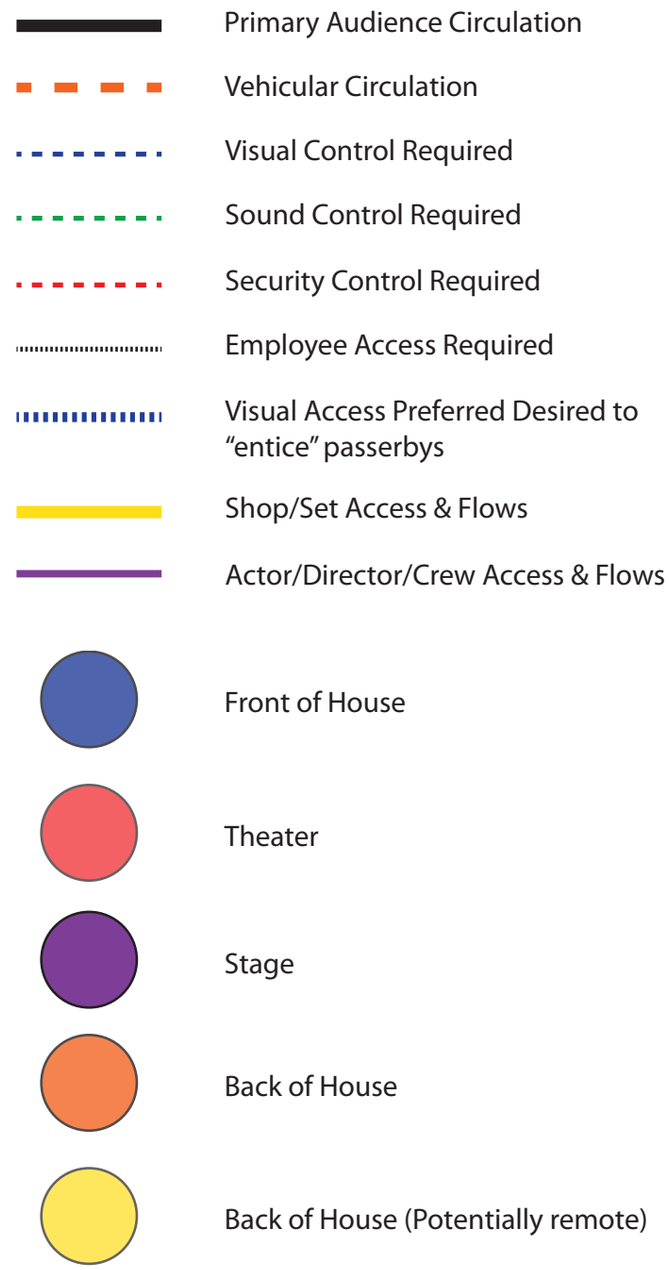
Colors show uses of the space: front of house back of house, theater, and stage.

Lines show movements and flows in the space.

- Front of House
- Theater
- Stage
- Back of House
- Back of House (Potentially remote)
- Primary Audience Circulation
- Vehicular Circulation
- Visual Control Required
- Sound Control Required
- Security Control Required
- Employee Access Required
- Visual Access Preferred Desired to "entice" passerbys
- Shop/Set Access & Flows
- Actor/Director/Crew Access & Flows

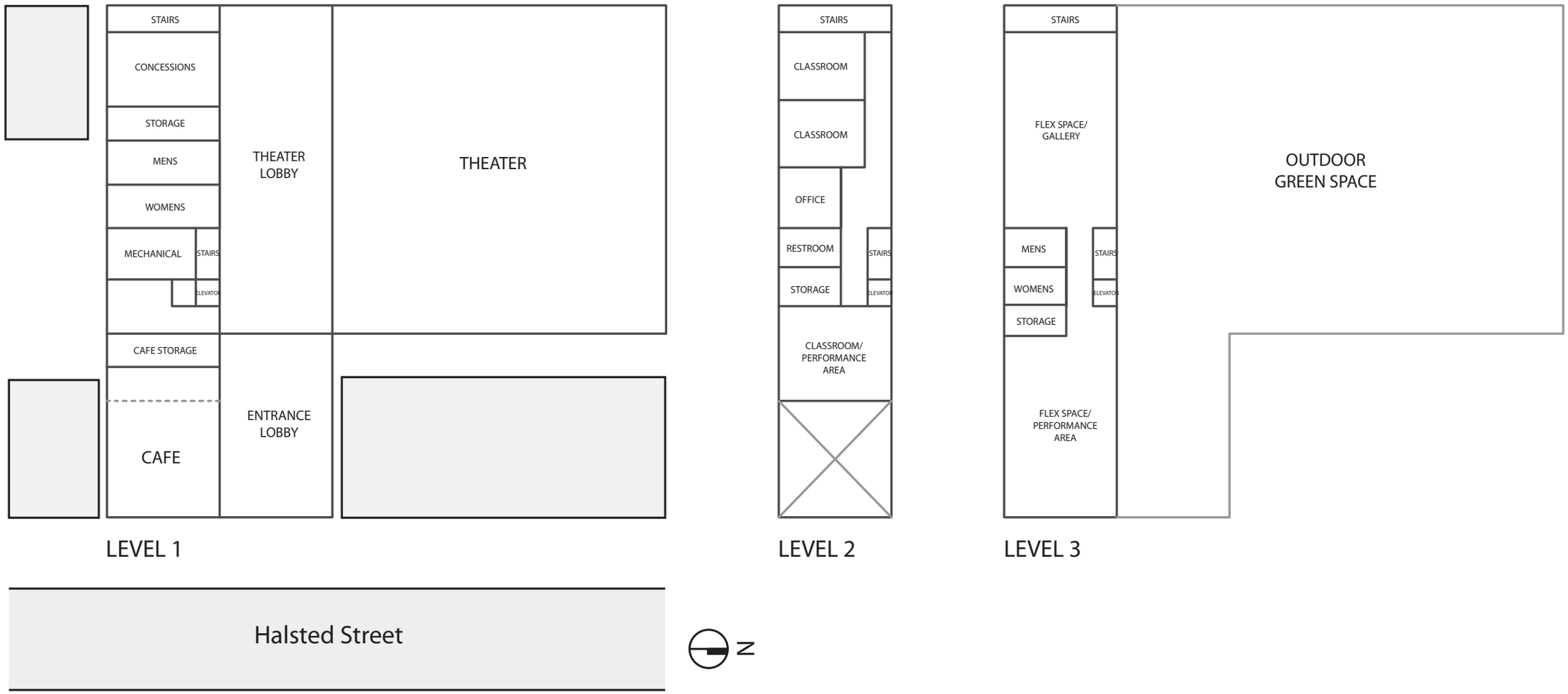
# Use Diagram


Cafe
(Front of House)
Main Lobby
( Front of House)
Vehicular Circulation
Stairs
Art Gallery/
Flex space
Storage
Office
Classrooms
Stairs
Restrooms
Performance
Area/ Flex space
Storage
Cafe
Theater
Lobby
Main
Lobby
Concessions
Mechanical
Theater
Shop/
Storage
Back Stage
Dressing
Rooms
Theater


Primary Audience Circulation
Vehicular Circulation
Visual Control Required
Sound Control Required
Security Control Required
Employee Access Required
Visual Access Preferred Desired to "entice" passerbys
Shop/Set Access & Flows
Actor/Director/Crew Access & Flows
Front of House
Theater
Stage
Back of House
Back of House (Potentially remote)

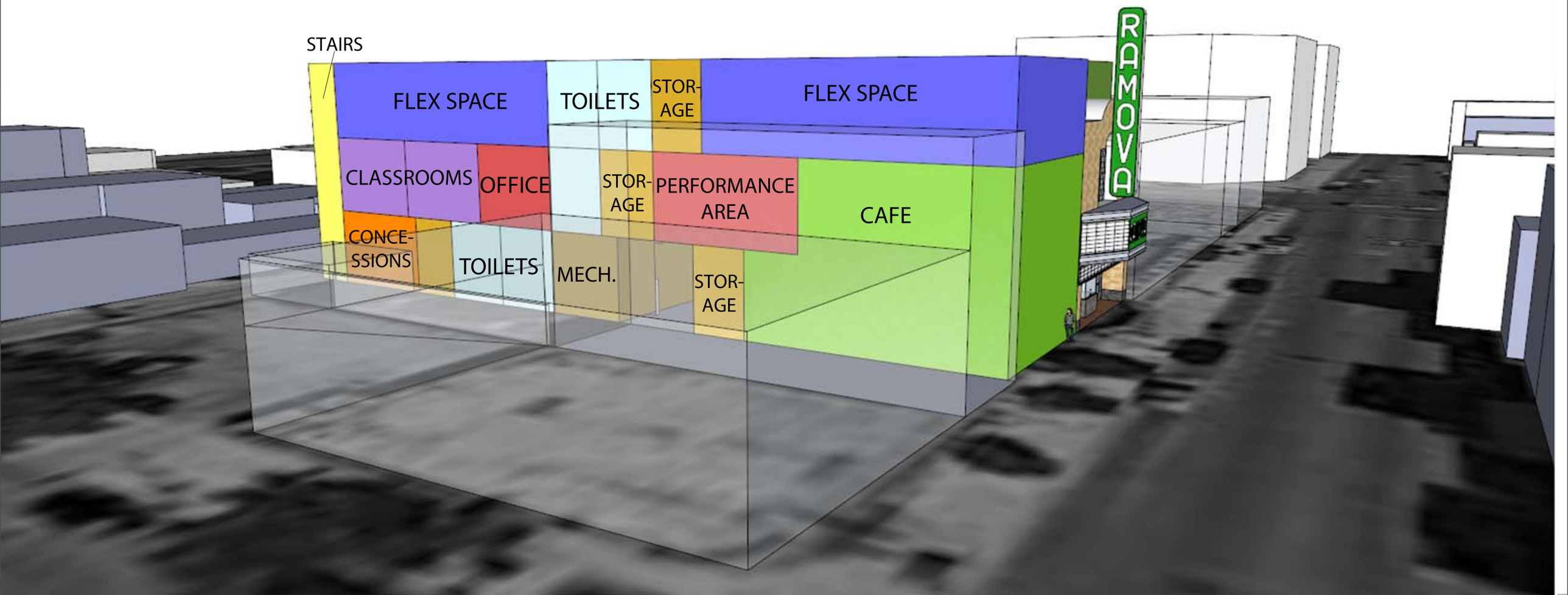
# Diagrammatic Plan

RAMOVA DIAGRAMMATIC PLAN



# Massing Studies

# Massing Studies



# Cost

# Cost Estimate

| DESCRIPTION | Qty | $/Unit | Cost |
|---|---|---|---|
| Foundation | 3200 | 7.35 | $28,224 |
| Floor | 11400 | 19 | $259,920 |
| Roof C | | | |
| Exterio | | | |
| Exterio | | | |
| Tar Ro | | | |
| Interio | | | |
| Fittings | | | |
| Stair | | | |
| Wall P | | | |
| Floor C | | | |
| Ceiling | | | |
| Elevat | | | |
| Plumbi | | | |
| Water | | | |
| Draina | | | |
| HVAC | | | |
| Sprink | | | |
| Electri | | | |
| Lightin | | | |
| Comm | | | |
| Misc E | | | |

| DESCRIPTION | Qty | $/Unit | Cost |
|---|---|---|---|
| Exterior Doors | 9 | 2500 | $27,000 |
| Interior Doors | 24 | 1000 | $28,800 |

Original building renovation cost 3.2 million

+ New additional building 3.5 million

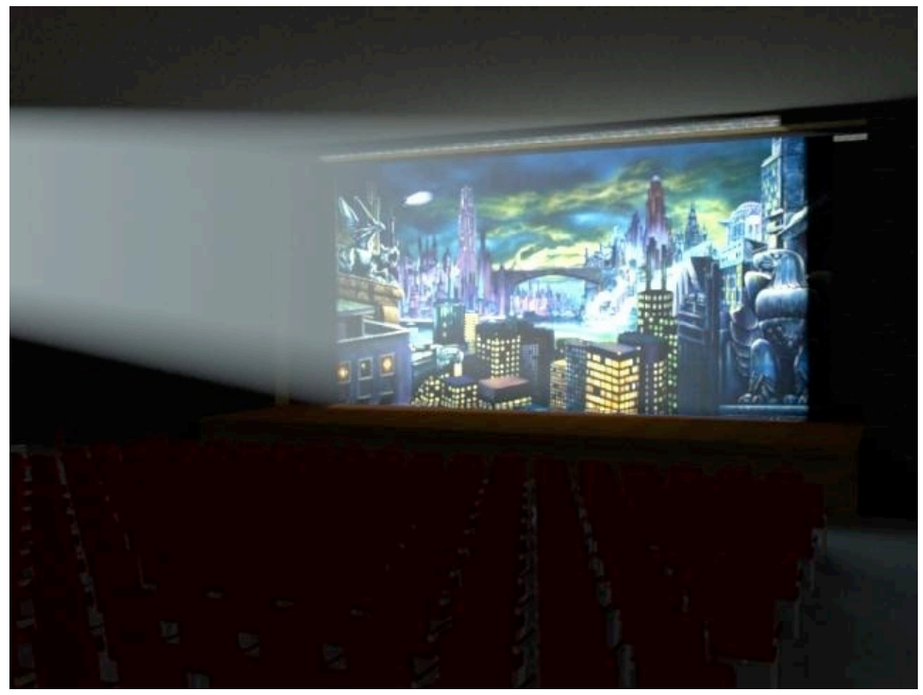
Total 6.7 million

| | |
|---|---|
| Subtotal | $2,078,913 |
| General Condition | $623,674 |
| Architect | $227,017 |
| Contractor | $527,329 |
| Total | $3,456,934 |

| | |
|---|---|
| Contractor | $419,769 |
| Demolition | $114,905 |
| Total | $2,866,725 |
| Green Rood ADD | $300,000 |
| Green Roof Total | $3,166,725 |

# Accomplishments

- A revised cost estimate
- Preliminary program
- Diagrammatic plan based on programmatic elements
- Renewable and sustainable and building systems initial recommendations



# Future Goals

- Further investigate the program layout and adjacencies

- Reexamine the preliminary building plans to create a high efficiency and lost cost design

- Continue research on sustainable materials

- Begin to look at atmospheric elements

- Continue efforts from summer 2011 to interview businesses on the Halsted Corridor

# Acknowledgments


- The Save the Ramova Organization
- Maureen Sullivan
- Rob Warmowski
- Robert C. Vagnières Jr. , Principal Robert C. Vagnières Jr. & Associates
- John Twombly, Director of Undergraduate Programs in Business, IIT
- John Molloy, Project Manager, Dept. of Planning and Development
- Felix Duron, The Pangere Corporation
- Ray Shepardson, Market Value Productions
- Nanette Shepardson, Market Value Productions
- Vince and Cipriana Simons, General Contractors, Mayne Stage Theater
- Bridgeport Residents

# QUESTIONS?