

Project Plan Report

I PRO Team 315 Fall 2004

Project Objectives:

Students from DePaul University, Kent State University and Illinois Institute of Technology will work in multi-university teams with Chicago business leaders to develop and design a senior housing project for Chicago. This dynamic and highly interactive project team experience will expose students to the various professions and services involved in real estate development and project design and develop their ability to manage a complex collaboration that leads to a successful and distinctive solution.

Project Background:

Senior housing types have evolved to include active adult communities, independent living facilities, congregate care, assisted living facilities, skilled nursing facilities, and continuing care retirement communities. These may be market rate or subsidized, ownership or rental, operated by for profit or not-for-profit entities. Senior housing projects may be urban, suburban or rural. They may provide a rich menu of on-premise services and amenities, or not.

This course is essentially an independent study that will culminate in a professional proposal for a senior housing development that will consider issues of market analysis and demographics, site selection, zoning and other public policy constraints, financial feasibility, capital sources, architectural design, the construction process, and marketing and branding.

Students will work in teams and each will bring his or her background and interests to the project.

Research Methodology:

Using the UrbanPlan Project, developed by the University of California, Berkeley and the Urban Land Institute, the course leads off with an intensive introduction into real estate development. After completion of the UrbanPlan Project, students spend the rest of the course working in multiuniversity teams to develop and design a senior housing project for Chicago.

The course is webbased and each lecture is live via TV classrooms at each university, allowing all students access to off-campus resources.

The methods of instruction will be lectures, workshops and studio. When PowerPoint presentations are used in the lectures students will have access to PowerPoint-generated PDF files at <http://class.kent.edu>; however, this does not relieve students of their obligation to take and maintain lecture notes.

The lectures lay the foundation for and support the teams' work, by building the awareness and knowledge they will need to grapple with a range of issues that affect the final project proposal,

including: branding, demographics, design programming, pro forma balance sheets, schematic design, wayfinding, marketing and more.

Each of the three universities is offering a course that has about 20 students, with all 60 students then divided into an appropriate number of multi-university teams. Kent State is planning to bring their students to Chicago on three separate occasions so that the students from the three universities can be acquainted and work face-to-face.

Expected Results:

The course concludes with a final presentation containing all the components of a professional proposal and presentation, including a pro forma statement, design drawings, brochures and a webpage.

Project Budget:

Schedule of Tasks and Milestone Events:

Week 1, August 30th

- .☐ Course introduction
- .☐ Identify and assign tasks for design programming research

Week 2, September 6th

Labor Day, no classes.

Week 3, September 13th

Introduction to Housing in the United States and Building Systems; TV lecture from Illinois Institute of Technology

- .☐ Present findings from design programming research
- .☐ Develop preliminary design program
- .☐ Identify required building system for project and assign research tasks

Week 4, September 20th

Market Analysis and Demographics, and Introduction to UrbanPlan Project; TV lecture from DePaul University

- .☐ Present findings from building research tasks

.☐Begin development of preliminary schematic design

Week 4, September 25th

UrbanPlan Workshop at Illinois Institute of Technology; from 8:30 a.m. to 6:00 p.m.

.☐IIT students will help set up for the workshop and jury

Week 5, September 27th

Branding, TV lecture from Kent State University

.☐Pin up of preliminary schematic designs

.☐Develop template for PowerPoint presentation of design programming information

.☐Develop drawing standards

Week 6, October 4th

ProFormas and Senior Housing Finance; TV lecture from DePaul University

.☐PowerPoint presentations by IIT students of design programming information

Week 7, October 11th

Design Programming; TV lecture from Illinois Institute of Technology

.☐Digital presentations by IIT students of preliminary schematic designs

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Week 8, October 18th

Schematic Design; TV lecture from Illinois Institute of Technology

.☐Begin final schematic designs

Week 9, October 25th

Senior Housing; guest lecturer from Chicago

Week 10, November 1st

Wayfinding; TV lecture from Kent State University

.□Pin up of schematic designs

Week 11, November 8th

Marketing; guest lecturer from Chicago

.□Pin up of schematic designs

Week 12, November 15th

Assemble materials for project binder, drawings, brochure and webpage

Week 13, November 22nd

Finalize schematic drawings

Week 14, November 29th

Wrap up with Kent State University

Week 15, December 6th

Final submission for course portfolio

Individual Team Member Assignments:

Each student is required to participate on a team consisting of two to three students from each of the three universities. Each team is responsible for developing a design and producing a presentation for senior housing. Throughout the semester, each team will upload to the website given above aspects of their work to date. The IIT students on each team are required to meet all of the requirements of the IPRO Program, including a presentation on IPRO Day.

The IIT students on each team will meet with the instructor at the mid-point of the semester to evaluate the team's performance. The grade issued at that time is only to inform the team members of their standing and will not contribute to the final grade.