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MIXED-USE

University of Chicago Harper Court New Mixed-Use Building

Hyde Park Neighborhood, Chicago, IL

Completion Date: December, 2013
CCJM Role: MEP / FP
Construction Cost: \$10,471,000

Size & Scope: 1.1 million square feet
Mixed Use
12-story office tower

LEED-CI PLATINUM

CCJM

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Nationally recognized exemplar of sustainable, mixed-use urban development within a university context

Harper Court is the first project of its kind to achieve LEED certification under four different rating systems: LEED-ND Gold for the entire development, LEED-CS Gold for the office tower, LEED-NC Gold for the hotel, and LEED-CI Platinum for the interior build-out of the University of Chicago's offices.

CCJM designed the interior build-out MEP system to achieve the LEED Platinum requirement for University of Chicago facility department office spaces.

Integrated Design Approach, LEED and MEP/FP

CCJM's scope for this new building first included permit review services for the core and shell design, as part of the City of Chicago's Developer Services Building Permit program. Our services for this phase include MEP/FP and LEED engineering design services for the interior build-out which consists of approximately 150,000 square feet of space across nine floors. CCJM assisted the building design team and the construction team to select energy efficient air handling systems with future tenant needs in mind. This early integrated design approach helped CCJM to achieve a tenant space build out mechanical system design that is more efficient in terms of air distribution and environmental control.

Smart Systems and Energy Efficiency

Electrical lighting fixtures and control systems were selected to maximize energy conservation while emphasizing the most cost effective method. A smart relay panel was installed with daylight sensors, occupancy sensors, and vacancy sensors. To save energy, the system can automatically adjust the light levels of the interior environment based on the ambient light level or occupancy condition. This sophisticated and cost effective lighting control scheme was achieved by detailed zoning, occupancy pattern study, and properly locating sensors. The majority of light fixtures are energy efficient T5 fluorescent fixtures with accent LED fixtures located in lobby areas.