



Project Delivery for a **New Paradigm**

Harper College's Library Transformation

2018

ICCCFO Conference

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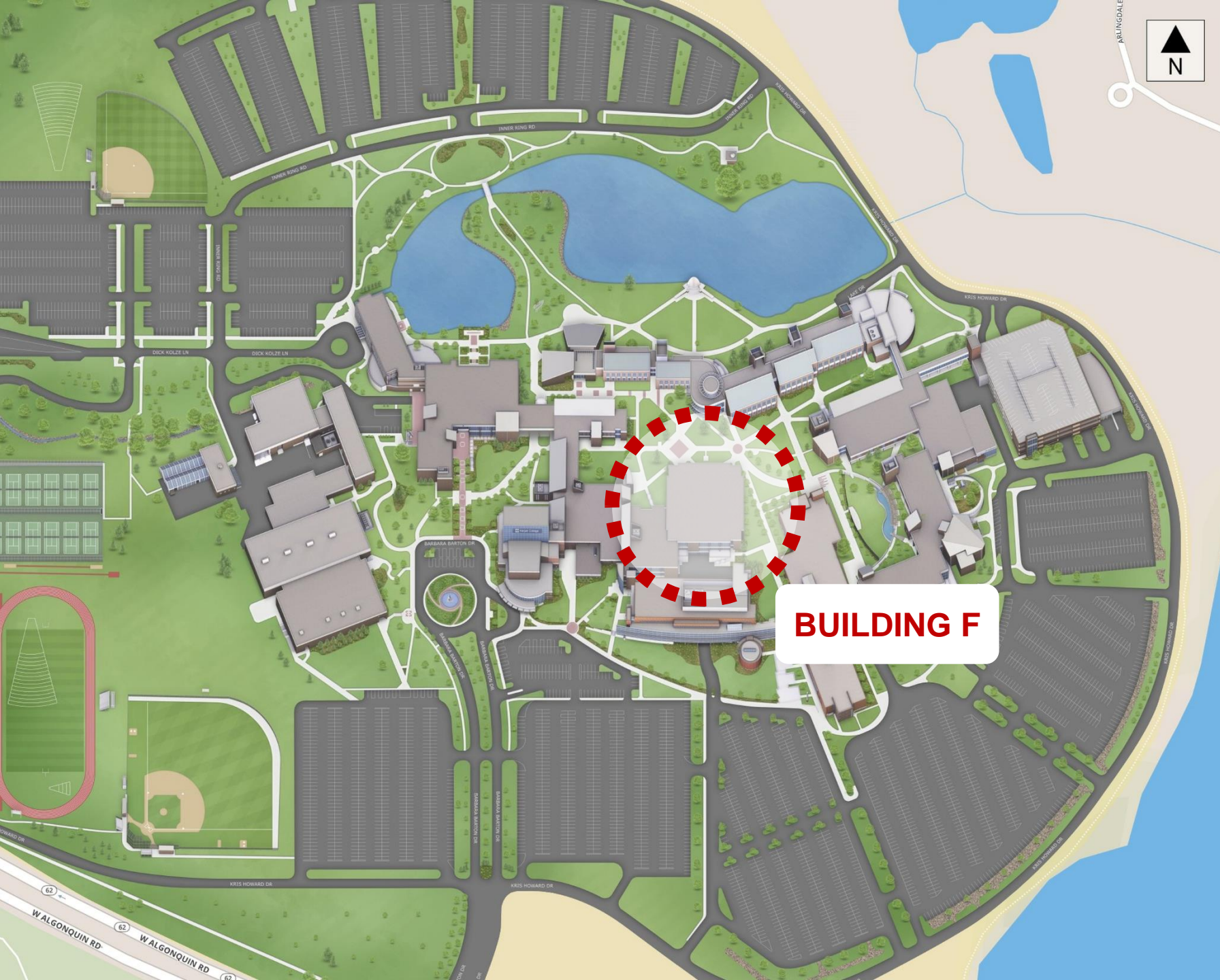
LEGAT ARCHITECTS

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Campus Goals

A more effective and welcoming campus

Space for academic programs to meet current and future needs

Space for student services to meet current and future needs

A strategic, cost-effective approach to the entire campus

BUILDING F

Building F



Vision Statement

Enhance the College's Mission

Serve the Community

Contribute to Student Success

Fostering the Knowledge

Promoting Active Learning

Critical Thinking

Building F



Project Goals / Objectives

Inviting

Creation Spaces

Enhanced Collaboration

Third Place Concept

Why We Did It



The “Third Place” Concept



The “Third Place” Characteristics

Neutral Ground

Accessible and
Accommodating

Low Profile

Mood is
Playful

Conversation is the
Main Activity

Act as a Leveler

A Home Away
from Home

There are Regulars

Library Paradigm Shift



Production, Storage & Distribution of Content

Source of Information

Spatial Focus: Books (Stacks)

Spending Focus: Print Materials

Quiet Study Space

Library Paradigm Shift



Creation of Content

Commitment to Student Success

Spatial Focus: People (Collaboration)

Spending Focus: Electronic Resources

Enticing Destination, Community & Collaboration

Existing Conditions

50 Year Old Building

3 Occupiable Stories

97,800 SF on Interior Floor Area
Before Renovation

Concrete Structure

Brick Masonry Walls

Exposed Concrete Spandrels

**Uninsulated Steel Framed Glazing
Systems**

Original Mechanical Systems

Original Plumbing & Electrical
Infrastructure

Original Elevator

Scope of Work

Replace All Mechanical, Electrical & Plumbing Systems

Replace All Wall, Floor and Ceiling Systems

Replace All Glazing and Entrance Systems

Repoint All Exterior Masonry

Replace Existing Elevator

Re-organize Building Occupancies

Unify Academic Support Centers

Merge Faculty Support Departments

Create 21st Century Library

Modernize Building Interiors

Develop New Building Entrance

Increase Student Common Area

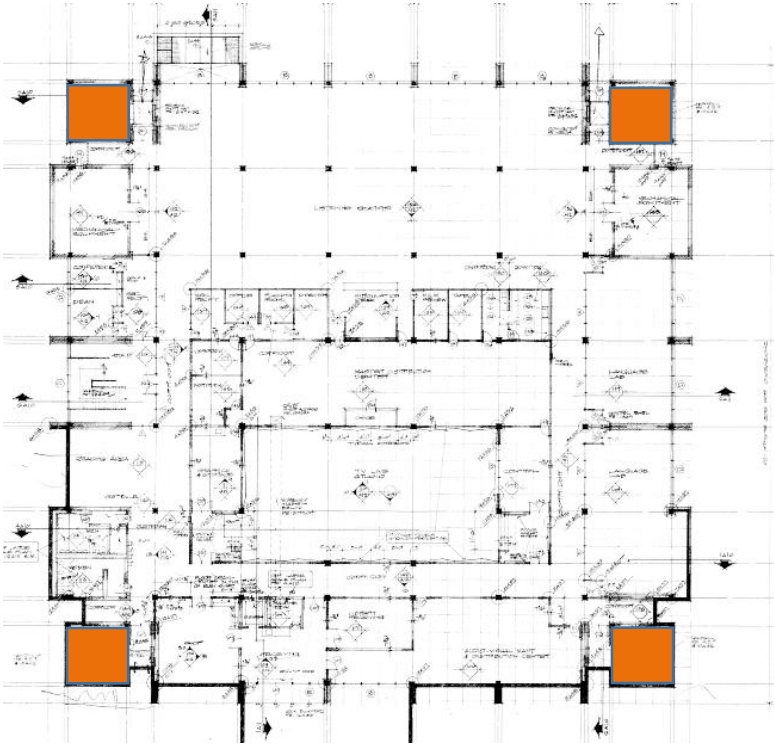
Enlarge Program Areas

Design for LEED Silver Certification

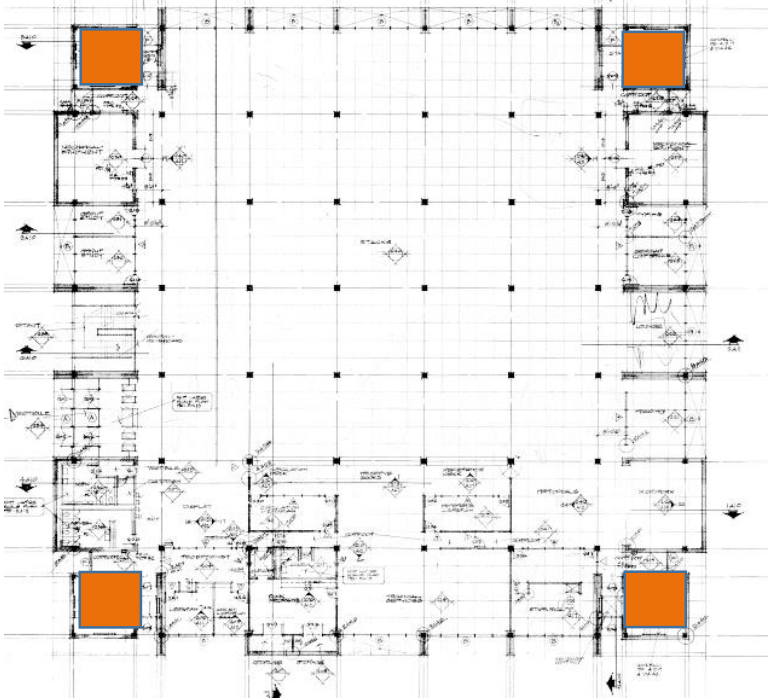
What We Did



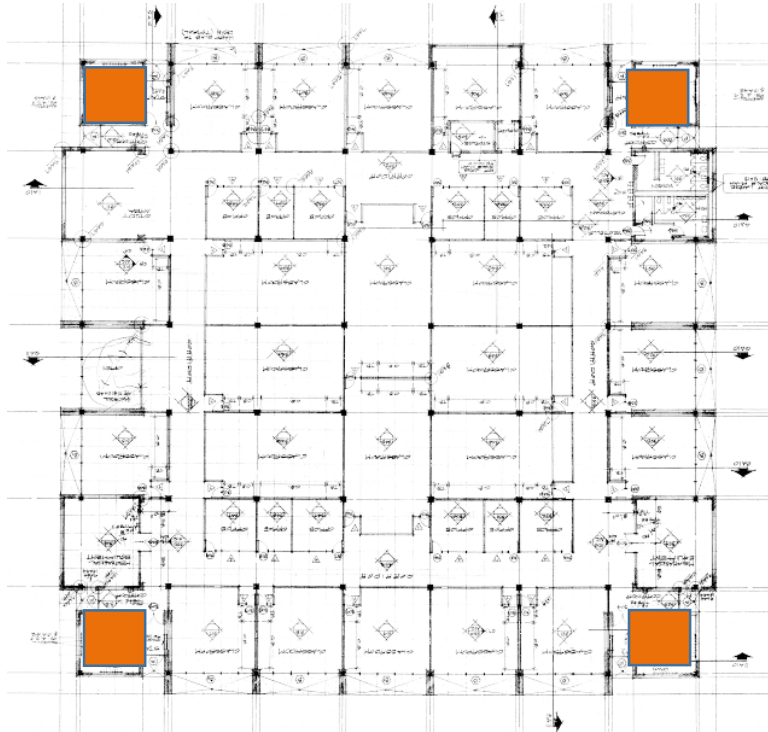
Building F Existing Floorplans



1ST FLOOR

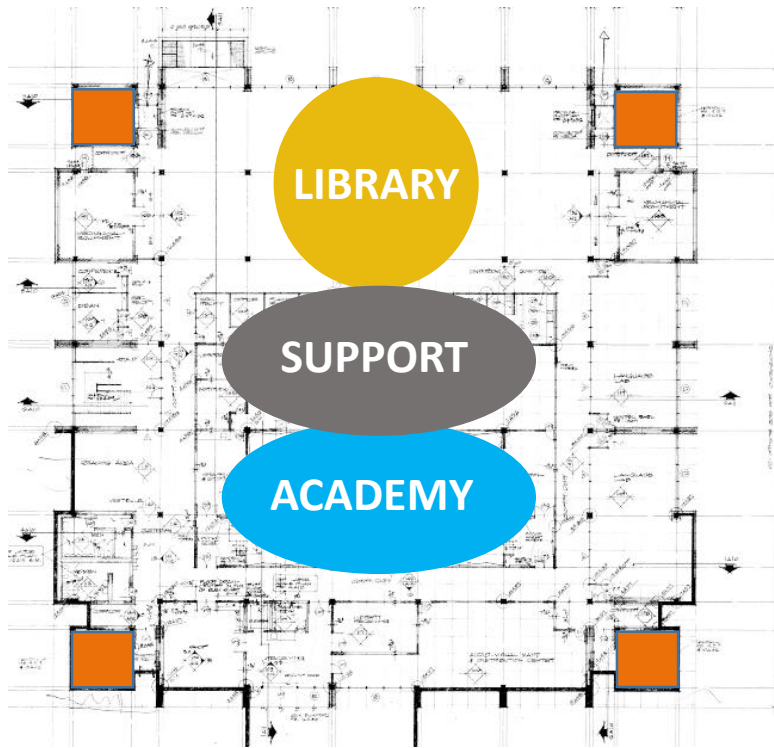


2ND FLOOR

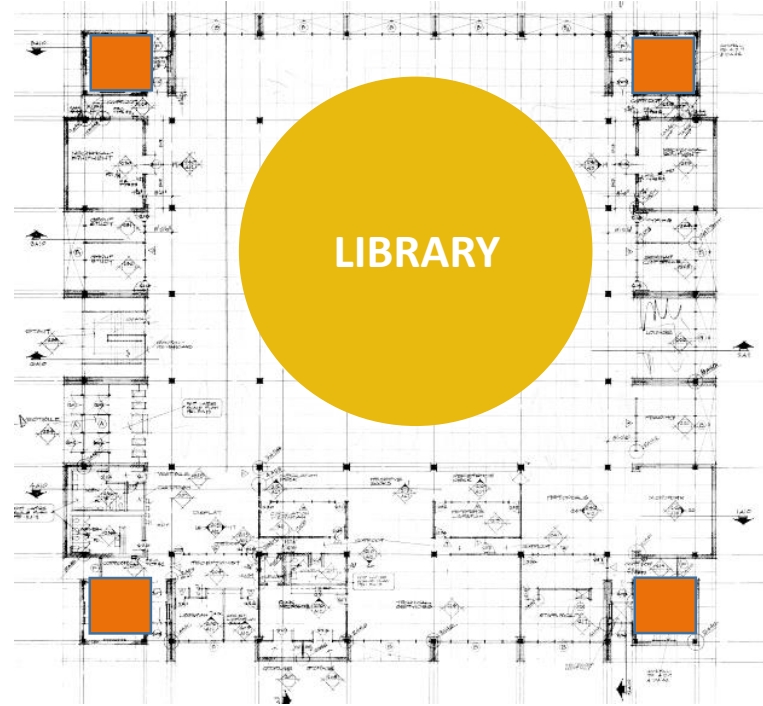


3RD FLOOR

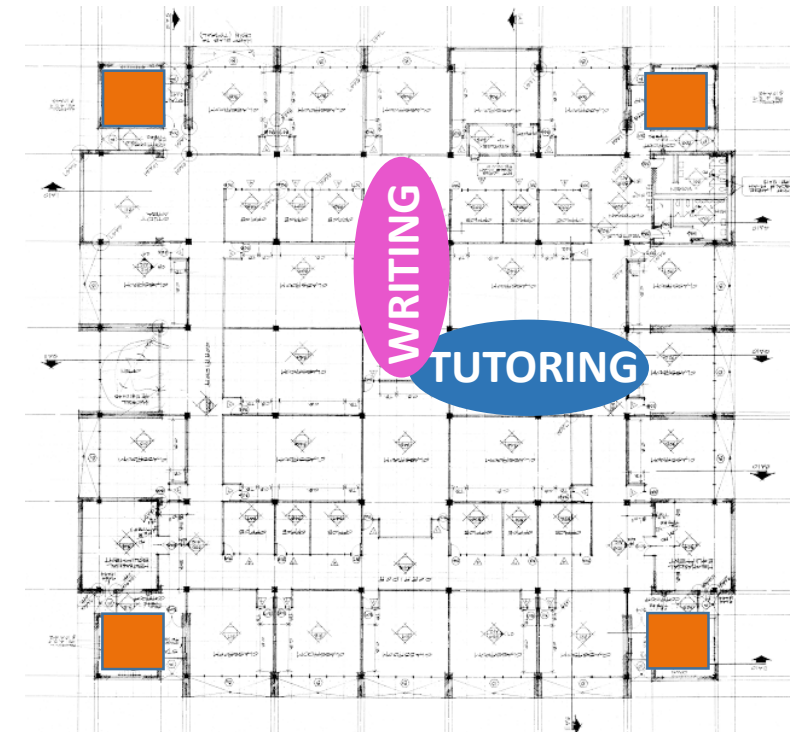
Building F Existing Floorplans



1ST FLOOR

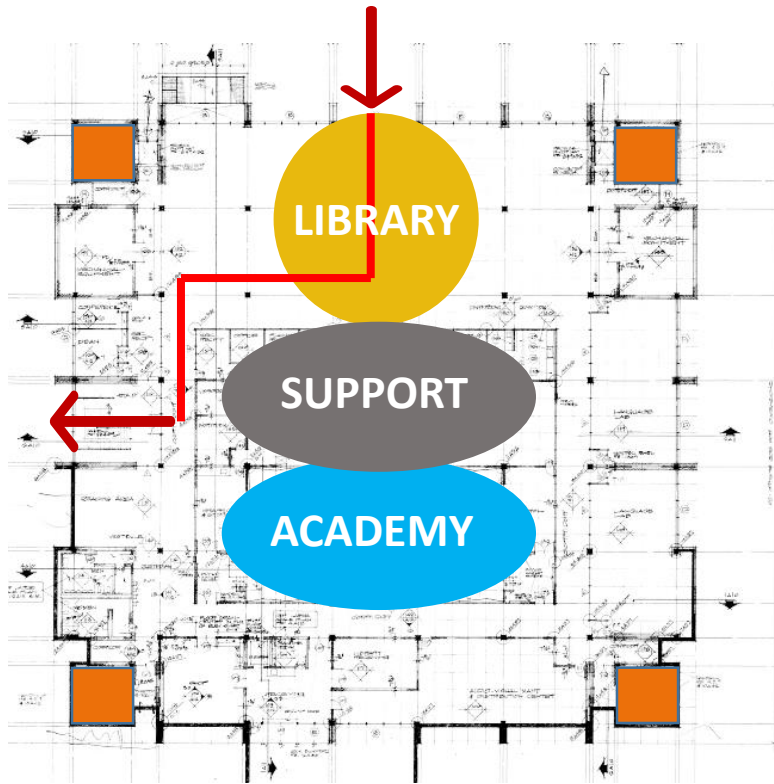


2ND FLOOR

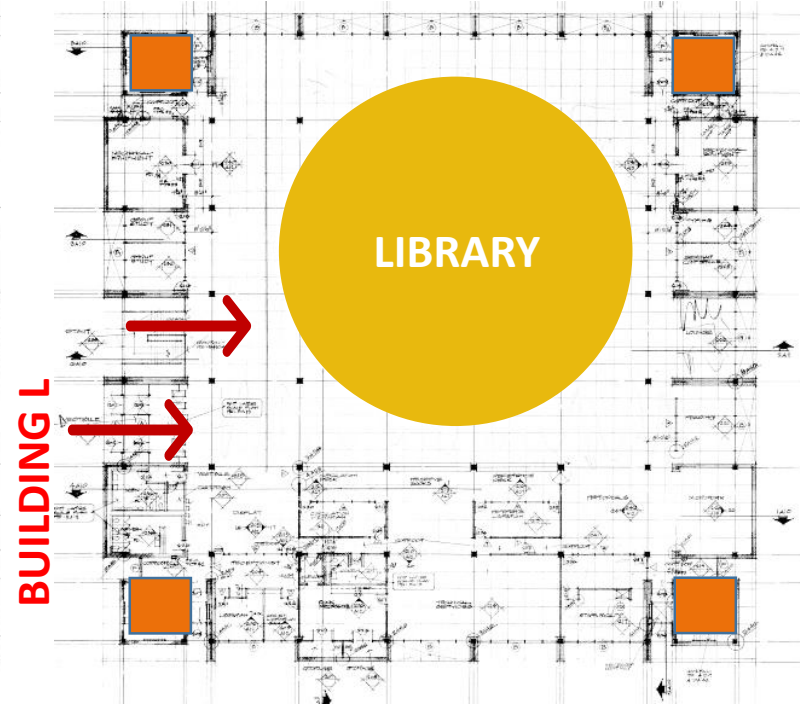


3RD FLOOR

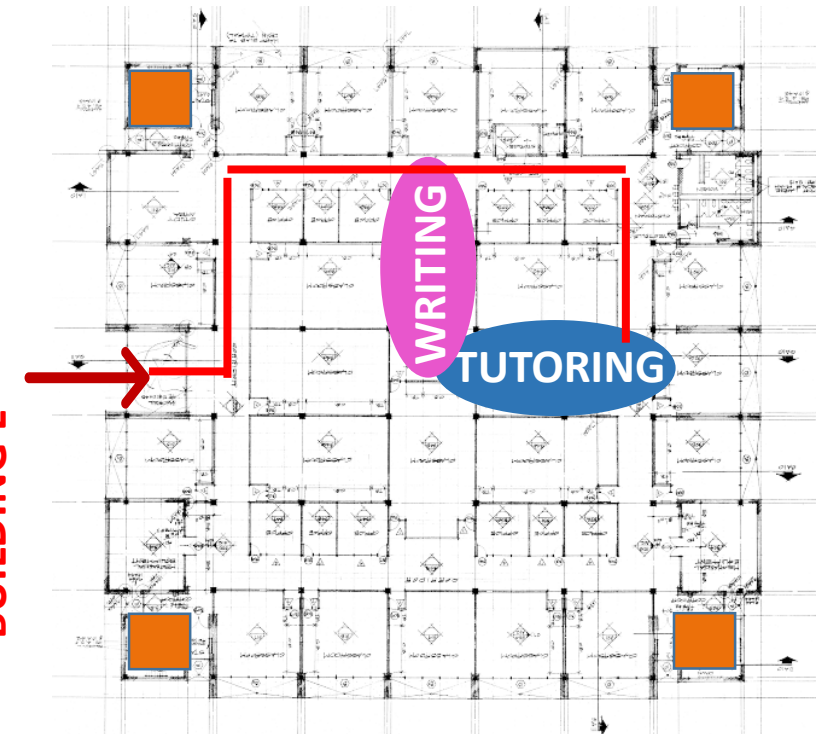
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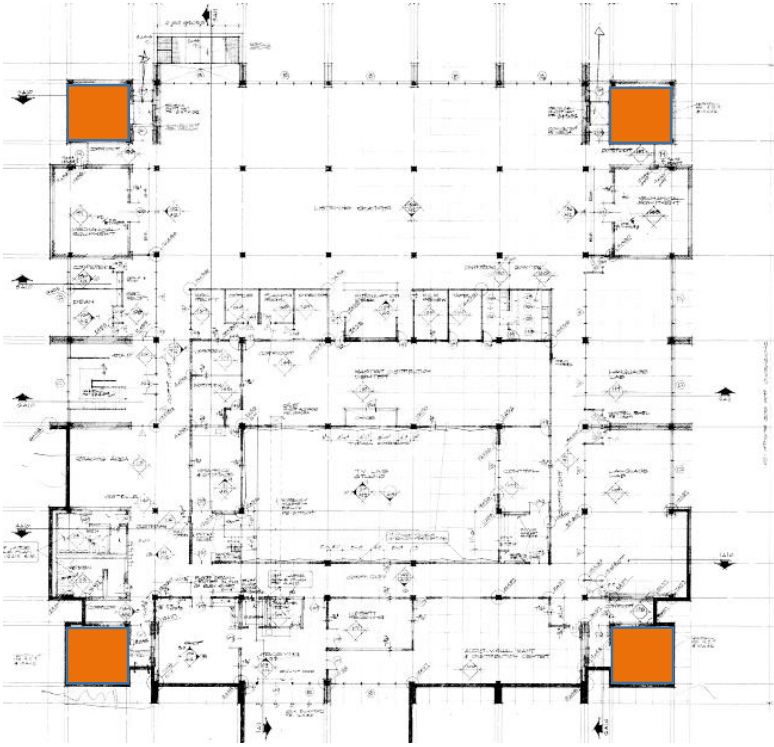


2ND FLOOR

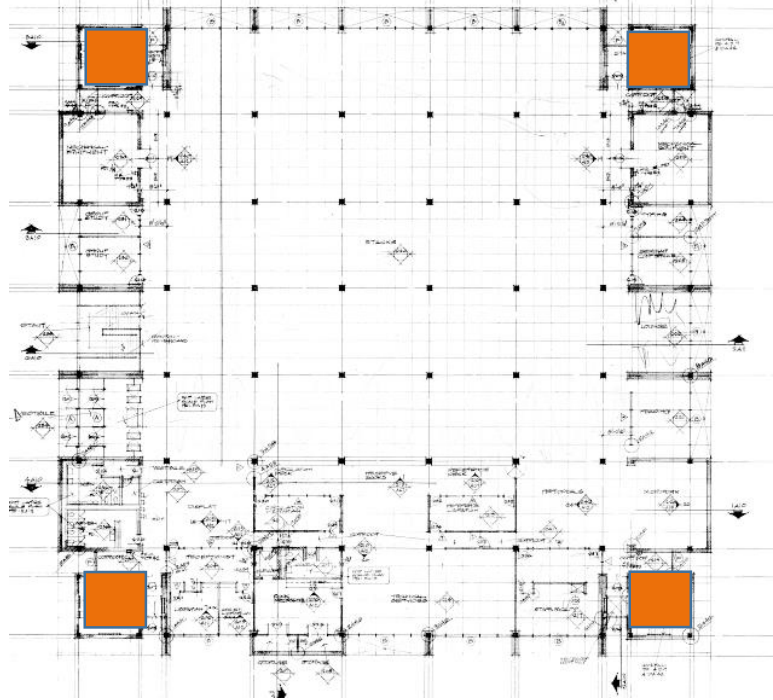


3RD FLOOR

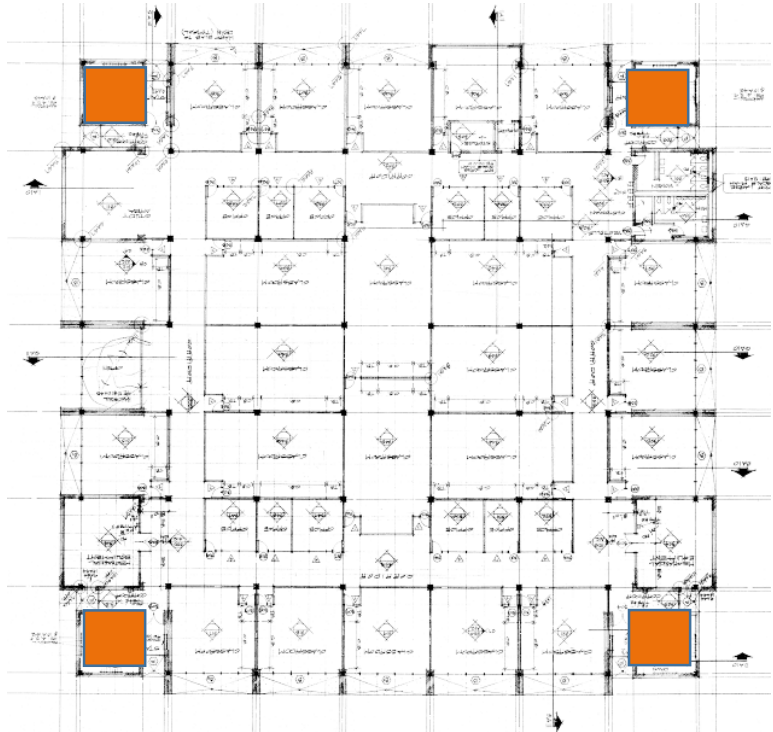
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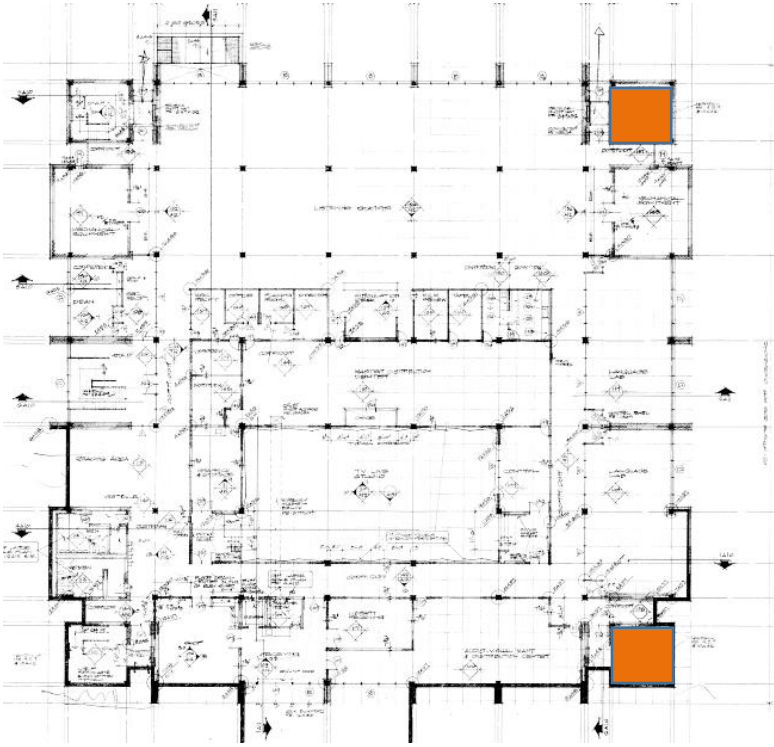


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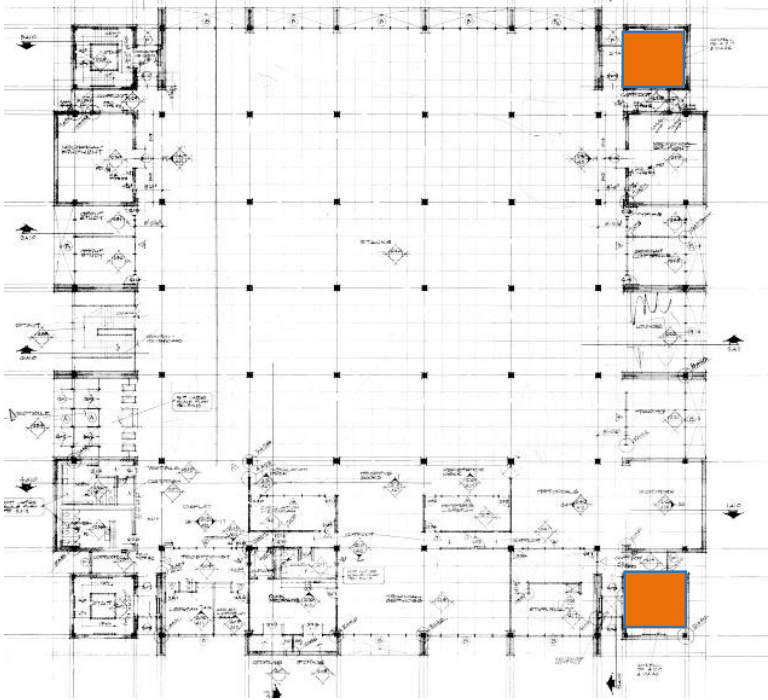


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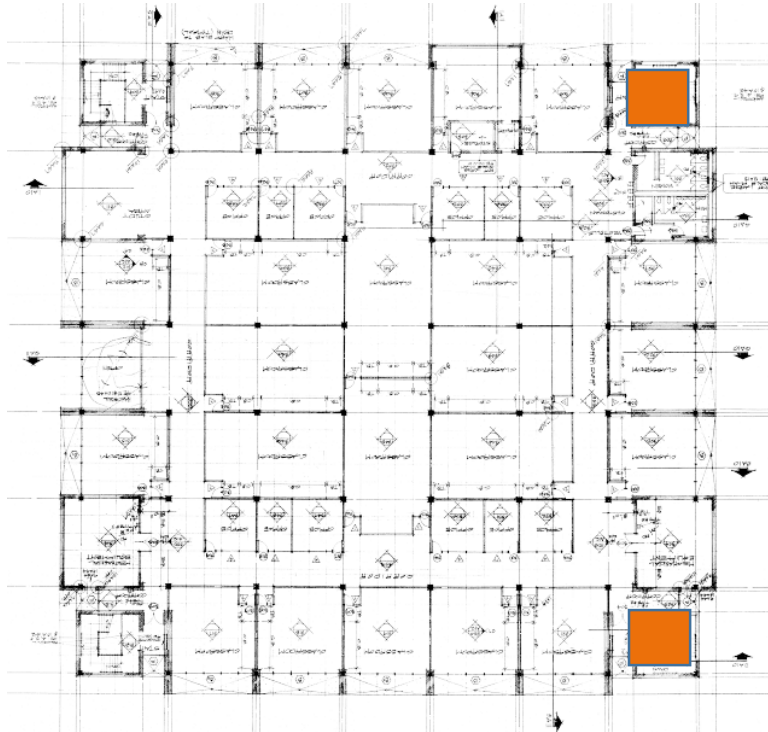
Building F Existing Floorplans



1ST FLOOR

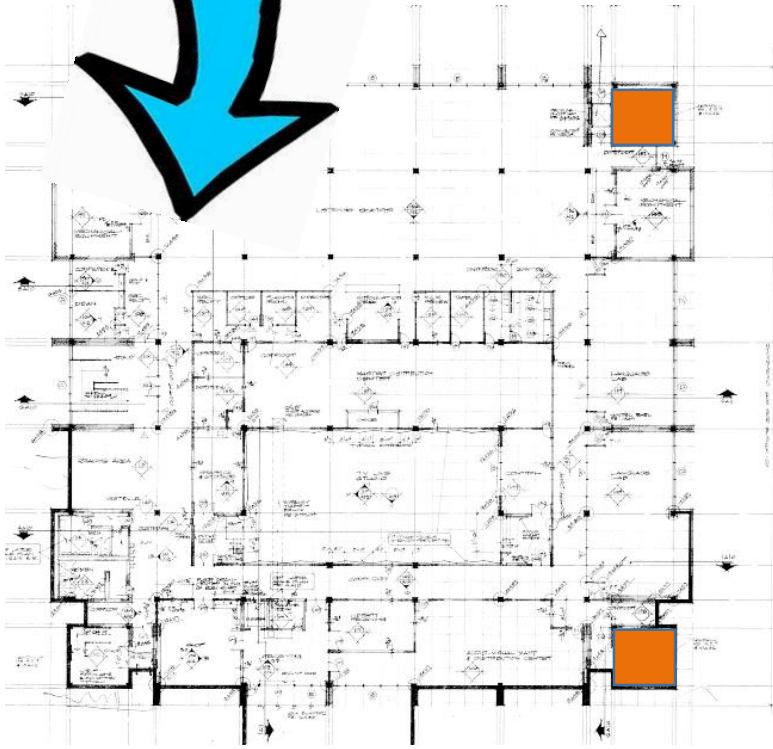


2ND FLOOR

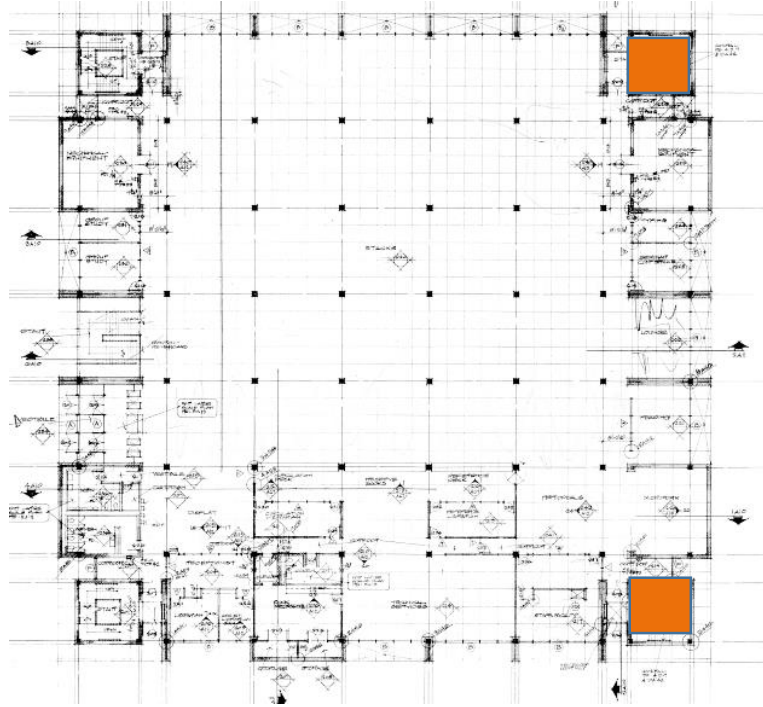


3RD FLOOR

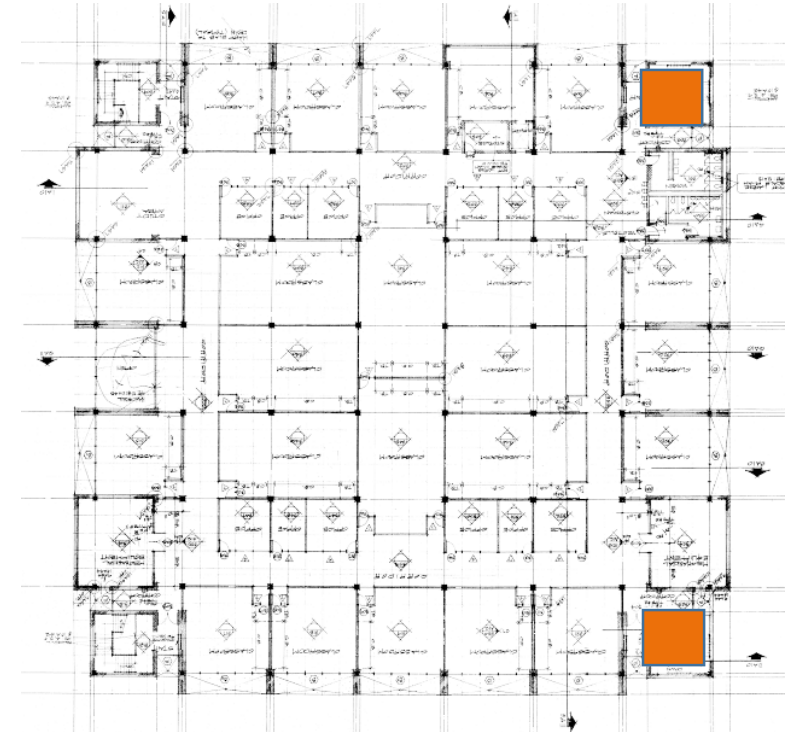
Building F Existing Floorplans



1ST FLOOR



2ND FLOOR



3RD FLOOR

Building F Existing Floorplans



TUTORING
&
WRITING

1ST FLOOR

ACTIVE
LIBRARY

2ND FLOOR

QUIET
LIBRARY
&
ACADEMY

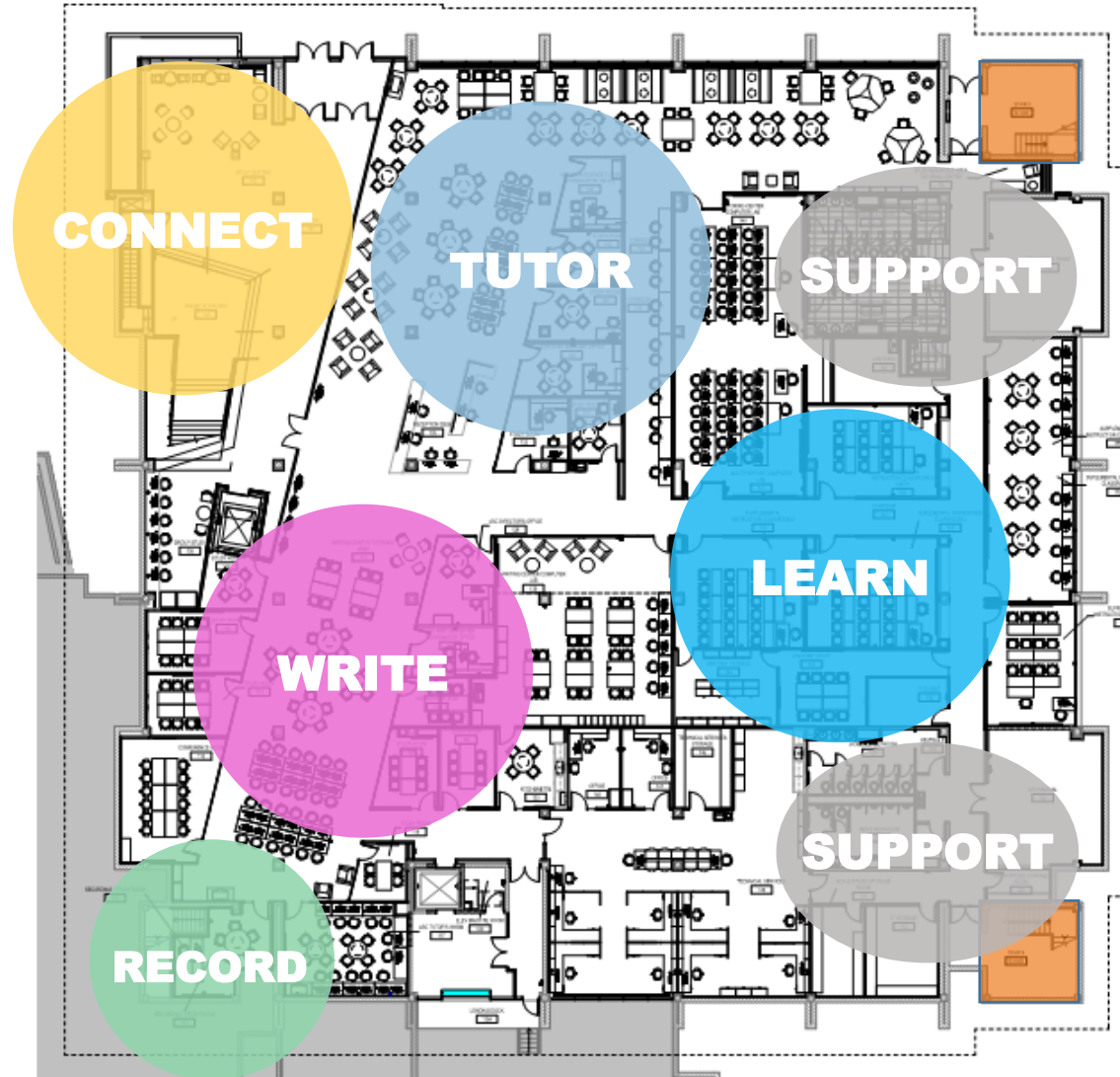
3RD FLOOR

Building F Existing Floorplans



1st Floor

Foster the Knowledge



Main Entrance





Quiet Study

Transparency

Inviting Material

Natural Light

Inviting Colors

Learning Link

Tutoring and Writing



1F 399z

Tutoring and Writing



Tutoring and Writing





Natural Light

Transparency

Engaging

3rd Places

Social



Group Study

Transparency

Natural Light

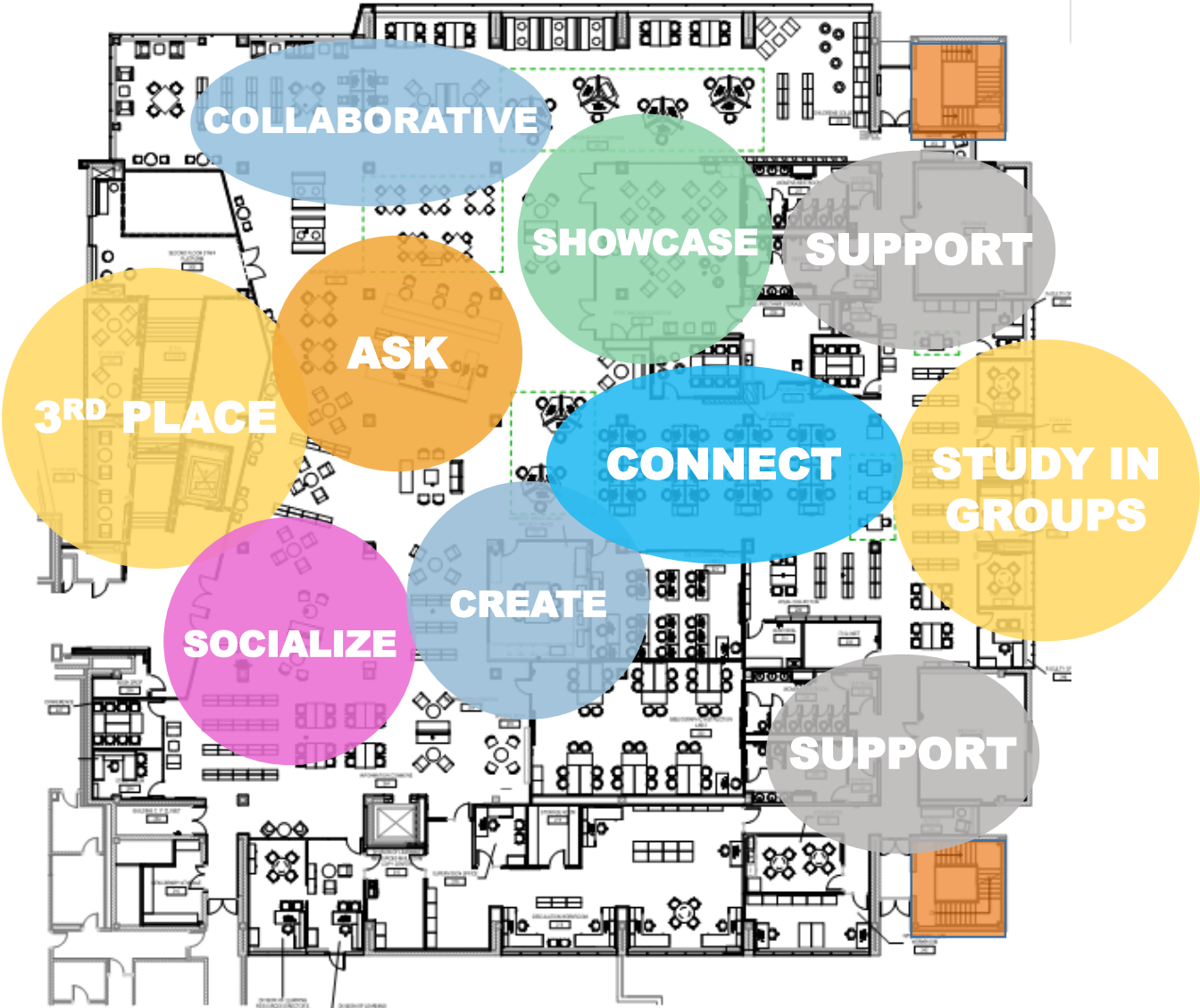
Technology

3rd Places

Collaborative

2nd Floor

Activate
the Learning



Circulation Desk



Library



Quiet Study



Quiet Study



The Academy

Academy for Teaching Excellence
Center for Adjunct Faculty Engagement



Views

Performance

Creative

Inviting

Social

Instructional

Safe

Mystery

Comfortable

Easy to Find



Connected

Interactive

Personal

Inspiring





Showcase

Theatrical

Connected

Gallery

History

Connected

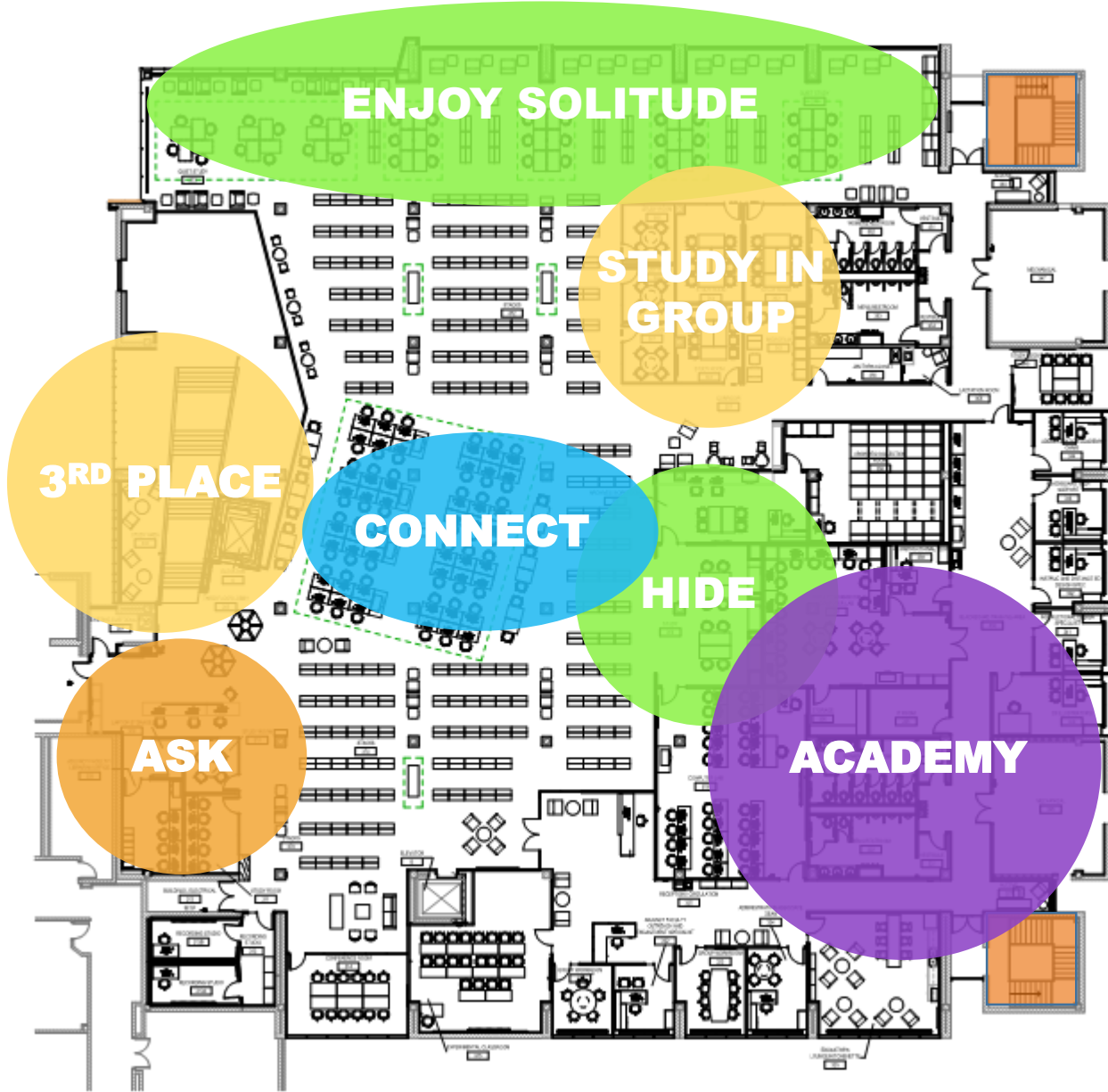
Group Study

Instructional



3rd Floor

Critical Thinking



A wide-angle photograph of a modern, multi-level atrium. The space is characterized by large windows on the upper levels, allowing natural light to flood the area. In the foreground, a person with long dark hair, wearing a dark jacket and blue jeans, is walking away from the camera on a light-colored floor. To the left, a mezzanine level features several blue armchairs and a round wooden table, with two people sitting on them. The architecture includes white walls, glass railings, and a ceiling with recessed lighting. The overall atmosphere is bright and open.

Light

Views

3rd Place

Exciting

A wide-angle photograph of a modern library interior. The space is bright and open, featuring a curved ceiling with recessed lighting. On the left, there are several tall bookshelves filled with books. In the center and right, there are teal-colored modular seating areas with circular wooden tables. A white reception desk is visible on the right side. The floor is covered in a dark grey carpet with yellow rectangular patterns. The overall atmosphere is clean, organized, and inviting.

Views

Fun

Breaks

Easy to Find

A photograph of a modern library interior. On the left, there are several rows of white bookshelves filled with books. The shelves are organized with white dividers. In the center and right, there is a large window with a view of a cityscape at dusk. The floor is covered with a patterned carpet in shades of teal and grey. There are two yellow armchairs and a small table near the window. In the foreground, there is a large, light-colored modular sofa. The ceiling has recessed square lights.

Support

Enjoy Solitude

Personal

A modern lounge area with large windows, yellow armchairs, and tables. The room is bright and airy, with a view of a campus building and trees outside. The floor is covered in a dark, textured carpet. The ceiling has recessed lighting. The overall atmosphere is clean, professional, and inviting.

Surrounded

Hard to Resist

Enticing



Best place to hide

Critical Thoughts

Brain Power



Integrated

Transparent

Inviting



Uplifting

Quiet

Serene

How We Did It



Target Value Design



Early Involvement of the **PROJECT TEAM**

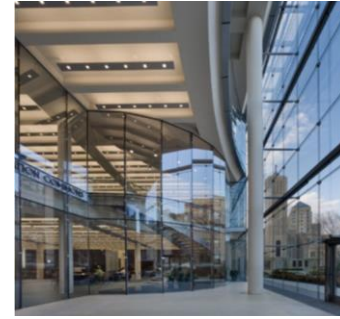
Keep the focus on the **STUDENTS, FACULTY AND THE COMMUNITY.**

Re-Think every **SINGLE SPACE**

Logistical **PLANNING**

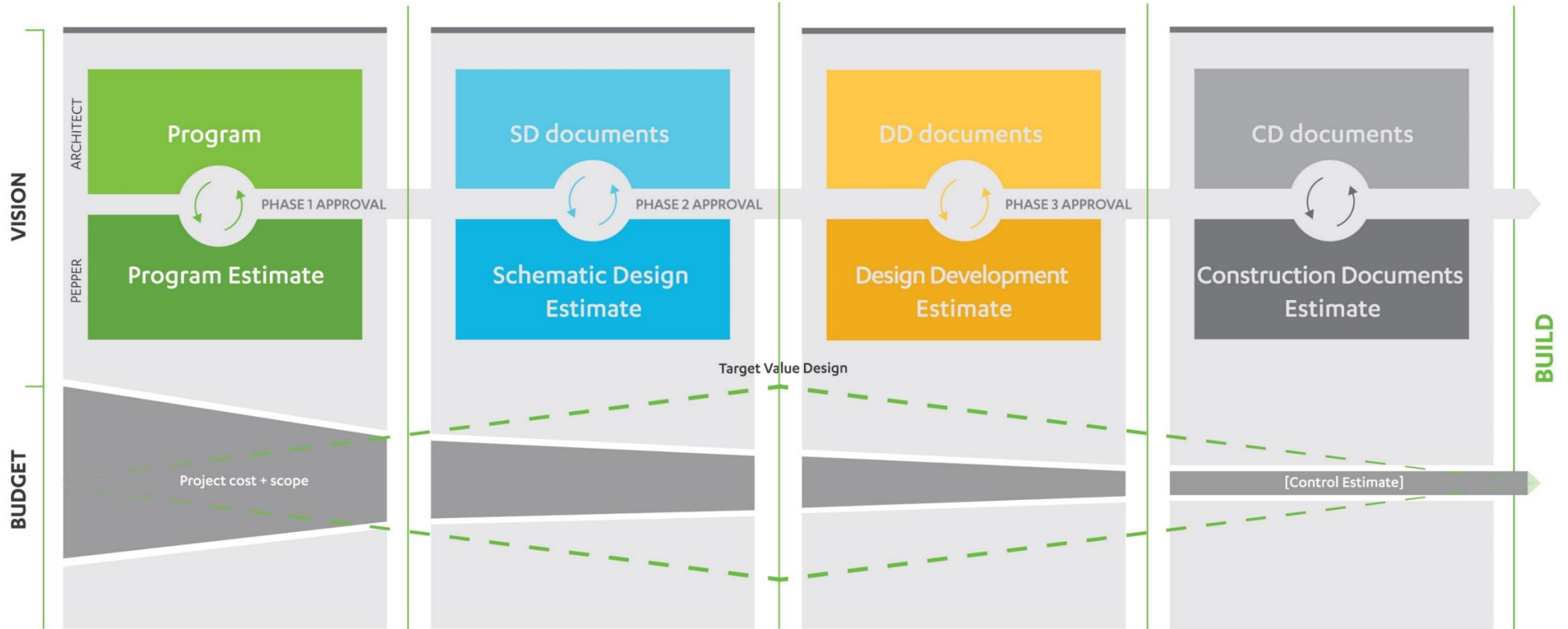
TARGET VALUE DESIGN = Right cost, right program, right quality

Pepper Construction Harper College Library (Building F) Library Benchmark Comparison

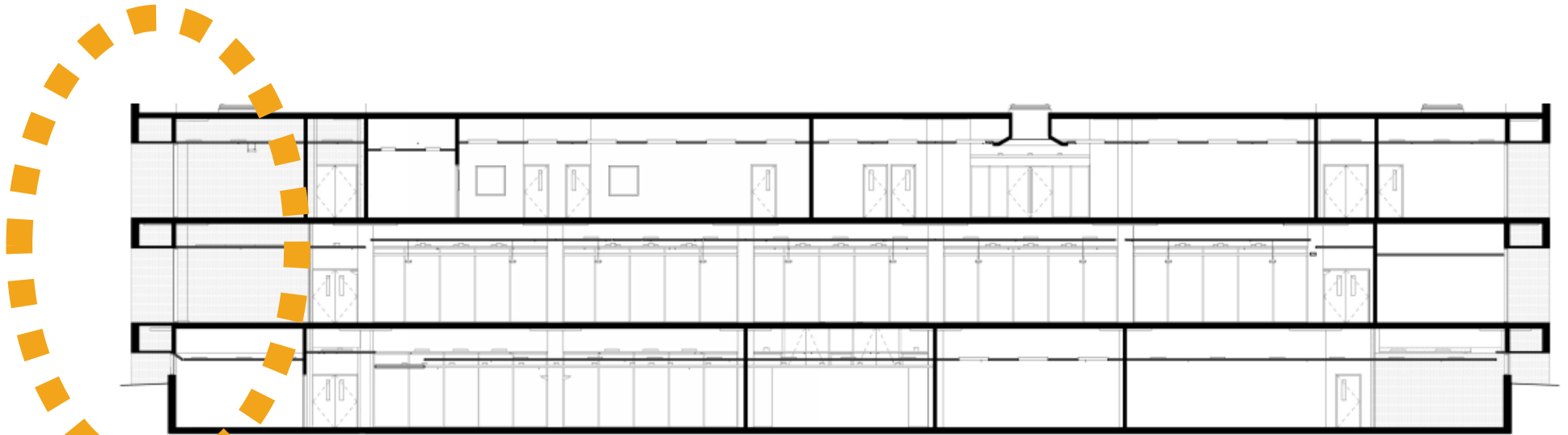
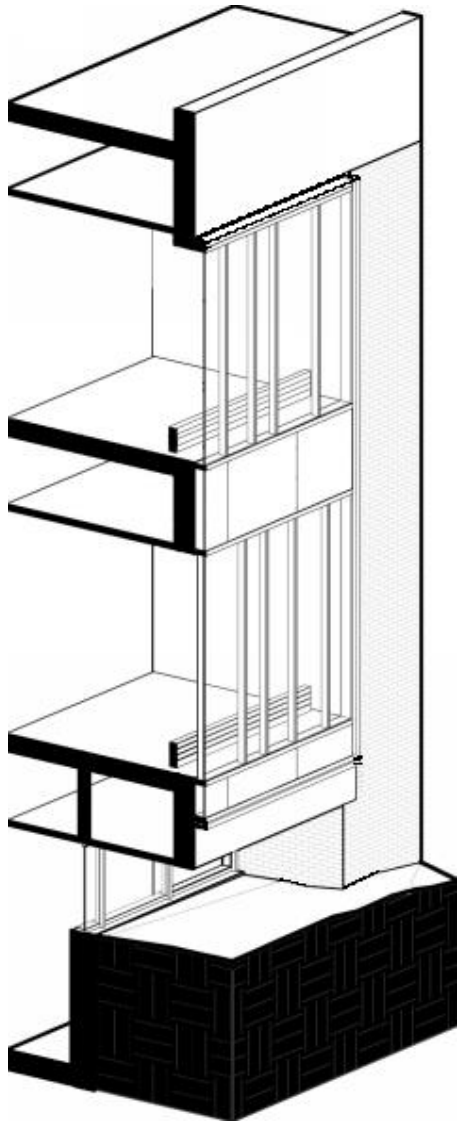


Project Name	Haish Memorial Library		Poplar Creek Public Library		Loyola Information Commons	Christopher Center Library	Harper College Building F
Project Description	Project includes renovating the existing, 19,000SF library and a multi-story 41,000SF addition.		Three-story, 60,000SF addition features tall ceilings, meeting rooms and study spaces.		New construction of a four-story 'library without books' on Loyola University's Lakeshore Campus.	New construction of a four-story university library center.	Renovation of an existing 107,000 SF 3-story building, with 3 story atrium, 2 floors of library and 1 floor of student services.
Location	DeKalb, IL		Streamwood, IL		Chicago, IL	Valparaiso, IN	Palatine, IL
Year Built	Under Construction		2007		2007	2003	2017
Type	Addition	Renovation	Addition	Renovation	New Construction	New Construction	Renovation
Total SF	41,000 SF	19,000 SF	60,000 SF	38,000 SF	72,000 SF	105,000 SF	107,000 SF
Total Cost	\$15.5M	\$3.3M	\$18.5M	\$4.2M	\$30.8 Million	\$25.6 Million	\$22 Million
\$ / SF	\$378 / SF	\$174 / SF	\$308 / SF	\$111 / SF	\$428 / SF	\$244 / SF	\$205 / SF
\$ Escalated to 2016	\$393 / SF	\$181 / SF	\$343 / SF	\$124 / SF	\$476 / SF	\$375 / SF	\$205 / SF

Preconstruction Process



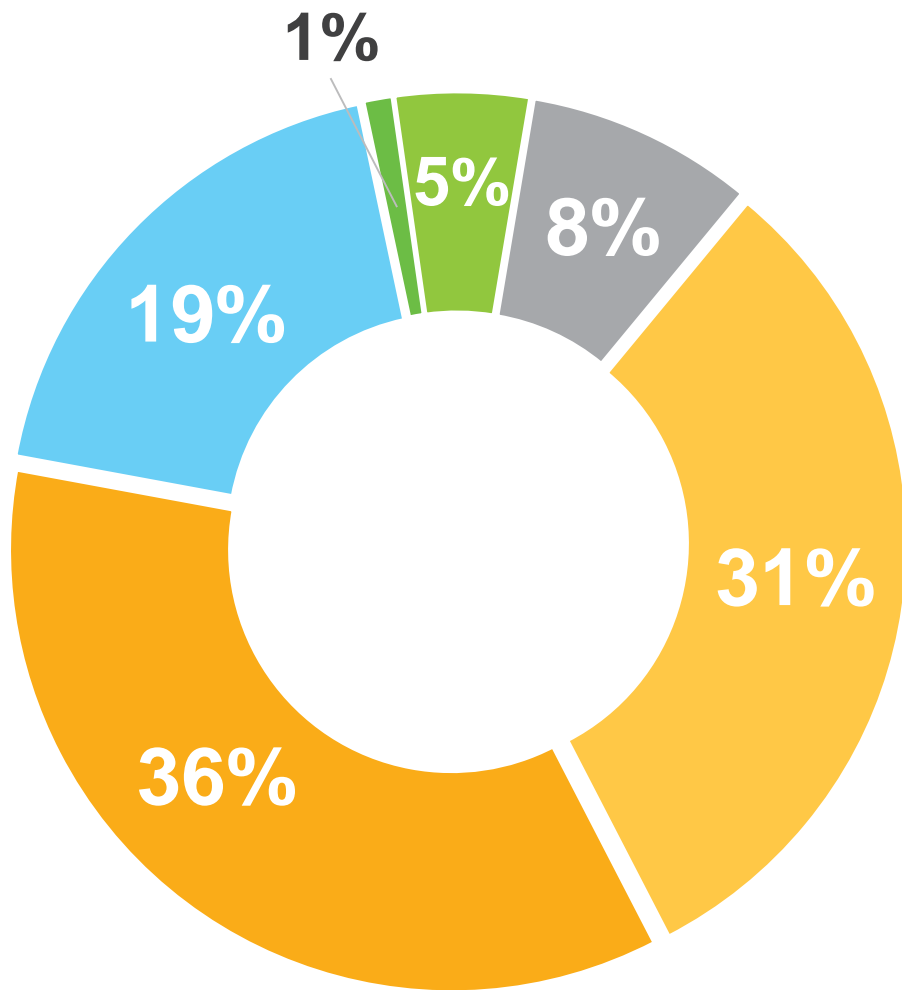










EW Section Original



EW Section Renovation



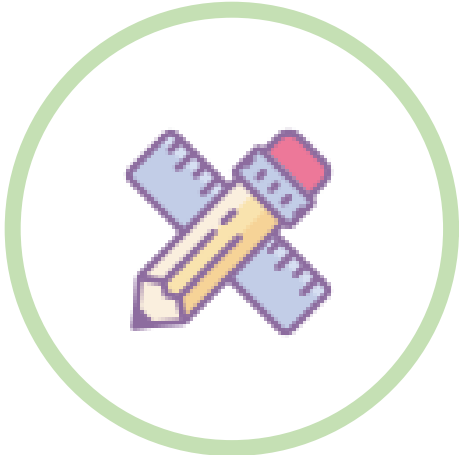
	Sitework	\$288,237
	Structure	\$1,329,255
	Building Enclosure	\$2,249,871
	Interior Finishes	\$8,482,440
	MEP	\$9,584,579
	Soft Costs	\$5,065,615

100 percent transparency

An open book approach from start
to finish.



What is Lean Construction?



New way to design and build capital facilities



Changes the way work is done throughout the delivery process



Maximize Value and Minimize Waste

Top Construction Wastes

Rework

Shop Drawings

Excess Material or Production

Waiting on Supplies

Inadequate Resources

Safety Losses

Waiting on Another Trade

Inefficient Work Flow

Improper Sequencing of Work

Requests for Information

Work-Arounds

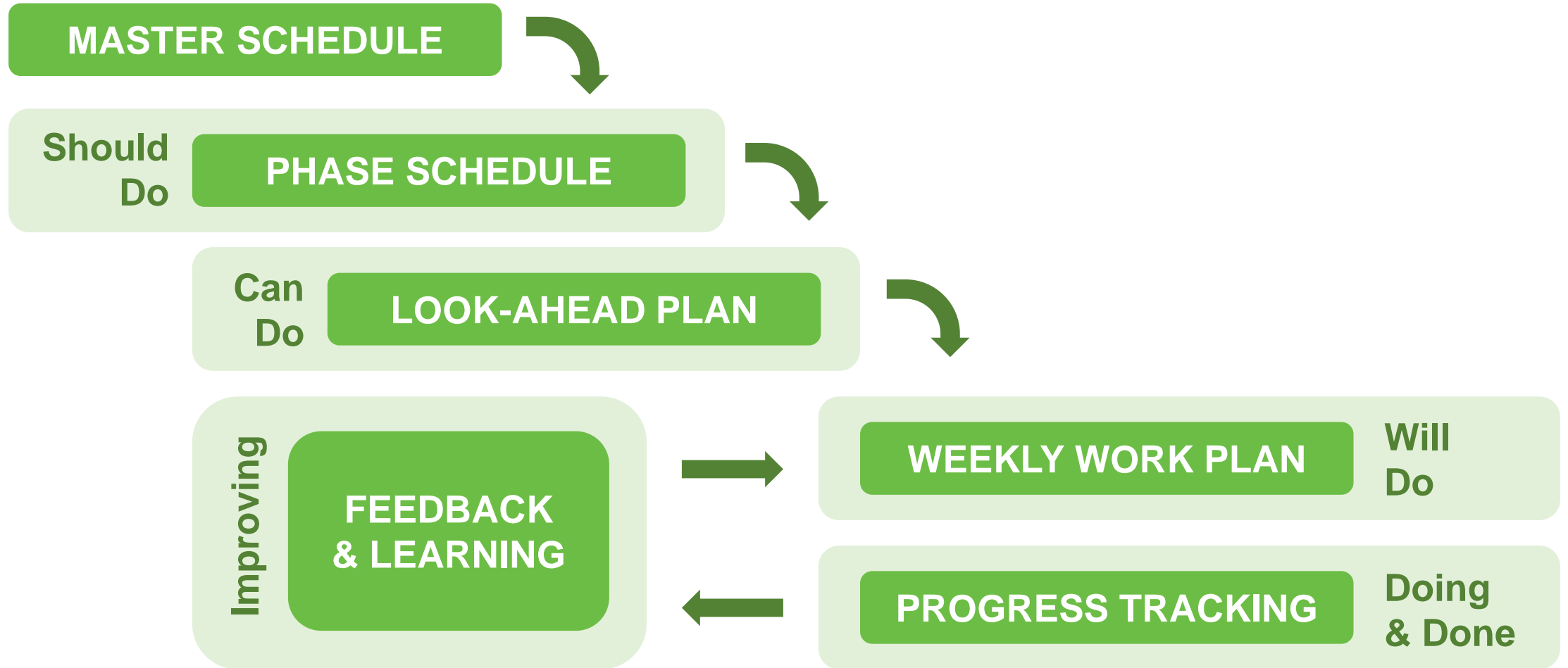
Change Orders

Multiple Handling of Material

Built on Conversations



Pull Planning Components *Phase Pull Plan*





Pull Planning Components

Weekly Work Plan
Six Week Look-ahead







Paperless Benefits

Field drawings are actually up to date

Multiple screens across the site, saves subs time

Time saved in findings RFI's, submittals, etc.

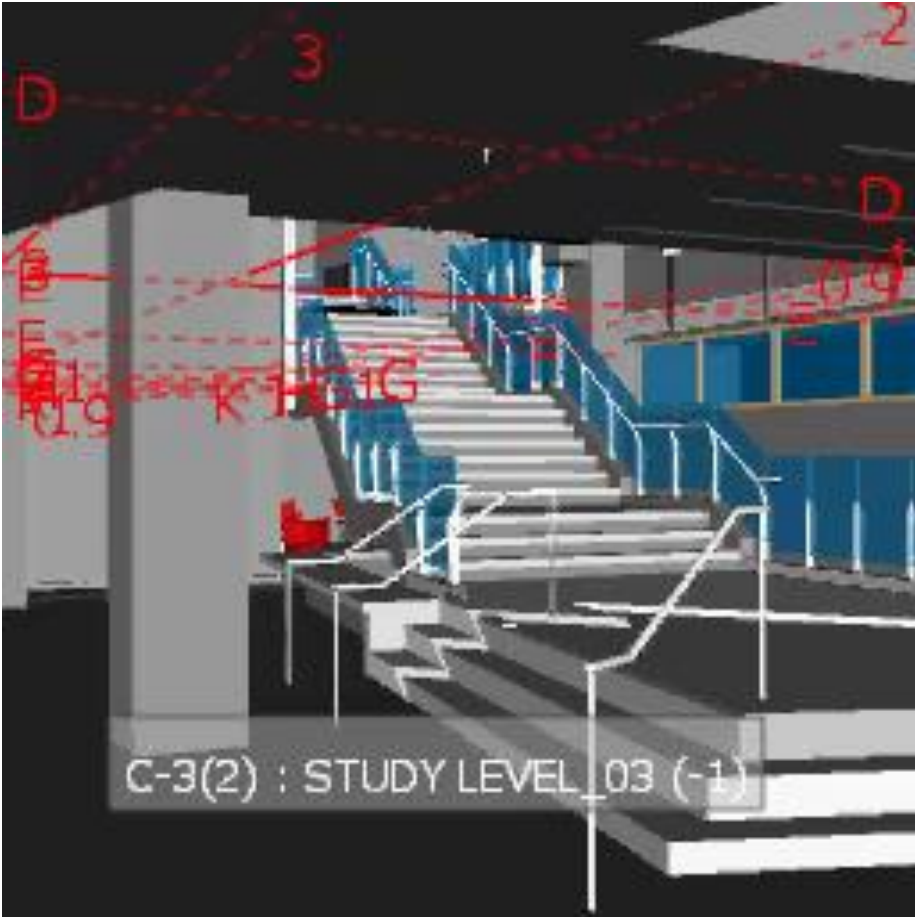
Field foreman / workers drive through BIM model to review other MEPFP trades systems

Field trades can actually see the drawings

Historical Set

Field notes







Building F Before

LEGAT ARCHITECTS





Building F Construction



Building F Renovation

LEGAT ARCHITECTS



“I just wanted to stay...”

— Gary Pece, Current Harper Student



Building F Renovation

LEGAT ARCHITECTS



