

Design Profile

Quarles & Brady

CHICAGO, ILLINOIS

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Creative Solutions for a Sustainable Future

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Epstein provided interior design, MEP engineering and LEED Consulting services for the new 75,000 square foot Chicago law office of Quarles & Brady LLP. The law firm encompasses three full floors in a new high-rise building and features light filled private offices for attorneys, multi-purpose conference rooms, a state-of-the-art mock court room with supporting food prep kitchens and employee break out space.

The project achieved LEED-CI Gold and featured materials which were manufactured regionally and contained high levels of recycled content. Additionally,

advanced lighting controls and a daylight harvesting system were installed to reduce energy costs and promote a healthy work environment.

Floor-to-ceiling exterior and interior windows are one exemplary feature of the Gold Certified office. This design allows for maximum daylight, which permeates to the interior of the office, and reduces use of artificial lighting.

Sustainable hospitality is another unique feature of the office. Beverage stations, located in central areas, serve all conference rooms to reduce waste and make more efficient use of space. The firm also installed 90-second, high-temperature dishwashers and eliminated all disposable plates, cups and cutlery.

This LEED rating makes the Quarles & Brady space the first publicly registered law office in Chicago to achieve LEED Gold status.

The HVAC systems were designed to accommodate different exposures, and keep occupants comfortable throughout the year. A sound masking system throughout the office space minimizes distractions, and creates a sense of privacy for open office occupants. The state-of-the-art mock court room is equipped with everything necessary to host trade conferences or internal training and practice sessions for attorneys. Supporting food prep areas provide catering staff service to the mock court room, as well as all conference rooms. There are break rooms and coffee alcoves located on each floor, as well as an employee lunch room on the 40th floor with an adjoining kitchen. The law library provides research tables and study carrels with laptop internet access.

Project materials were selected to provide a neutral and durable palette, which will perform for the term of their lease. With room for future expansion, Quarles & Brady have successfully addressed their space requirements, as well as created an environment that is energy efficient, comfortable, and inviting for employees and visitors.

Quarles & Brady also decided to participate in the City of Chicago's Green Permit Program, which offers incentives to applicants to encourage green building within the city.



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A: Private Office with City View
B: Break Area overlooking the Chicago River and Skyline



D: Reception
 E: Employee Dining Room
 F: Board Room
 G: Corridors and Workstations

Sustainable Features

The Quarles & Brady offices made the most of the daylighting afforded by the floor-to-ceiling windows with transparent partitions. Flexibility of use was designed into the space, allowing for a smaller footprint. Glueless carpet tiles, composite countertops and smart lighting—controlled by occupancy, daylight and infrared sensors—all contributed to a Gold certification

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About the *Design Profile*



Epstein's *Design Profile* is a brief in-house publication addressing our recent design and construction projects and discussing today's industry challenges.

Since 1958, the *Design Profile* has covered our project history, from warehouse and distribution facilities to award-winning architecture and interior design projects.

Now in our fifth decade of publishing the *Design Profile* has now transformed into a completely electronic publication. In a effort to be as sustainable an organization as possible we no longer print and distribute the *Design Profile* via traditional mail. Each issue is now "published" to our readers through a e-mail message that is linked to our website. We hope that this little step in sustainability inspires you to find opportunities to become "green" with your publications/communications.

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