

# UNDERFLOOR SERVICE DISTRIBUTION

by Tate Access Floors

160 King Street  
San Francisco, CA

## DEVELOPER/MULTI-TENANT PROJECT

Owner: Rosenberg Ventures LLC

320,000 gross sq ft

## Products Used:

ConCore 1500

PVD Modular Wiring & Underfloor

Air System

HPL & Modular Carpet



*"We are one of a handful of contractors utilizing an underfloor plenum system for this type of project. As a key member of the Center for the Built Environment (CBE) at the University of California, Berkeley, our collaboration efforts work to advance new building technologies. We have combined our CBE research efforts on underfloor air distribution with hard dollar costs and our knowledge and experience to produce the most cost effective, energy efficient buildings possible." Webcor Builders @ [www.webcore.com](http://www.webcore.com)*

## TATE AUTHORIZED DEALER

Partition Specialties, Inc.  
Hayward, CA

## ARCHITECTURAL FIRM

Heller-Manus Architects  
San Francisco, CA

## GENERAL CONTRACTOR

Webcor Builders  
San Mateo, CA

## ENGINEERING FIRM

Skilling Ward Magnusson  
Barkshire  
San Francisco, CA

## Subject

160 KING STREET

Across the street from San Francisco's Pacific Bell Park, this 320,000 square foot mid-rise office building houses five floors of high-tech office space and five tiers of parking.

Webcor was asked by the developer to analyze the project design after the original general contractor's number rose significantly during the preconstruction phase. By introducing a structural design-build approach to the reinforced concrete structure, they were able to add 5,180 rentable square feet, seven additional parking stalls and reduce hard construction costs by over \$1 million which allowed the project to move forward.

A raised floor plenum was incorporated into the concrete frame in order to accommodate an underfloor distribution system. This system delivers air between the structural slab and the floor instead of using ductwork in the ceiling. It provides more efficient cooling, saving as much as 10 to 15 percent on energy costs, and houses mechanical and electrical systems which allow for a more flexible use of space.

**Tate**<sup>®</sup>