

UNDERFLOOR SERVICE DISTRIBUTION

by Tate Access Floors

Johnson County Sunset Drive Office Building
Olathe, KS

GOVERNMENT PROJECT

136,000 gross sq. ft.
102,000 sq. ft. access floor

PRODUCTS USED:

Modular Wiring & Cable
Underfloor Air System
14" FFH



"It's our estimation that the Sunset Drive Office Building cost some-where between nothing and 2 percent additional to be green, compared to other recently built county buildings."
Neal Angrisano, Johnson County Deputy Facilities Director

TATE AUTHORIZED DEALER

C&C Group
Lenexa, KS

ARCHITECTURAL FIRM

360 Architecture
Kansas City, MO

GENERAL CONTRACTOR

McCownGordon Construction
Kansas City, MO

ENGINEERING FIRM

BGR Consulting Engineers
Kansas City, MO

Subject

JOHNSON COUNTY SUNSET DRIVE OFFICE BUILDING

In 2002, Kansas City, Kansas adopted construction standards set out by the U.S. Green Building Council, which awards coveted certifications for meeting LEED (Leadership in Energy and Environmental Design) standards. Therefore, when the county was looking to get out of leased office space back in 2003, Johnson County deputy facilities director Neal Angrisano suggested that a green building was not only environmentally-friendly, it was also a way to save money. County commissioners were sold on his pledge that the environmental standards would return a dramatic payback on investment. As a result, the first facility built reflecting these initiatives, the Johnson County Sunset Drive Office Building, was completed in 2006.

The project came in on time — and within its \$30 million budget. Office spaces are awash in natural light. Overhead lighting sensors detect the amount of sunlight and automatically dim the fluorescent bulbs, reducing electricity costs. Instead of an overhead ventilation system of snaking ducts and rattling grates, air circulates through a raised floor plenum. This underfloor service distribution system allows employees to adjust vents next to their desks for their own comfort. The underfloor displacement ventilation system allowed for highly efficient mechanical systems cutting heating and cooling costs by 30 percent. "People hear green building' and they may think cha-ching — it costs a lot," says Chris DeVolder of 360 Architecture, who led the Johnson County project. "But it doesn't have to. It was all common-sense stuff. Nothing that we did in Johnson County was cutting-edge or bleeding edge it was all off-the-shelf technology." The success of the Johnson County Sunset Drive project has set the standard for all future county facilities.

