

UNDERFLOOR SERVICE DISTRIBUTION

by Tate Access Floors

Intellicenters
Being built nation-wide

DEVELOPER/MULTI-TENANT:
KOLL DEVELOPMENT COMPANY
New Construction

150,000 - 200,000 sq. ft.

PRODUCTS USED:

Raised access flooring
Underfloor air
Underfloor wiring & cabling



"While it costs a little more to develop a green building, it's more than offset by the energy savings. The electricity bill for the new building will be 50 cents to 75 cents per square foot less on a yearly basis." Steve Van Amburgh, CEO of Dallas-based Koll Development Company

Subject

INTELLICENTERS BY KOLL DEVELOPMENT COMPANY

Koll Development Company (KDC), one of America's leading commercial real estate firms, has announced the development of the "Intellicenter," a branded, high-performance office building that will be in compliance with the LEED Building Rating System. This green building rating system, implemented by the United States Green Building Council, promotes buildings that are environmentally responsible, profitable and healthy places to live and work. Each building has the same design template and will be targeted to serve large, multi-national companies in need of local and regional office facilities. With goals of flexibility, improved indoor air quality, a comfortable work environment and energy efficiency, Koll Development searched for a supplier that would help them attain these objectives.

Tate Access Floors was able to fit the bill. Each Intellicenter features raised flooring, which allows for the building's electrical wiring and air conditioning distribution to run underneath the office floors. The building will be pre-wired so that tenants need only plug into ground-level outlets for access to phone lines, internet or electricity. The system readily accommodates technology upgrades and allows for easy and inexpensive future tenant improvements. Rather than large air vents that deliver conditioned air from the ceilings, the Intellicenters allow individuals to adjust the air flow to suit their personal comforts at ground level. In a seated position most employees are just several feet from the air diffusers as opposed to 5 to 7 feet from traditional air conditioning units located in ceilings. As a result, the Intellicenters' air handlers, pump out about 30 percent less conditioned air. In addition, by utilizing the underfloor air distribution technology, it is possible to provide each office or workstation with individual HVAC controls for temperature adjustment. Tenants will work in an efficient, flexible and comfortable environment.

With up to 10 Intellicenters scheduled to be built across the country, Koll Development is leading the construction industry to a green and sustainable future. Tate Access Floors is honored to be a part of the Intellicenter projects.

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