



High Performance & Sustainable Government Buildings



SustainAbility
to the *Power* of **Tate**[®]



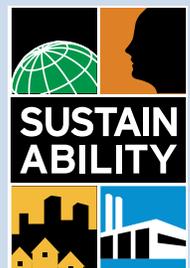
Federal

Social Security Administration Teleservices Center, Auburn, WA: 110,000 ft²

SustainAbility to the Power of Tate

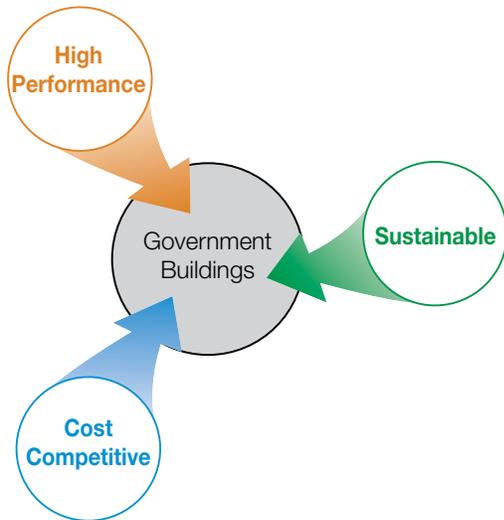
Social and environmental responsibility have long been key corporate objectives within Tate. Through continuous improvements and focus our **Ability** to **Sustain** our environment, customer, community and company is stronger today than it has ever been. To learn more about Tate's **SustainAbility** visit us online at www.tateaccessfloors.com/sustainability.aspx

- EPA Climate Leaders Partner
- ISO 14001:2004 Certified
- Ethical Procurement Policy
- Graduate Recruitment Program
- Products Made of Recycled Materials
- Manufacturing Waste & Water Recycling



The Business Case for High Performance & Sustainable Government

The growing concern over the environmental impacts associated with green house gas emissions and rising energy costs have lead to greater public interest in how government facilities are built. Buildings which incorporate strategies to conserve resources, operate efficiently and improve the overall work environment for occupants are now today's front page news.



The popularity of these strategies is evident in the surge of high performance and sustainable buildings being constructed. For instance, the number of buildings receiving the USGBC's Leadership in Energy and Environmental Design (LEED) certification nearly doubled from 2006 to 2007. During the same year the number of EPA Energy Star buildings grew by 25%. This growth is expected to continue with McGraw-Hill projecting the value of green building construction to increase to \$60 billion by 2010.

Meeting Public Demand

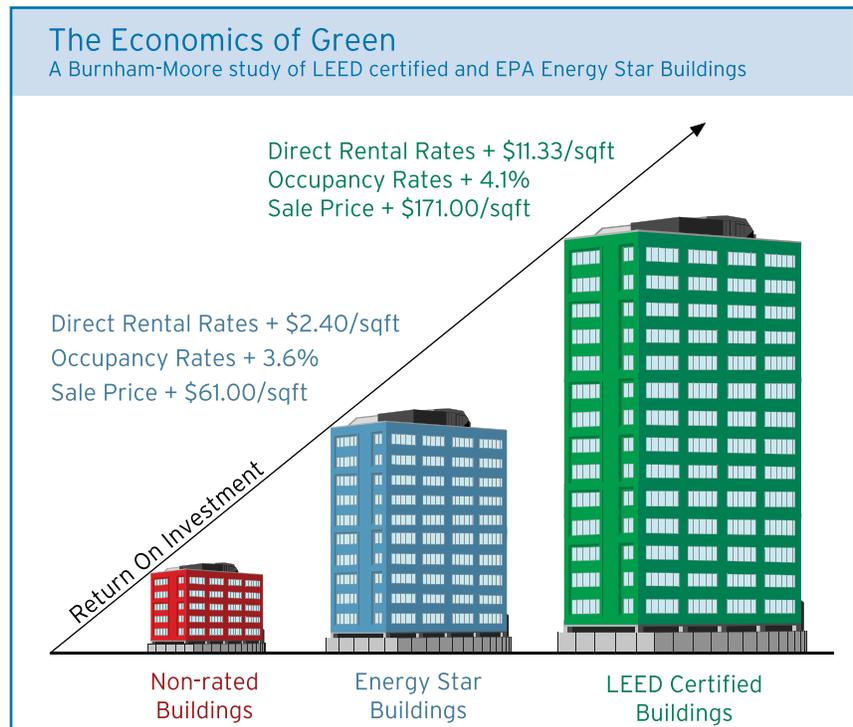
There are three key characteristics that should be standard in any well-designed building; they should be high performance, sustainable and relatively cost neutral. High performance features create a more flexible workspace while improving the indoor environmental quality for the occupant. Sustainable features reduce a buildings impact on the environment during construction, operation, and maintenance. Lastly, the building needs to be competitive in both first- and life-cycle costs compared to traditional buildings.

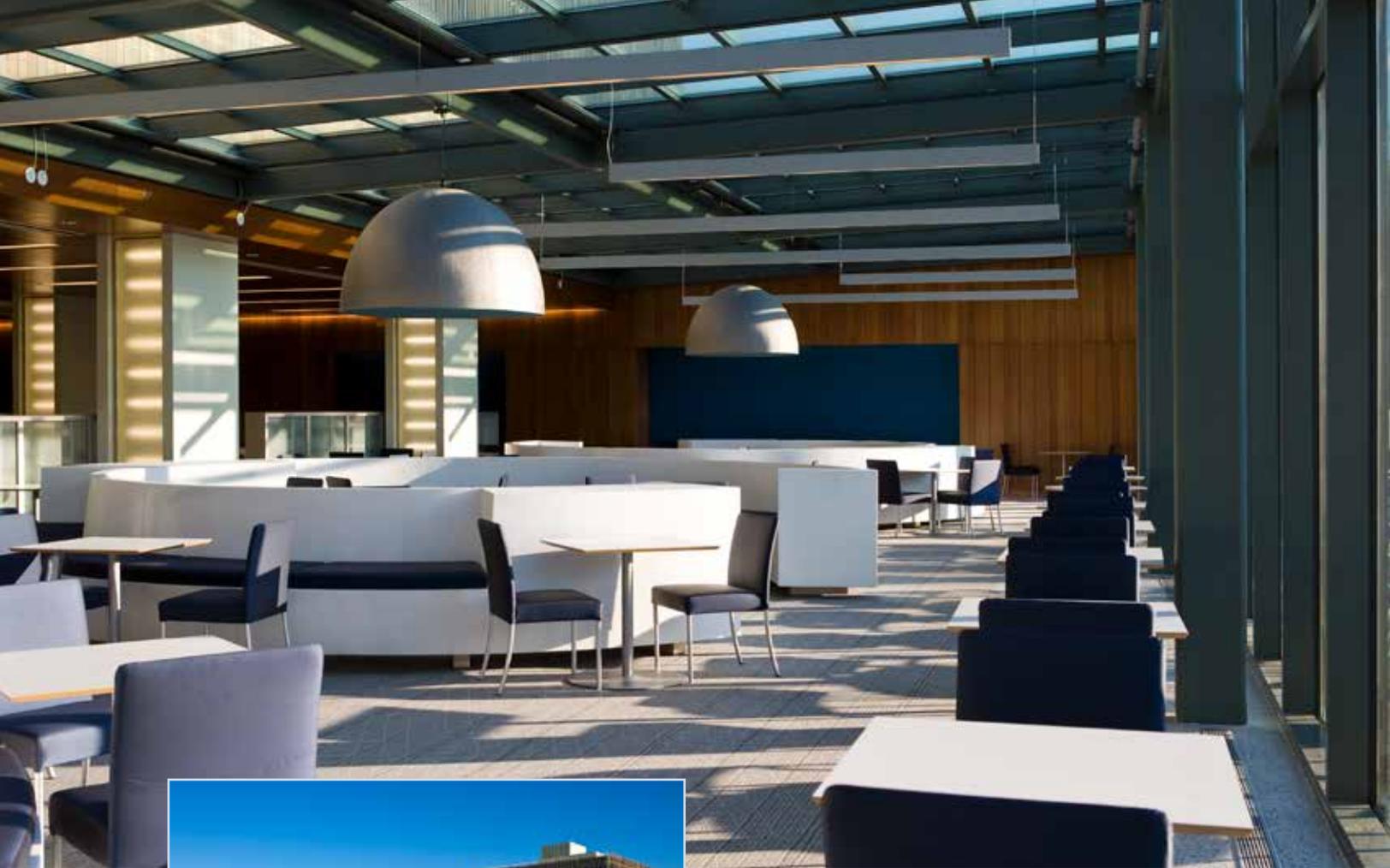
The Cost and Return on Investment

A recent study of LEED & Energy Star buildings conducted by the Burnham-Moores Center for Real Estate at San Diego University and The CoStar Group found significant advantages to using these strategies. The study shows an increase in rental & occupancy rates and sale price compared to Non-rated buildings.

In another study the GSA* estimated construction cost for achieving LEED certification to be between a 0.4% savings to a 2.1% premium in new courthouse construction and office building modernization projects.

*GSA LEED Cost Study, October, 2004





Census Bureau photography by Blake Marvin, HKS, Inc.

Office Solutions: United States Census Bureau Suitland, MD

Since the first tally in 1790, it has been the job of the U.S. Census Bureau to do the nation's headcount and to act as the leading source of quality data about the country's population and its surroundings. After recently turning its analysis inward, the bureau decided that it was time to provide a better environment for its own burgeoning staff with a state-of-the-art headquarters building that was capable of meeting several key challenges - chief among them was the need for a fully modular work space. The bureau's suburban Washington, DC headquarters is home to 6,000 employees. A workforce of that size brings with it the typical concerns about office reconfiguration and churn rates, but the Census Bureau is even more unique in this regard. Every ten years as it gears up for its decennial survey, the number of workers that fills its halls and offices triples. The General Services Administration called for a facility design that would not only absorb these periodic swells in the population, it also had to provide quality of life attributes.

Tate Underfloor Service Distribution System:

The use of raised access floors with underfloor air distribution delivered on the promise of flexibility that was so critical to the project. A design utilizing Tate Access Floors now makes it possible to easily reconfigure office space for either routine office shuffling or when there is a huge influx of staff gearing up for the next survey. With wire and cable placed on the sub-floor platform beneath raised access panels, distributing power and data to any number of locations throughout the room is simple and convenient. The addition of an underfloor air distribution system allows for the placement of individual air diffusers anywhere a new workstation might be installed. The use of Tate Access Floors not only answered the call for a modular office design, it likewise contributed to the improved indoor environment and the number of LEED points the building earned.

Setting the Standard for Building Design

There are many high performance & sustainable strategies available to achieve your goals however, very few deliver both, and do it cost effectively. A strategy such as thermal glazing offers both sustainable and high performance benefits because it helps to improve the indoor environment while reducing power lighting requirements. Other common strategies such as waterless urinals, improved building shells and green roofs have sustainable advantages, but really provide no performance benefit to the occupants. High performance features such as company gyms or full service cafeterias have little sustainable

benefits and add cost. Once strategies that cost effectively provide both benefits are identified they should become standard building practices.

The Standard for High Performance & Sustainable

Tate Access Floors with underfloor power, cable and air distribution should be considered a standard feature in all government facilities. Underfloor service distribution provide numerous sustainable and high performance benefits in a cost competitive system.



Federal

Ronald Reagan Building, Washington, D.C.:
1,200,000 ft²



State

Capitol Area East End Complex, Block 225, Sacramento, CA
225,000 ft²

Comparing High Performance & Sustainable Strategies

The chart below compares some of the top strategies used in high performance and sustainable buildings. The strategies are evaluated based on the benefits they provide over the life of the building. As you can see Underfloor Service Distribution (UFSD) provides benefits in many areas that make up a high performance and sustainable building.

Strategies	Daylighting	IAQ	Flexibility	Energy	Water	Material	Life-Cycle Cost	Total
Slab-to-Slab Thermal Glazing	✓			✓			✓	3
Lighting System Controls	✓			✓			✓	3
Modular Walls & Furniture			✓			✓	✓	3
Green Roofs				✓			✓	2
Rainwater Collection/Reuse					✓		✓	2
Underfloor Service Distribution	✓	✓	✓	✓		✓	✓	6

Creating Effective Government Service Environments

Tate offers the perfect solution for a government facility to address its high performance and sustainable needs. These needs include maintaining high-quality clean air, improving personal comfort control, attenuating noise, responding to organizational and technology changes quickly and easily, reducing material and energy usage and supporting the overall aesthetic value of the facility – all while being cost-effective in both construction and operation. With Tate’s underfloor service distribution system, you’ll be able to address all of the factors required to enhance and enable public service experiences and create the perfect environment that reflects the goals and image of your government level.

High Performance Advantages

- Enhanced indoor environmental quality through superior IAQ, improved acoustics, and increased daylighting opportunities.
- Maximum occupant comfort control at design inception and throughout the life of the building using underfloor air with modular ‘plug & play’ VAV or passive diffusers.
- Easily adapts to technological and organizational changes over the building’s lifecycle at low cost.
- Point-of-use services wherever you need them with complete flexibility, accessibility, and unlimited capacity.

Sustainable Advantages

- Reduce materials required to deliver key services to the occupants
- Energy efficiency through greater economizer operation, and less fan energy.
- Reduce waste during reconfiguration by reusing wires, cables, diffusers and PosiTile carpet.
- Products are made of over 30% recycled content.

Cost Competitiveness

- Reduced first cost and construction time due to significant reduction in HVAC ductwork and use of underfloor pre-fabricated ‘plug & play’ wire/cable services.
- Reduced operating costs and lower facility and maintenance costs through accessible, flexible, and adaptable services.

Tate PVD Servicenters™ provide point of use power, voice and data services anywhere on the floor plate

No overhead HVAC system ductwork increases slab-to-slab height



Tate ConCore® access floor system – welded steel floor panel, filled internally with lightweight cement for the ultimate in strength and acoustic performance

‘Plug & play’ modular power wiring system saving valuable construction time and facilitating quick and easy reconfiguration

Enhanced ceiling design freedom with services underfloor

Non-powered workstations providing simplified relocation and significant cost savings compared to powered furniture

Tate PosiTile® carpet providing one-to-one indexable fit to panel – significantly reduces waste

Underfloor VAV perimeter solutions provide both heating and cooling capability



Modular and relocatable VAV or passive diffusers provide increased personal comfort control

Tate PosiLock™ understructure – positive positioning and lateral retention of floor panels with a wide range of finished floor heights

Underfloor service pathway accommodates any type of voice and data system approach, from homerun to passive or active zone cabling



Courthouse Solutions: E. Barrett Prettyman Courthouse, Washington, D.C.

The E. Barrett Prettyman Courthouse, located at the intersection of Pennsylvania and Constitution Avenues in Washington, D.C., is one of the most important trial courts in the nation. Its renovation and expansion is designed to meet the Courts' 30-year needs, accommodating 9 new courtrooms and 15 chambersets. Its massing and facades both complement the original Courthouse and create a distinctive anchor at the east end of the Mall. Not only was an annex added to the courthouse, the courthouse itself was renovated to provide more space and updated architecture that will provide an efficiency and flexibility to the workplace.

Tate Underfloor Service Distribution System:

To meet this critical demand for space, the GSA undertook the largest courthouse construction program in more than fifty years. An important issue in the design of the E. Barrett Prettyman Courthouse, and GSA-owned structures in general, has been the utilization of an access floor system for the horizontal distribution of power, data, telecommunication, and low-voltage system cabling; plus the related flexibility in position of connections above the floor. GSA needed this underfloor service flexibility to create a courthouse that would serve the needs of its occupants for the life of the building.

When the renovation and expansion was announced, Tate Access Floors was chosen to provide an underfloor service distribution system that would provide the flexibility GSA required. GSA is not only committed to access flooring in new courthouses, but also "raised access flooring is highly recommended for large modernization projects," (*2003 Facilities Standards*).

High Performance Public Space for Years of Low-cost Service

The Tate underfloor service distribution system has been designed to provide optimum value, flexibility, and indoor environmental quality. The high performance modular design allows you to adapt to change easily and at a low cost. With Tate Access Floors adapting to ever-changing technologies, facility uses, architectural changes and improvements, and new environmental regulations will no longer demand expensive facility investment.

Tate Access Floors provide significant advantages in improving air quality and control of a facility environment. Air quality, access to sunlight and views, correct thermal and humidity conditioning, and proper acoustics all work together to create a comfortably maintained environment. Properly managed environments have been proven* to significantly impact employee health, comfort, and performance.

* According to the U.S. Environmental Protection Agency (EPA)

Spaces are reconfigured at a rate of 40% per year. To meet this demand for change, Tate's Underfloor Service Distribution system is designed to afford interior design freedom and quick 'plug & play' access to all services.

keys to creating a high performance office space

- Use flexible and accessible service distribution to allow you to plan your space around functional requirements and quickly reconfigure to meet future needs.
- Have the ability to make service changes with minimal down-time and disruption to the occupants.
- Ensure occupants have greater personal comfort control
- Improve indoor air and environmental quality, daylighting opportunities, and acoustics.



“A high performance green building, predicated by it being located on a raised floor... [results in] a 90-percent reduction in cost associated with relocating an employee”

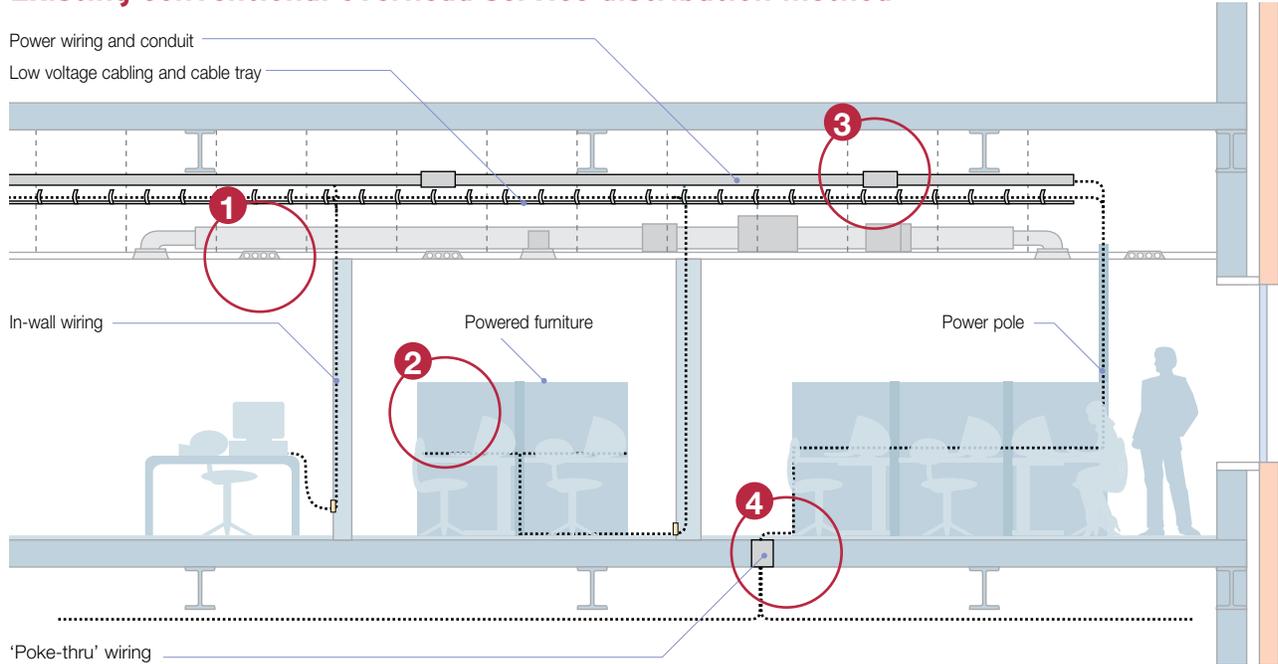
Jim Toothaker – Director Commonwealth of Pennsylvania
Excerpt from Buildings Magazine Article: Money Matters August 2002

Tate's High Performance Building Solution

Avoid the trap of using inflexible and expensive systems in your building. With Tate's underfloor service distribution system, consisting of a Tate Access Floors with modular 'plug & play' power wiring, zone cabling solutions and underfloor

air distribution you can be assured your building will provide ultimate flexibility that allows you to respond to organizational and technology changes quickly, easily, and cost effectively. And improves productivity and comfort with a more enjoyable indoor environment.

Existing conventional overhead service distribution method



Lack of individual control

Hot/cold complaints consistently rank top of the list of issues raised by building occupants. Conventional systems are difficult to access and expensive to change. Therefore, they rarely are changed.



Expensive and inflexible

Rigid, fixed ductwork makes changes expensive and disruptive. Extensive amounts of ductwork and labor intensive installation slows down construction and drives cost up.



Expensive and inflexible

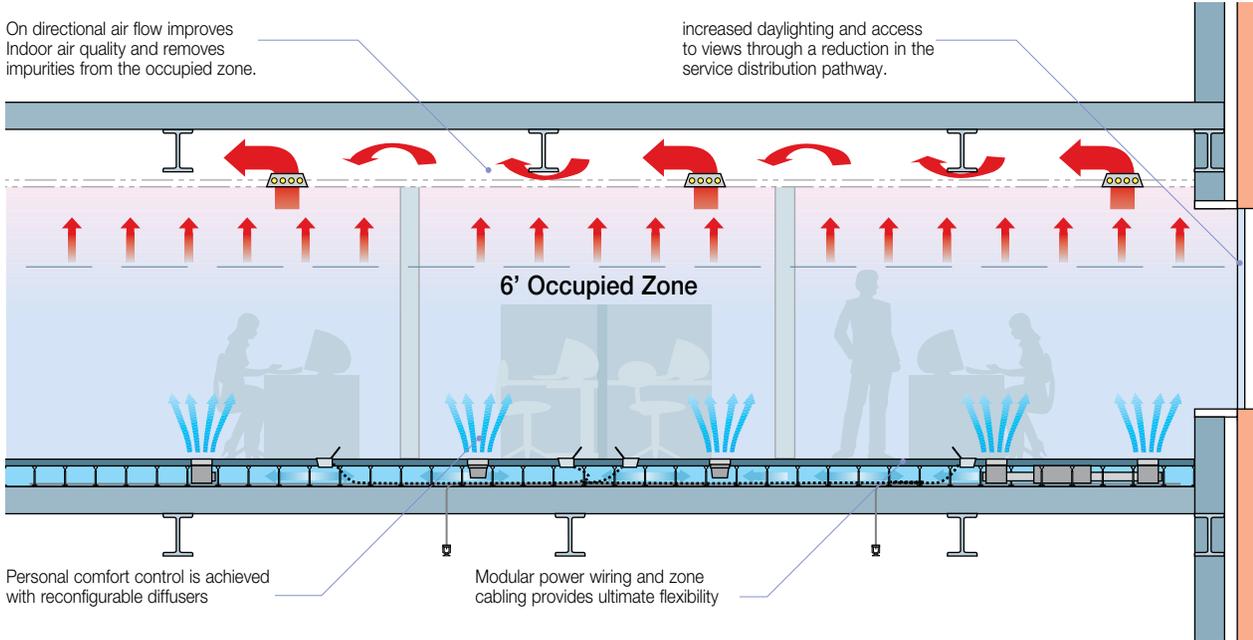
Running wiring and cabling in highly reconfigurable furniture is expensive, limits capacity, and severely compromises its reconfigurability.



Disruptive

Fixed 'poke-thru' devices for wire and cable delivery cause disruption and security issues with occupants both above and below.

Tate's High Performance underfloor service distribution system



Improved indoor environment quality

- Better ventilation effectiveness - superior IAQ
- Quieter operation - improved acoustics
- Reduced ceiling void - increased daylighting opportunities



Point of use services wherever you need them

PVD Servicenters™ with modular 'plug & play' connections provide point of use termination of power, voice, and data at any location on the floor plate for any type of workstation and application



Improved personal comfort control

With options available for individual volume and air direction control, underfloor air delivers the ultimate in personal comfort control.



Unrivalled flexibility

With the entire space under the access floor used as an air distribution pathway, you can plug modular VAV or passive diffusers in anywhere, and when you make changes in your space, simply adjust air direction or unplug and relocate in minutes!



Facility Solutions: Calgary Water Centre, Calgary, AB, Canada

The City of Calgary is committed to developing sustainable buildings that will enhance the indoor environment and the impact on natural resources. The largest green building to date, The Water Centre, is home to most of the office and field workers for The City's Water Services and Water Resources. As a sustainable building, the Water Centre reflects Calgary's responsibility to the employees who work there and the taxpayers who pay for it. The building has been carefully designed to save water, conserve energy and reduce our impact on the environment while providing occupants with a comfortable, healthy place to work. Designers were looking to incorporate only products that would result in a highly efficient building that's easy on the planet and pocketbook. Tate's underfloor service distribution system was the elegant answer.

Tate Underfloor Service Distribution System:

Tate's access floors with underfloor service distribution is one of the innovative features the Water Centre incorporated to reach their design goals. The infrastructure under the floor allowed for easy adjustments thanks to removable floor panels under the carpet tiles. Key infrastructure is located in hallways and other accessible locations.

Each workstation has its own floor diffuser allowing employees to manually adjust the flow and direction of warm air in their workspaces providing individual comfort controls. The floor vents take advantage of the natural tendency of hot air to rise to the ceiling, instead of trying to force it down from the top. This saves energy and improves air quality, as old air is displaced by fresh air creating a more productive working environment.

A Sustainable Public Space

Tate Access Floors provide significant sustainable advantages for the construction and operation of a building. Tate's underfloor service distribution system can significantly reduce construction materials through the elimination of ducts, wire and cable drop down lengths, and building shell materials through a reduction in slab-to-slab height.

The underfloor HVAC system operates at much lower pressure and warmer temperature than a traditional ducted overhead system. These features help improve energy efficiency through the reduction of mechanical equipment and longer economizer hours. Reusing service supply materials such as wires, cables, outlets and diffusers during reconfiguration further improves the life-time sustainability of any government facility.

Keys to creating a more sustainable facility for government employees and the public

- Deliver air from the floor at low pressure to utilize natural convection and maximize energy efficiency.
- Deliver air closer to the occupants so that warmer temperatures can be used expanding economizer opportunities.
- Power, voice, data, and heating and cooling services can all be reconfigured reusing the existing materials.
- Reduce construction materials thereby eliminating the harmful emissions required to produce and ship those materials.
- Include low VOC products made of recycled materials.



“...This feature earned SPiRiT points. So does the mechanical system itself which heats and cools from the floor up to about six feet. The area above is left warm and so reduces energy use.”

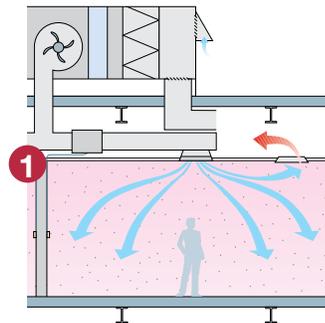
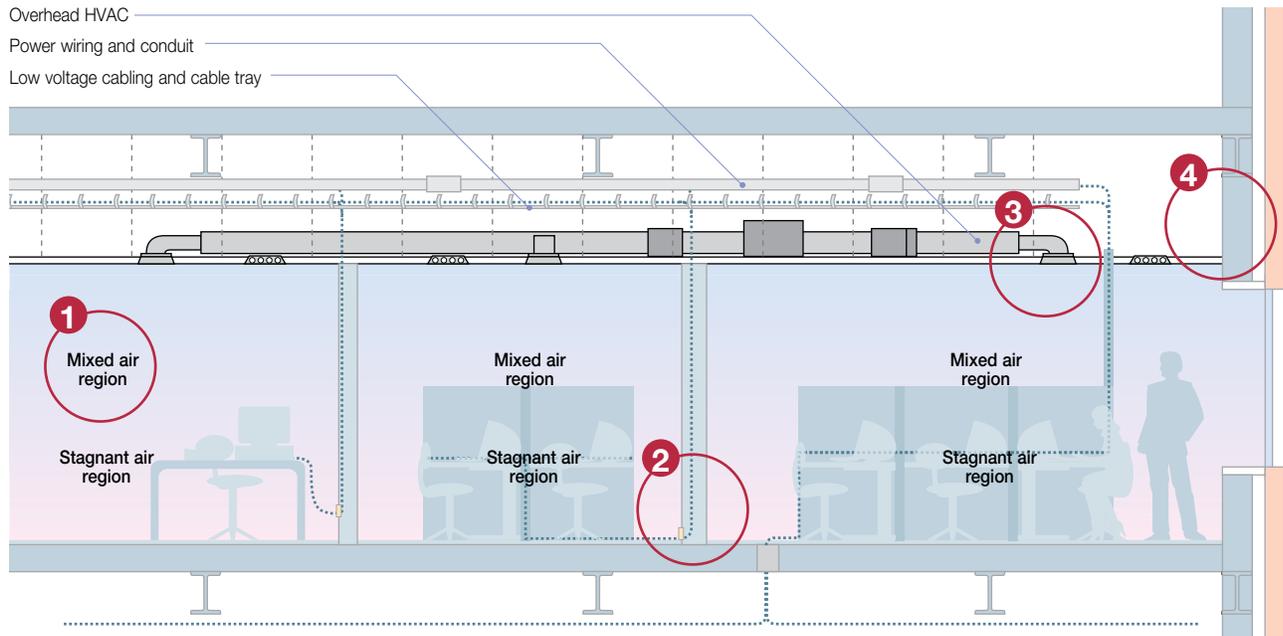
*Environmental Design + Construction
Army Green, The 101st Airborne Command and Control Facility, by Jeffrey Gillispie and Jon Miller PE, October 2007*

Tate's Sustainable Service Distribution Solution

Conventional overhead service distribution systems do not provide optimum efficiency or extensive sustainable benefits. With Tate's underfloor service distribution system, consisting

of modular 'plug & play' HVAC system with floor mounted diffusers and modular wire & cable, reduction of material, energy efficiency, and continued reuse can be assured..

Conventional overhead service distribution method



Wastes energy

Hot air rises, yet conventional HVAC distribution is designed to force cool clean air from the ceiling at high pressure and mix it with the hottest, most pollutant-filled air before getting to the occupants.



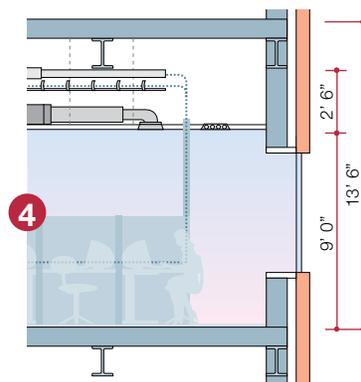
Poor integration and wasteful

Ceiling pathway for wiring and cabling increases vertical run lengths, labor, and suspension material and as a result costs by adding unnecessary materials to the initial construction.



Rigid and non-adaptive

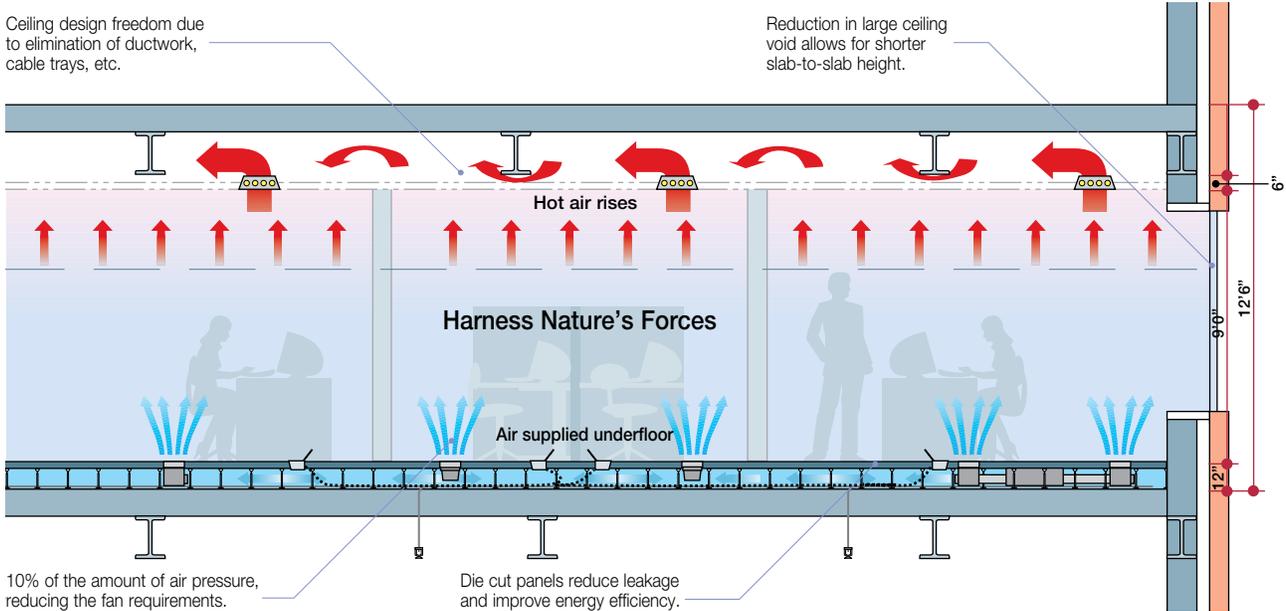
Wiring and cabling embedded in walls and columns is fundamentally inflexible, making moves/ adds/changes during office reconfiguration wasteful due to abandonment of existing supply sources.



Poor space utilization

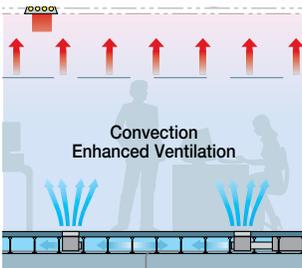
A large ceiling void space is required due to poor integration of fixed service pathways which results in an increased slab-to-slab height and additional shell materials.

Tate's sustainable underfloor service distribution system



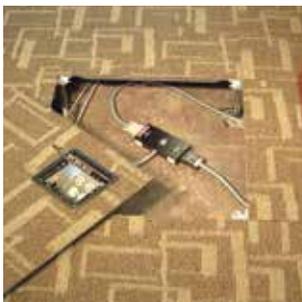
The Right Panel

Tate's steel welded panels are die stamped to exact tolerances reducing air leakage and energy waste. Our panels are also made of over 32% recycled content in our ISO 9001:2000 & ISO 14001:2004 certified facilities.



Improved energy efficiency

Save 20% or more on your HVAC energy costs by using underfloor air. How? Significant fan energy savings, more hours of economizer operation, and reduced outside air option due to better ventilation effectiveness.



Reduced impact on base building

Access floors eliminate the need to embed wires, cables and ducts within rigid structures and above drop ceilings, thereby allowing buildings to reduce materials through the reduction of ceiling tiles, ductwork, wire and cable run lengths, and drywall.



Completely flexible and reusable

An access floor with modular 'plug & play' power wiring and cabling components provides complete flexibility while promoting the reuse of materials. Underfloor service distribution eliminates the need to run new materials and abandon old during reconfiguration.

First-Cost Competitive

Lower installation costs are just the beginning of the cost savings and efficiencies that the Tate underfloor service distribution system has to offer your facility. This system is equipped with a service distribution solution that creates maximum value and flexibility.

You'll realize immediate benefits in regards to time and expense with this system. Projects using Tate's advanced service distribution solution have reduced installation costs by up to 10% and achieve 15% faster build and completion times. The ability to reconfigure easily to meet future facility needs helps to control and lower costs incurred through adding new technologies, or redesigning to respond to new progressive office environments

- Design flexibility - adapts easily to existing or new architectural features.
- Voice/Data cabling - Reduce cable run lengths, eliminate cable trays, and lower labor costs at installation.
- Power wiring - 'Plug & play' technology significantly reduces installation costs.
- Furniture - Eliminate dependency on costly powered furniture and improve space planning options.
- Air distribution - Significantly reduce trunk, branch, and discharge ductwork.
- Ceiling - Reduce or eliminate suspended ceiling requirements.
- Time to occupancy - Underfloor services install quickly, allowing for earlier occupation.
- Structure - improved integration of underfloor services provide slab to slab height savings opportunities.



State

Keystone Building, Harrisburg, PA: 900,000 ft²,



Municipal

Tallyn's Reach Municipal Services Center, Aurora, CO: 8,500 ft²

Operational Cost Savings

Tate's underfloor service distribution system offers operational cost saving features with the ability to make future changes to technology without extensive demolition or disruption. Tate's access floors are not only easy and cost efficient to install; they significantly reduce construction time for faster occupancy. The underfloor design makes access to cabling, power, communication, data, and HVAC systems simple. And the system's inherent flexibility keeps reconfiguration costs low with full floor access to all infrastructure services.

Tate Access Floors allow you to address the service distribution needs of densely populated floor plans and advanced technology requirements with easy access to power, communications, and other service delivery systems. Utilizing an underfloor air

delivery system provides comfortable environmental control and improved air quality. With a built-in energy-efficient design and long - term flexibility, this high performance space will continue to provide sustainability well beyond a successful move-in.

- Energy - Lower fan power, extended use of economizer, and reduced outside air due to better ventilation effectiveness.
- Space churn - Reduce costs by at least 50%. With flexible and accessible wire/cable infrastructure and floor mounted plug & play components, changes are easily accommodated using in-house personnel.
- HVAC - Floor diffusers are not ducted to the air supply allowing for better comfort control, more flexible zoning strategies, and improved productivity.

Tate's Integrated Cost Modeling Software

Tate provides an interactive cost modeling tool designed to evaluate the cost differences between traditional overhead service distribution and Tate's UFSD utilizing access floors and underfloor 'plug & play' wiring, zone cabling, and air. It has built-in flexibility, allowing the user to define many of the design parameters providing an extensive array of cost comparison options.

The following cost analysis is for an 11 story, 250,000 ft² building in Baltimore, MD, comparing conventional service distribution with powered furniture and overhead air to access flooring for wire, cable, and HVAC distribution.

For an evaluation of the cost saving opportunities for your specific project using Tate's integrated cost model visit:



www.
tateaccessfloors.com
or call us at: **1-800-231-7788**

First-Cost Competitive

First Cost Comparison	Traditional (\$/ft ²)	UFSD (\$/ft ²)	Difference (\$/ft ²)
Facade and main structure	\$20.48	\$19.81	\$0.67
Raised core	\$0.00	\$0.19	(\$0.19)
Access floor	\$0.00	\$5.25	(\$5.25)
HVAC distribution	\$6.61	\$5.12	\$1.49
Cable management voice/data	\$2.38	\$1.77	\$0.61
Electrical - horizontal feeds	\$2.11	\$1.16	\$0.95
Workstation electrification	\$2.53	\$0.81	\$1.72
Earlier owner occupancy savings	\$0.00	-\$0.25	\$0.25
Ceiling finish	\$1.41	\$1.10	\$0.30
Total	\$13.34	\$13.21	\$0.80
First cost savings for UFSD			\$200,000

Operational Savings

Lifecycle costs	Cumulative cost savings by year (\$/ft ²)				
	Year 1	Year 2	Year 3	Year 4	Year 5
Workstation churn	\$1.16	\$2.36	\$3.59	\$4.86	\$6.16
HVAC churn	\$0.33	\$0.66	\$1.01	\$1.37	\$1.73
Energy reduction	\$0.25	\$0.50	\$0.77	\$1.04	\$1.32
Total	\$1.73	\$3.53	\$5.36	\$7.26	\$9.21
Operational savings 1st year					\$432,504

Improved Productivity

Staff productivity savings	Cumulative cost savings by year (\$/ft ²)				
	Year 1	Year 2	Year 3	Year 4	Year 5
Absenteeism	\$1.30	\$2.64	\$4.02	\$5.43	\$6.90
Productivity	\$1.62	\$3.30	\$5.02	\$6.79	\$8.62
Total	\$2.92	\$5.93	\$9.03	\$12.23	\$15.52
Staff productivity savings 1st year					\$730,710

Rethinking Construction - The Savings Add Up!

	First Cost Savings (\$/ft ²)	Cumulative cost savings by year (\$/ft ²)				
		Year 1	Year 2	Year 3	Year 4	Year 5
First Cost Competitive	\$0.80	-	-	-	-	-
Operational Savings	-	\$2.38	\$5.26	\$7.71	\$9.94	\$12.23
Improved Productivity	-	\$2.92	\$5.93	\$9.03	\$12.23	\$15.52
Total	\$0.80	\$6.10	\$11.99	\$17.54	\$22.97	\$28.55



Military Solutions: Space and Missile Systems El Segundo, California

While the announcement of military base closures made the news in 2005, the Los Angeles Air Force Base facilitated a unique land swap for a development deal. The buildings on the base were built in 1957, with no major upgrades since that time. The base and its personnel were vulnerable to earthquakes. Equipment supplying electricity was unreliable and maintenance costs were high. By turning a portion of the base land over to a private developer for housing, the developer would then build state-of-the-art buildings on the remaining base land for the LAAFB at a fraction of the cost it would take under an independent contract. The high churn rate of a government facility was of prime concern to all involved. Office space is rearranged frequently and telecom requirements are always changing. In order to accommodate the government's need for change, Tate's underfloor service distribution system was incorporated into the design plans.

Tate Underfloor Service Distribution System:

Though the LAAFB's new complex is a "military base", it looks nothing like the standard military installation. The result is a 4-building 540,000 sq ft state-of-the-art office complex housing the Space and Missile Systems Center. Set on more than 50 acres, this complex also includes 400,000 square feet of open and private office space, courtroom facilities, an officers club, a conference center, a command post and secure communications facilities. It features raised floors rather than the typical drop ceiling, giving an open feel and increased daylighting to the areas. Underfloor air and modular wiring offers better air distribution, improves indoor air quality, while providing the access and flexibility necessary for future change. The government's foresight and Tate's UFSD created this military installation of the future.



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