

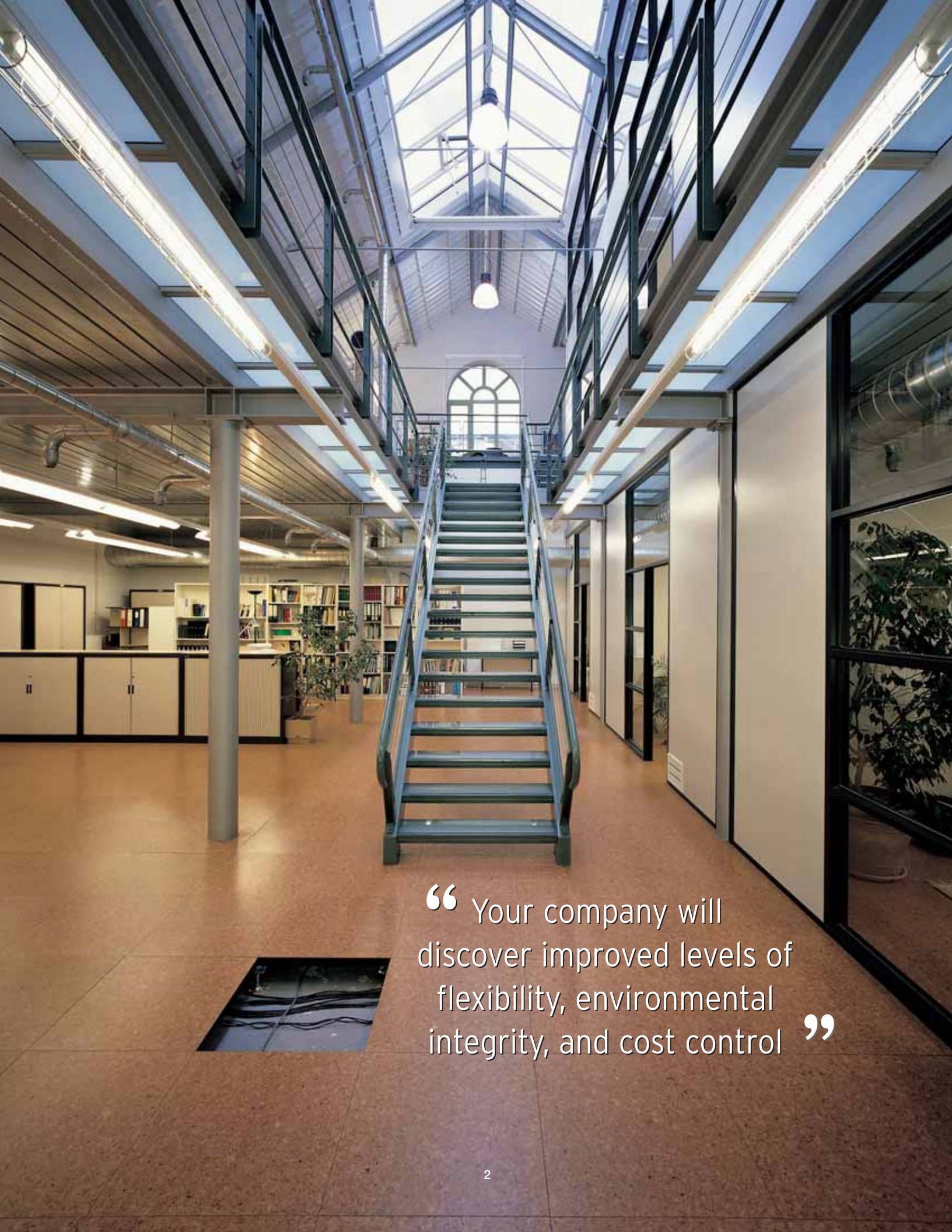
Access Floors

# Access Floor Solutions

Owner Occupied Office Buildings



*SustainAbility*  
*to the Power of* **Tate**<sup>®</sup>



“ Your company will discover improved levels of flexibility, environmental integrity, and cost control ”

# SustainAbility to the Power of Tate

Sustainability has been the key corporate philosophy within Tate since the company was founded in 1962. Through continuous improvements and focus our **Ability** to **Sustain** our environment, customer, community and company is stronger today than it has ever been.



**Environment:** Over the years Tate has taken many initiatives to lessen the environmental impact of our manufacturing process by reducing energy usage through automation, significantly reducing VOC's from the paint line and implementing a 100% grey water recycling system on the auto-fill line. Our quest for continual improvement has recently lead us to ISO 14001:2004 & ISO 9001:2000 certifications and membership in the EPA's Climate Leaders program to set aggressive goals for reducing our GHG emissions.



**Customer:** Tate is committed to providing the best quality access floors in the world by requiring stringent product performance and consistency criteria from both its manufacturing operations and partners. With the continued addition of sustainable technology and capacity in our fully owned manufacturing facilities, coupled with international manufacturing agreements, we ensure our ability to respond to our customer's needs quickly and efficiently delivering on-time shipment of material to support any size installation.

Access flooring and underfloor service distribution offer a more sustainable solution for the design and construction of commercial buildings. The distribution of HVAC, electrical power, voice and data cabling and other utilities underneath an accessible modular floor offers enhanced energy-efficiency, life-cycle material savings, configuration flexibility and building sustainability.



**Community:** As an advocate of green and sustainable construction we support both our business and local community through participation in key organizations, ethical procurement and supply chain management and social responsibility



**Company:** Tate is ensuring the sustainability of our company through our graduate recruitment and mentoring program and by giving each employee adequate training in sustainability issues. This assures that everyone from key suppliers to installation contractors are fully involved in helping maintain the **SustainAbility** of Tate.

To learn more about Tate's **SustainAbility** visit us online at [www.tateaccessfloors.com/sustainability](http://www.tateaccessfloors.com/sustainability)

# Creating the Perfect Working Environment

## Tate Building Technology Platform® (BTP)

The perfect working environment in an owner occupied office building should address a variety of needs. These needs include maintaining high-quality clean air, improving personal comfort control, attenuating noise, responding to organizational and technological changes quickly and easily, and supporting the overall aesthetic value of the building – all while being cost-effective in both during building and operation. With Tate's Building Technology Platform®, you have the ability to address all of the factors required to create the perfect working environment that will reflect the goals and image of your business.

## 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
- Energy efficiency through economizer operation, and less fan energy
- 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
- Accelerated tax depreciation opportunities
- 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

Slab-to-slab height reduction due to no overhead HVAC system ductwork



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 reconfigurations

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 – no messy adhesive required

Underfloor VAV perimeter trough solution provides 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 typical FFH from 2-1/2 to 12 inches

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



## Office Solutions: Letterman Digital Arts Center, San Francisco, California

Destined to become an enduring landmark of the City by the Bay, the Letterman Digital Arts Center is located in one of the most beautiful public spaces in the country: the Presidio of San Francisco, a national park overlooking the famed Palace of Fine Arts and the San Francisco Bay. The design of this revolutionary digital arts campus pays tribute to the unique history and natural grandeur of its setting. The Letterman Digital Arts Center includes four buildings with 865,000 square feet of office space, along with 17 acres of public park space. There is a massive data center allowing computers to process data around the clock to create astounding visual images for movies and games, as well as a 298-seat, state-of-the-art screening room, two 65-seat theaters for viewing dailies, and a 15,000-square-foot daycare center for the children of employees. From the initial development and throughout the subsequent design phases, the vision for the Letterman Digital Arts Center has been guided by many green & sustainable goals, including an energy efficient underfloor service distribution system.

### **Tate Building Technology Platform® Solution:**

Tate Access Floors provided the underfloor service distribution solution for this project. Raised floors with underfloor wire and cable opens the layout of the studio, allowing the workspace to be reconfigured with each new project, providing all the flexibility necessary for the future. Underfloor air delivery throughout the buildings reduces energy use and supplies greater comfort to employees. The campus is slated to receive a Gold Certified Rating from the U.S. Green Building Council for Leadership in Energy and Environmental Design (LEED). As a member of USGBC whose underfloor service distribution system contributes to LEED points, Tate is proud to have assisted in the achievement of the sustainability goals for this project.

# A Healthy and Productive Working Environment

Tate Access Floors provide significant advantages in maintaining air quality and control of a building's indoor environment. Air quality, access to additional sunlight, correct thermal and humidity conditioning, and proper acoustics all work together to create a comfortably maintained working environment. Properly managed environments have been proven\* to significantly impact employee health, comfort, and productivity. Tate's Building Technology Platform® features high performance underfloor HVAC services that provide improved indoor air quality, enhanced comfort control, daylighting opportunities, and improved acoustics meeting today's most stringent government and environmental standards.

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

## Keys to creating a healthier working environment for staff

- Deliver supply air at floor level to improve ventilation effectiveness and provide occupants with first benefit of clean, fresh air.
- Provide floor mounted diffusers with air direction, volume, and 'plug & play' placement flexibility to ensure maximum personal comfort control.
- Deliver floor supply air at low pressure to maximize acoustic performance, energy efficiency, and maintain clean air in occupied zone.
- Increase natural daylight for improved staff comfort and productivity through overall reduction in overhead service distribution space.



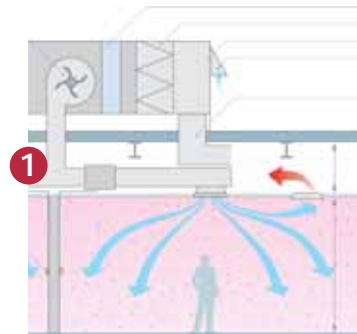
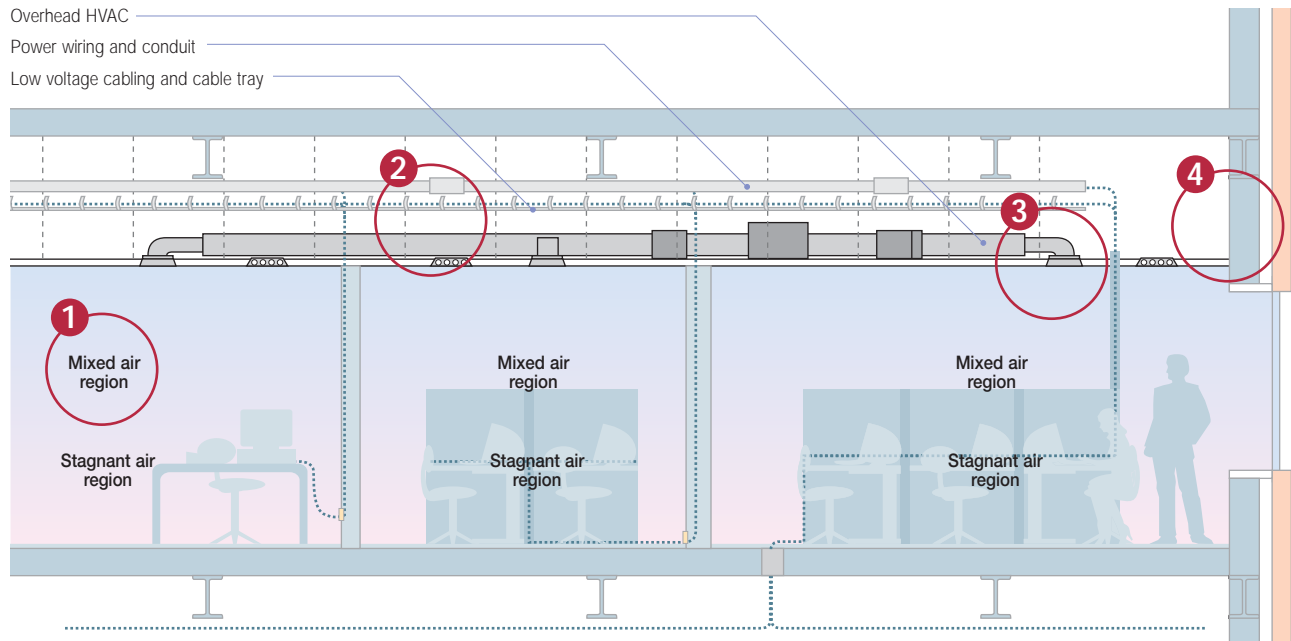
“ When the comfort of underfloor air is considered along with other building features... we believe the character of Union Pacific's new workplace to be among the world's finest and most cost-effective ”

*Bill Hartman, Gensler Design*

# Tate Underfloor Air Management Solution

Avoid complaints. Conventional overhead HVAC systems do not provide optimum efficiency or personal comfort control. With Tate's underfloor HVAC system, consisting of modular 'plug & play' floor mounted diffusers, ultimate flexibility, energy efficiency, and personal comfort control can be assured.

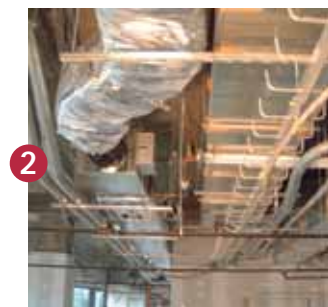
## Conventional overhead HVAC method



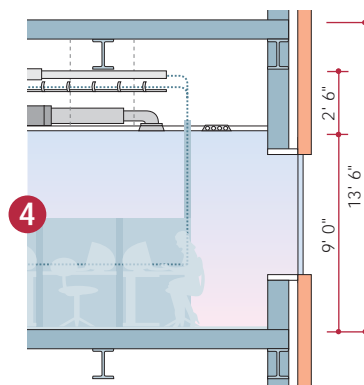
**Wastes energy**  
Hot air rises, yet conventional HVAC distribution is designed to force cool clean air from the ceiling and mix it with the hottest, most pollutant-filled air before getting to the occupants.



**Lack of individual control**  
Hot/cold complaints consistently rank at the 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.



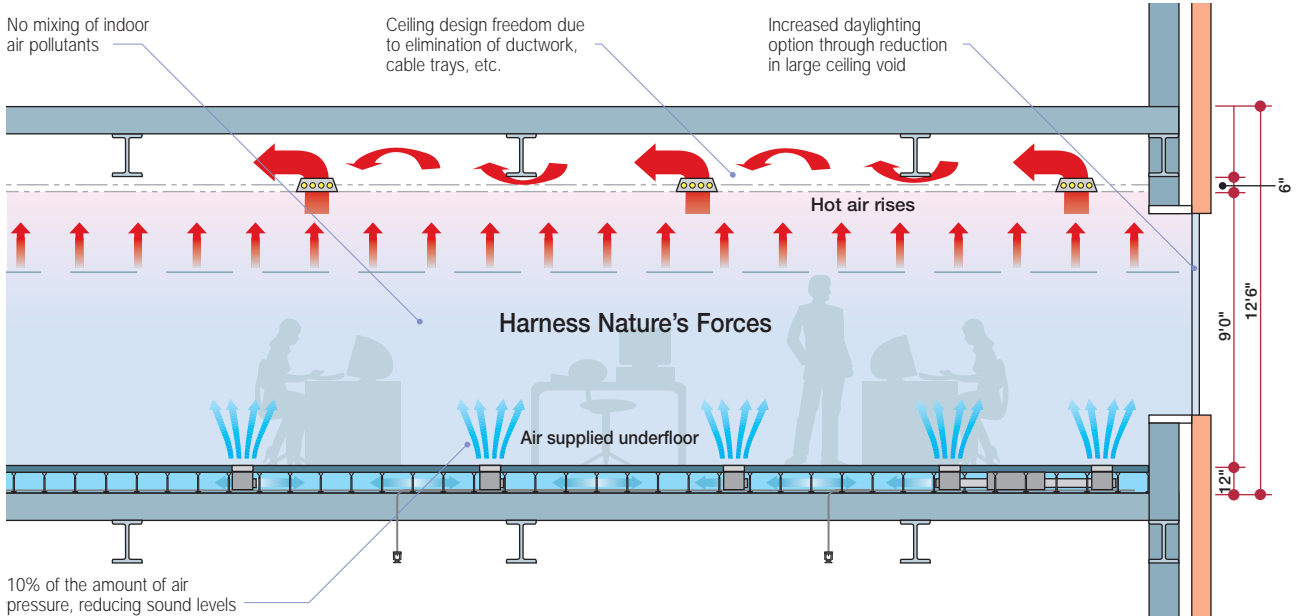
**Expensive and inflexible**  
Rigid, fixed ductwork makes changes expensive and disruptive. Extensive amounts of ductwork and labor intensive installation slows down construction and drives cost up.



**Poor space utilization**  
Large ceiling void space required due to poor integration of fixed service pathways.

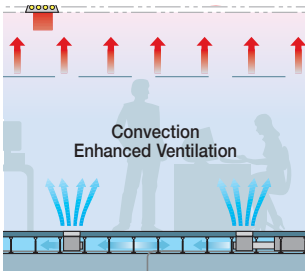


## Tate BTP underfloor air management system



### 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!



### 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.



### Improved personal comfort control

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



### Improved indoor environment quality

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



## Office Solutions: Pier 1 Imports Headquarters, Fort Worth, Texas

When Pier 1, the nation's largest retailer of imported home furnishings needed a new home, they found it in their own back yard. The result is Fort Worth's first downtown high-rise in nearly a quarter of a century. Built along the Trinity River, this 460,000 ft<sup>2</sup> building had lofty interior design goals to build a facility that would enhance its employees comfort and productivity and provide the necessary speed of change and flexibility required to support their business model.

### **Tate Building Technology Platform® Solution:**

Tate Access Floors was there to help. By providing raised flooring throughout the facility, Pier 1 are able to meet their requirements for speed of change and flexibility. As changes occur in the workplace, electricity and technology outlets can be dropped beneath the floor panels for quick set-up and reconnection. Comfort and productivity was enhanced by supplying air under the raised floor and delivering it through floor mounted diffusers that are designed to improve indoor air quality and afford the occupant personal control over their own environment.

# Easy Adaptation and Flexibility for Years of Sustainable Low-cost Service

The Tate Building Technology Platform® has been designed to provide optimum value, flexibility, and trouble-free service now, and in the future. The modular design allows you to adapt to change easily and at a low cost. With Tate Access Floors adapting to ever-changing technologies, constant organizational shifts, and new environmental regulations and standards will no longer demand expensive facility investment and construction costs. Tate underfloor systems allow you to update your technical capabilities, floor plan, HVAC controls, and image, using your own effective and low-cost resources.

## The Freedom of flexibility

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

- Flexible and accessible services allow you to plan your space around functional requirements rather than be limited by fixed, inflexible services.
- Simple service connections minimize the need for professional outside services.
- Power, voice, data, and heating and cooling services can all be quickly accessed and reconfigured to meet any layout.
- Modular system components enable you to reuse service distribution materials over and over.
- Service changes can be made with minimal disruption to the work environment.



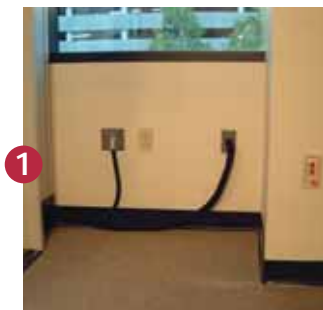
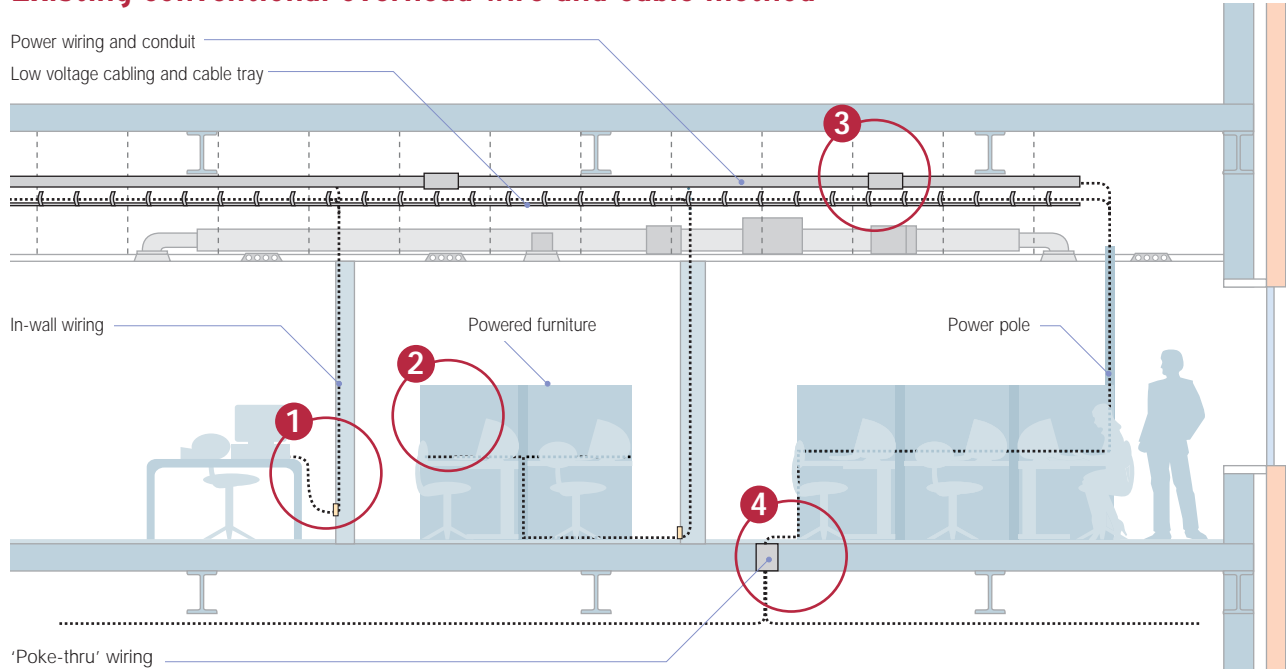
“ When changes are needed, the flooring is easily opened, granting access to the cables underneath ”

# Tate Wire & Cable Management System

Avoid the trap of using inflexible and expensive wire and cable systems in your building. With Tate's Wire and Cable Management solution, consisting of a Tate Access Floor with modular 'plug & play' power wiring and zone cabling solutions,

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.

## Existing conventional overhead wire and cable method



**Rigid and non-adaptive**  
Wiring and cabling embedded in walls and columns are fundamentally inflexible, making moves/adds/changes to technology expensive, disruptive, and wasteful.



**Poor integration and wasteful**  
Ceiling pathway for wiring and cabling increases vertical run lengths, labor, and suspension material costs, making subsequent changes disruptive and expensive.

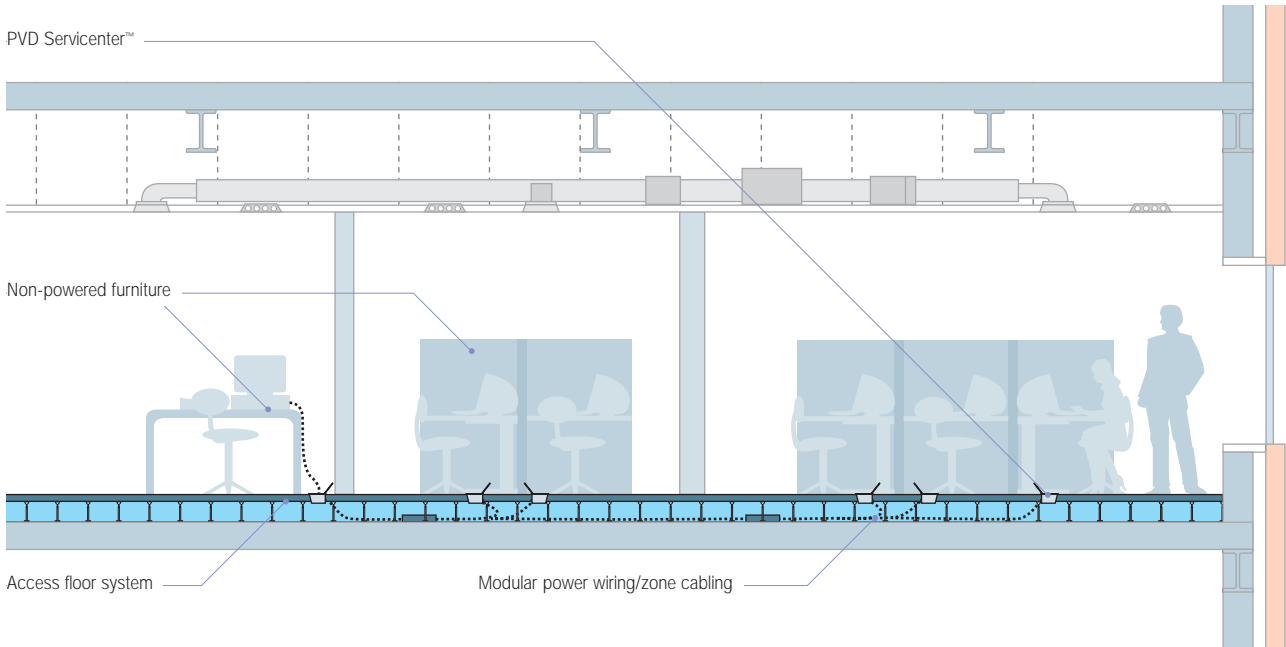


**Expensive and inflexible**  
Running wiring and cabling in highly reconfigurable furniture is expensive, limits capacity, and severely compromises its reconfigurability.



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

## Tate BTP underfloor wire and cable management system



### Complete flexibility and reconfiguration capability

An access floor with modular 'plug & play' power wiring, and cabling components provides complete flexibility. As your business needs change so too can your service distribution system - quickly, easily and cost-effectively!



### Reduced impact on base building

Access floors eliminate the need to embed wiring and cabling within concealed rigid structures such as walls and columns, thereby allowing tenants the freedom to access their wiring and cabling quickly and easily.



### Complete accessibility and unlimited capacity

An access floor provides you with access to your service pathway at any location on the floor plate, with finished floor heights that accommodate any capacity needs.



### 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



## Office Solutions: Bick Group Corporate Headquarters, St. Louis, Missouri

Bick Group, a design-build firm specializing in mission critical facilities and intelligent buildings, or i-Buildings®, as Bick calls them, recently converted a 49,000 square foot former printing company building into its new headquarters. Bick Group, who acted as its own design-build contractor for the project, transformed what was part open-warehouse print shop, part office space into a state-of-the-art, showcase i-Building®. An i-Building® is one that combines a flexible, user-friendly building infrastructure with intelligent, well-integrated building controls and management systems. As a Tate Access Floors dealer, Bick Group understood that a key component in its flexible modular infrastructure was a Tate access floor system combined with Tate's underfloor service distribution system.

### Tate Building Technology Platform® Solution:

The building distributes modular, plug-and-play power, voice and data cabling, as well as HVAC delivery below a Tate raised access floor platform. Movable, adjustable HVAC floor diffusers not only save energy by letting air rise naturally instead of forcing it from ceiling vents, they also provide flexibility and better comfort for occupants. According to Rick Tinucci, Senior Vice President, using a well integrated Facility Management System, an under-floor ventilation system, and natural lighting has resulted in a 25 percent annual savings in building operating costs. Plus, the inherently flexible building services distribution components under the raised access floor renders office moves, additions, and changes about one fourth as expensive as those in traditional buildings. The new headquarters was designed and constructed to achieve a Gold level certification under the US Green Building Council's LEED® rating system.

# Office Solutions with the SustainAbility of Tate Access Floors

## Space for the Future

Modularity and flexibility are essential to creating a sustainable office design. The space requirements you need today may not always be the same. Today's modern office environment requires a building to handle ever-evolving needs with minimal waste and new resource requirements. With Tate's Building Technology Platform® service distribution changes are easy to accommodate while reusing the same materials. This means your business can be ready to support future change with minimal impact to your staff and the environment.

The Tate Building Technology Platform® offers service distribution sustainability for ever-evolving space requirements.

- The access floor system is sustainable through space changes, renovations, and reuse
- Service pathway is completely accessible, allowing future technology changes to be accomplished without extensive demolition or disruption

## Sustainable Solutions

Tate professionals can show you the most effective solutions for reaching your goal of creating a long-lasting, healthy environment. They can also show you how you can most cost effectively meet your most immediate needs for technology support, communications, data, and power, in a sustainable solution that reduces waste and decreases down time during - reconfiguration in the future. Tate technicians and engineers can direct you to solutions that have worked for businesses like yours in the past, or provide unique approaches that can solve unusual office challenges.



## Environmental Control

Tate's access floors play an important role in improving air quality and maintaining the physical integrity of the office environment.

With Tate Access Floors and underfloor air distribution, your building will have the ability to deliver improved personal comfort control, enhanced ventilation effectiveness, and improved indoor air quality while reducing your carbon footprint and delivering the safest, healthiest indoor environment possible.



**Office Solutions:**  
**Visteon Village Corporate Office,  
Van Buren Township, Michigan**

Visteon Corporation is a leading full-service supplier that delivers consumer-driven technology solutions to automotive manufacturers worldwide and through multiple channels within the global automotive after market. Its new, 800,000 ft<sup>2</sup> corporate offices and innovation center in Van Buren Township, Michigan consolidates employees from 13 Southeast Michigan facilities. From the beginning, Visteon decided to use the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) guidelines for the development of Visteon Village, emphasizing high quality solutions for sustainable site development, energy efficiency, water savings, materials selection and indoor environmental quality. *"When we set out to design Visteon Village, one of the keys for us was to create a 'smart' office site, both in terms of cost efficiency and in the way that we work,"* says Stacy Fox, Visteon senior vice president, corporate transactions and legal affairs.

**Tate Building Technology Platform® Solution:**

Tate is pleased to be an integral part of this 'smart' office environment. With access flooring throughout the facility, access to critical services to accommodate technology change is quick and simple and as the organization is reconfigured to promote collaboration and innovation, the flexibility of the service distribution system is built right in.



# Create the Next Generation of Office Working Environments

The Tate Building Technology Platform® assists businesses in addressing their new and growing responsibility to both the environment and staff. Tate provides cost-effective solutions that can help businesses, like yours, achieve 'Green' environment levels of air, sound, and light quality that promote good health, and create a more productive and comfortable working environment. The Tate Building Technology Platform® also enhances the aesthetic value of your building – adding significant worth to your business in terms of image and attractiveness for prospective clients and staff.



**LEED®** *Driven*

## Indoor Environmental Quality (IEQ)

Tate's Building Technology Platform® with underfloor air is a cost effective strategy for improving a facility's indoor environmental quality. IEQ accounts for 23% of LEED® Credits and has a significant impact on the health, well being, and productivity of personnel and staff.

## Energy and Atmosphere

The Tate Building Technology Platform® outperforms past energy efficiencies by reducing HVAC chiller size by up to 10% and reducing cooling energy consumption by at least 20%.

## Materials and Resources

The Tate Building Technology Platform® is constructed of recycled materials and components that meet LEED® standards for low emissions and safety. Every element of the Tate Building Technology Platform® has been designed to provide the ultimate in environmental protection and efficiency.



## Solutions for Green Building Status

Tate Access Floors created the Tate Building Technology Platform® to provide businesses with the solutions they need to reach green building status\*. The Tate Building Technology Platform® offers a number of significant opportunities for your business to achieve LEED® points and certification. The Tate Building Technology Platform® scores high points in three of the five LEED® credit categories – delivering optimum performance in the critical areas of Indoor environmental quality, materials and resources, and in energy and atmosphere.

\* As designated by U.S. Green Building Council (USGBC) and the Leadership in Energy and Environmental Design (LEED®) program.

# First-Cost Competitive

Lower installation costs are just the beginning of the cost savings and efficiencies that the Tate Building Technology Platform® has to offer your institution's facilities. This system is equipped with a service distribution system that creates maximum value and flexibility.

You'll realize immediate benefits in regards to time and expense with this system. Advanced service distribution solution projects 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.

- Flexible design 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.



# Operational Cost Savings

The Tate Building Technology Platform® offers a number of cost-saving features that provide your facility with the ability to make future changes to technology without extensive demolition or disruption. Tate Access Floors are not only easy and cost efficient to install; they significantly reduce the time it takes to occupy your building. 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. Tate underfloor air delivery systems also provide comfortable environment control and improved air quality. With a built-in energy-efficient design and long-term flexibility, this 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.
- Tax Savings - Underfloor components may be considered personal tangible property and qualify for accelerated depreciation tax benefits.

# 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 BTP® 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 ft<sup>2</sup> 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](http://www.tateaccessfloors.com)

or call us at: **1-800-231-7788**

## First-Cost Competitive

First Cost Comparison	Traditional (\$/ft <sup>2</sup> )	BTP® (\$/ft <sup>2</sup> )	Difference (\$/ft <sup>2</sup> )
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
<b>Total</b>	<b>\$13.34</b>	<b>\$13.21</b>	<b>\$0.80</b>
<b>First cost savings for BTP</b>			<b>\$200,000</b>

## Operational Savings

Lifecycle costs	Cumulative cost savings by year (\$/ft <sup>2</sup> )				
	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
Accelerated depreciation	\$0.65	\$1.73	\$2.35	\$2.68	\$3.02
<b>Total</b>	<b>\$2.38</b>	<b>\$5.26</b>	<b>\$7.71</b>	<b>\$9.94</b>	<b>\$12.23</b>
<b>Operational savings 1st year</b>					<b>\$504,914</b>

## Improved Productivity

Staff productivity savings	Cumulative cost savings by year (\$/ft <sup>2</sup> )				
	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
<b>Total</b>	<b>\$2.92</b>	<b>\$5.93</b>	<b>\$9.03</b>	<b>\$12.23</b>	<b>\$15.52</b>
<b>Staff productivity savings 1st year</b>					<b>\$730,710</b>

## Rethinking Construction - The Savings Add Up!

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



### Office Solutions: First Canadian Title, Oakville, Ontario

First Canadian Title is a pioneer in the title insurance business. With a customer base of more than 15,000 lawyers and notaries across Canada, as well as banks, lending institutions, real estate agents and mortgage brokers, First Canadian Title is a trusted provider of title insurance and real estate related services for commercial and residential properties.

Headquartered in Oakville, Ontario, First Canadian Title employs more than 1,000 people at seven locations coast-to-coast. In 2005, the company outgrew its Oakville headquarters and decided to expand their existing facility by 30,000 ft<sup>2</sup>. Experiencing a tremendous growth period First Canada Title decided to use underfloor wiring and cabling service distribution for the flexibility of reconfiguration. Given the fast pace nature of real estate transactions, the company wanted to be in the position to respond rapidly when future growth is required. The ability to change the layout of their offices and configuration of cubicles quickly, with little down time, was a necessity.

#### Tate Building Technology Platform<sup>®</sup> Solution:

Tate was there to help by providing a flexible platform to meet changing needs. With access flooring throughout the facility, access to critical services to accommodate technology change is quick and simple and as the organization is reconfigured to accommodate future growth, the flexibility of the service distribution system is built into the floor, saving time and materials.

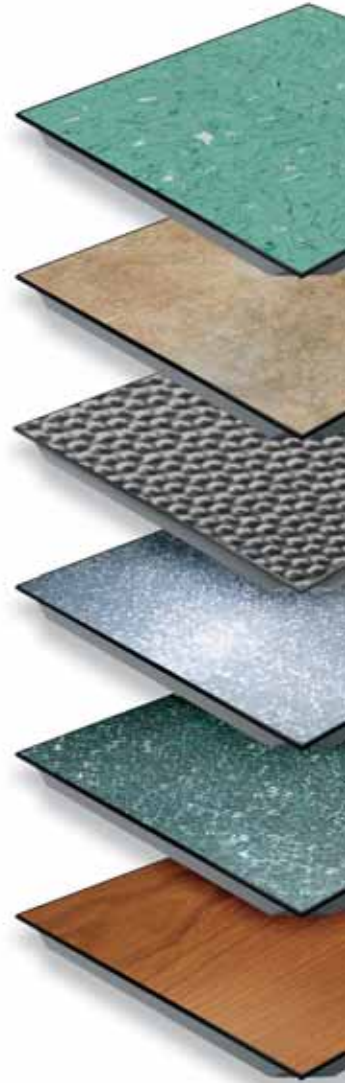
# Floor Finish Solutions

## Finish with style

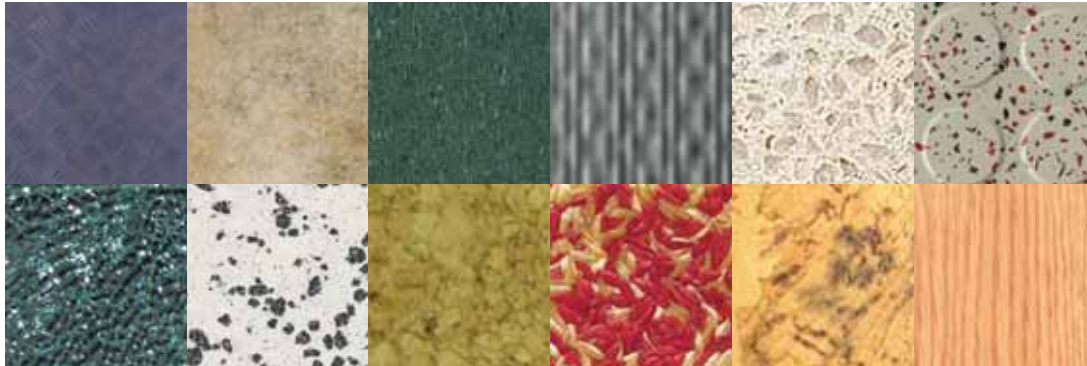
While service distribution is critical to productivity, image and style also play a key role in creating new spaces. A wide range of new and exciting finishes can be accommodated such as luxury vinyls, wood veneers, cork, rubber and terrazzo as well as the traditional high pressure laminates, static control vinyls, freelay carpet and hard tile finishes. These finish options give architects and designers freedom to create a look that is unique and coordinated to their specific project, while still maintaining the versatility and convenience that this space offers.

These finish options give architects and designers practically unlimited freedom to create a look that is unique and coordinated to their specific project, while still maintaining the versatility and convenience that an access floor offers.

## Interchangeable panels with a variety of surfaces



## Floor Finishes



Hard finishes, textures, and effects



Soft finishes – carpet or carpet tiles

Note: Precise color should be judged from the actual material. All finishes are subject to availability.

## Finishes Online

There are many different materials, vendors and application methods used to apply finishes on or over access flooring. Tate has comprised an online resource of tested and approved finishes for access floor applications. On the website you will find vendor contact information, application renderings, and product photos to help you select a finish for your educational facility.

To access the finishes section of our website please visit [www.tateaccessfloors.com/finishes](http://www.tateaccessfloors.com/finishes). If you are interested in using a material or vendor that does not appear on the list or would like a printed finished brochure please contact the Tate Hotline at **800-231-7788** or e-mail [tateinfo@tateaccessfloors.com](mailto:tateinfo@tateaccessfloors.com)



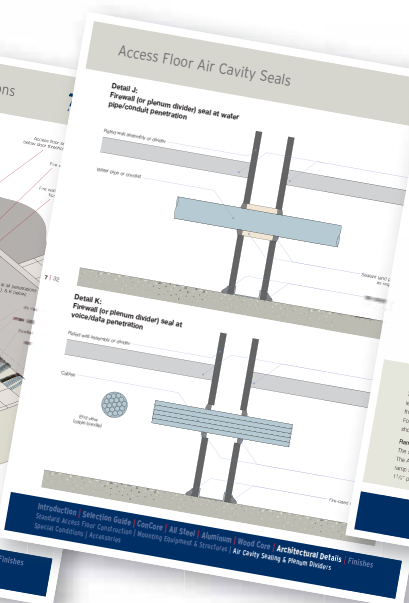
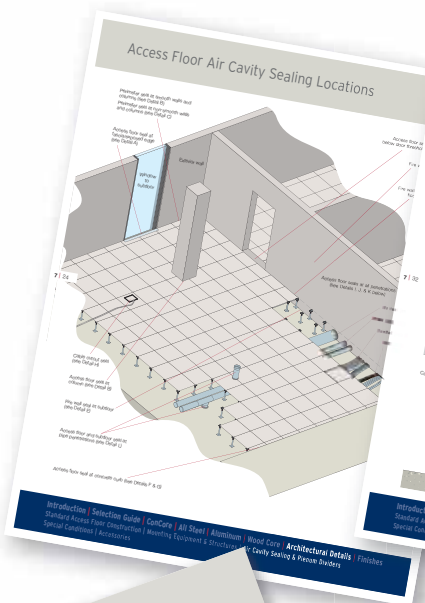
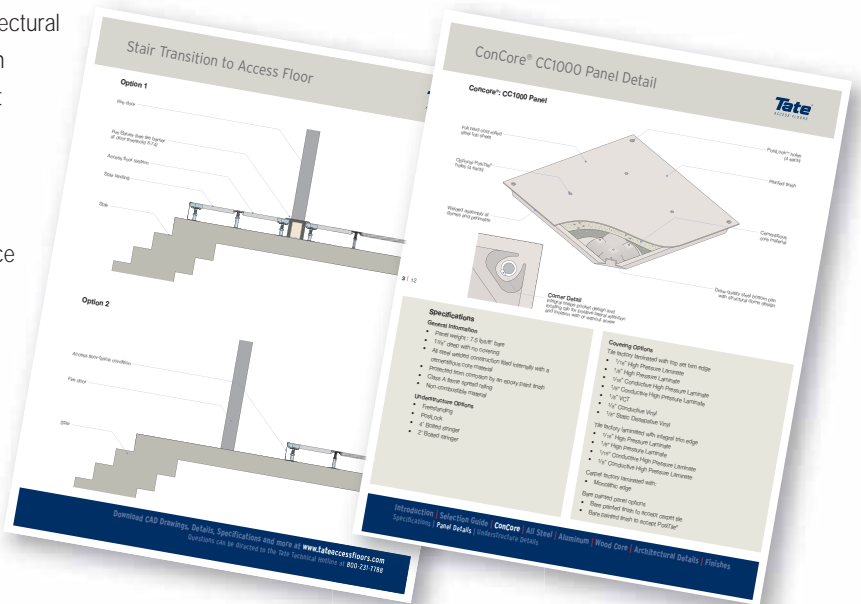
# Integration

## Incorporating Access Flooring into Your Buildings

Incorporating access floors throughout a building is not difficult or costly if this need is considered early in the building's design phase. This process helps to minimize transitional steps, ramping and difficult interfaces with other architectural elements. When proper integration measures are taken during this critical stage, maximum investor and tenant value is achieved.

Maintaining maximum flexibility and accessibility throughout the building requires access floors to be placed in areas such as service rooms and main service pathways to provide critical 'connections' to the main office environment. These areas include, but are not limited to; main lobby, corridors, elevator lobbies and mechanical, electrical and telecom rooms.

Tate has developed a complete set of construction details which consider the requirement of seamless integration within all elements of the building.



Please call the **Tate Technical Hotline**  
**1-800-231-7788** or visit  
**www.tateaccessfloors.com**  
 for further information.



## Office Solutions: Premier Automotive Group Headquarters, Irvine, California

The 300,000 ft<sup>2</sup> North American Premier Automotive Group headquarters, which includes a product development wing and conference center on the ground floor, is the first Ford building to secure LEED® certification. *"Environmental concerns have long been a key issue for the Ford Motor Company,"* said Sean McCourt, chairman, Ford Motor Land Services Corporation. *"Incorporating elements into the design of the new building which allow for the conservation of resources and development of natural habitats was essential to our corporate mission and global future."*

### Tate Building Technology Platform® Solution:

Tate Access Floors is committed to Green and Sustainable design. Access floors and underfloor service delivery contribute to LEED® points in three of the five credit categories, creating an environmentally sound and resource-efficient building for the Premier Automotive Group, allowing the company to garner substantial savings on energy costs. Tate's involvement in this project enhanced the environment goals of the Ford Motor Company, providing cost savings and energy efficiency, as well as providing a strong foundation for LEED® certification.

# Tate<sup>®</sup>



## Tate Access Floors, Inc.

Corporate Headquarters:

7510 Montevideo Road, Jessup, MD 20794

Tate Hotline: 1-800-231-7788

Tel: 410-799-4200 Fax: 410-799-4207

Production Facilities:

7510 Montevideo Road, Jessup, MD 20794

52 Springvale Road, Red Lion, PA 17356

International Sales & Support Office:

169 Jalan Jurong Kechil

#7-011, Sherwood

Singapore 598669

Tel: 65-6468-1332 Fax: 65-6468-6681

[tateglobal.com](http://tateglobal.com)

[kingspan.com](http://kingspan.com)

[tateaccessfloors.com](http://tateaccessfloors.com)

[kingspan.com](http://kingspan.com)



Tate Access Floors, Inc.  
components are proudly  
made in the U.S.A.



## Tate ASP Access Floors, Inc.

Canadian Office & Production Facilities:

880 Equestrian Court, Oakville, ON L6L 6L7 Canada

Tate Hotline: 1-800-231-7788

Tel: 905+847-0138 Fax: 905+847-0141

[tateasp.com](http://tateasp.com)

[kingspan.com](http://kingspan.com)

