

UNDERFLOOR SERVICE DISTRIBUTION

by Tate Access Floors

Bowie Corporate Center
Bowie, MD

DEVELOPER/MULTI-TENANT PROJECT

Owner: Buchanan Partners

132,000 gross sq ft
125,000 access floor sq ft

Products Used:
CC1000
Modular Wiring/Cabling
Underfloor Air Delivery
Modular Carpet



"Underfloor air was one of our primary focuses for the building. The energy savings and the efficiency an underfloor air distribution system offers really drove the building design and made a significant contribution to the LEED certification," Wendy Weiss, Project Manager, Buchanan Partners

TATE AUTHORIZED DEALER
Irvine Access Floors, Inc.
Laurel, MD

ARCHITECTURAL FIRM
Barry Dunn & Associates
Alexandria, VA

GENERAL CONTRACTOR
Hubert Construction
Gaithersburg, MD

ENGINEERING FIRM
EPIC Consultants
Fairfax, VA



Subject

BOWIE CORPORATE CENTER

When Buchanan Partners broke ground for its 132,000-square-foot Class A office building in Bowie, Maryland, in 2005, the commercial real estate developer set its sights on a Leadership in Energy and Environmental Design (LEED) Silver certification from the U.S. Green Building Council (USGBC). Eighteen months later, the completed Bowie Corporate Center earned a LEED Gold certification and became one of the first buildings in the United States to achieve Gold certification within the USGBC's Core and Shell program, designed specifically for new and speculative commercial building construction. According to Buchanan Partners Project Manager Wendy Weiss, the building's underfloor air distribution system figured prominently in the quest for LEED certification.

Today, Tate Access Floor's underfloor service distribution system delivers conditioned air throughout the five-story office building. "We liked a lot of things about Tate, including the construction of the floor tiles, the sturdiness of the pedestal system and the fact that Tate seemed to have a good handle on controlling air leakage." In fact, results of an air leakage test at Bowie Corporate Center exceeded expectations, with a leakage rate of 3.9 percent when compared to design airflow. Weiss anticipates the UFAD system will provide occupants with comfortable, healthier air and increased energy savings. The access floor system also accommodates power, voice and data utilities, providing flexibility in the future if spaces need to be reconfigured. Bowie Corporate Center also features a heating and cooling system that works with the underfloor air distribution system to help reduce building energy use by more than 30 percent, enhanced exterior sun louvers and low-E tinted glass windows that reduce solar heat load while admitting natural light through the main vision panels, low emitting materials and water-conserving plumbing features – all designed to contribute LEED points and promote sustainability. Bowie Corporate Center also received recognition as the best Suburban Office Building of 2007 and Best Environmentally Friendly Building by the Maryland/DC Chapter of the National Association of Industrial and Office Properties.

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