

UNDERFLOOR SERVICE DISTRIBUTION

by Tate Access Floors

Christman Headquarters
Lansing, MI

RENOVATION PROJECT

20,000 sq ft

Products Used:

ConCore 1250
Posilock Understructure
Underfloor HVAC

**The world's first "double platinum"
LEED certified building: Core and
Shell and Commercial Interiors**



Subject

Christman Headquarters

This 1928 landmark was a brownfield site in Lansing, Michigan near the state Capitol. The Christman team of project planning experts breathed new life into the grand old building. Rededicated in February, 2008 as the Christman Building, it now serves as Christman's national headquarters, as well as providing desirable Class A office tenant space for the Michigan Municipal League and the lobbying firm of Kelley Cawthorne. This 114 year-old construction firm's decision to relocate its national headquarters addressed Christman's need for additional space and demonstrated their commitment to integrated and sustainable design and construction, to historic preservation, and to the downtown revitalization of the company's home city. The firm set out to make it an example of sustainable redevelopment at the same cost as conventional practices.

Workspaces in the Christman Headquarters were designed for flexibility, adaptability, collaboration and teamwork. The design reused 92% of existing walls, roof and floors, and much of the company's former office furnishings. Energy use is reduced by task lighting, occupancy sensors, programmed timers in common areas, daylighting for 92% of occupants, high efficiency windows and Energy Star office equipment and appliances. Based on price and performance, Tate's access floor and underfloor air distribution systems have been installed on floors 2 through 6. Designed to substantially exceed the minimum IAQ requirements set by code, the underfloor air distribution system provides 200-300% more ventilation to the breathing zone than required by ASHRAE Standard 62.1-2004. Maximizing efficient, healthy ventilation, good indoor air quality is maintained by the air filtration system, reduced use of re-circulated air, and CO2 monitoring. This, combined with the individually controlled conditions that underfloor air offers, gives a clean, comfortable environment for each worker. This grand old building's new lease on life was accomplished through a commitment to sustainable, green, historic preservation at a cost no greater than conventional practices.

Tate[®]



TATE AUTHORIZED DEALER

G3 Technologies
Grand Rapids, MI

ARCHITECTURAL FIRM

SmithGroup
Ann Arbor, MI

GENERAL CONTRACTOR

Christman Company
Lansing, MI

ENGINEERING FIRM

Christman Company
Lansing, MI